



ADVISORY BOARD RECOMMENDATIONS & PILOT PROGRAM RESULTS

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PURPOSE

review & respond to permit center advisory board recommendations

HOUSTON PERMIT CENTER ADVISORY BOARD

- created in 2012
- provide recommendations on areas of improvement
- 16 members
- appointed by mayor
- continuing part of HPC improvements


ADVISORY BOARD RECOMMENDATIONS

RECOMMENDATION	HPC ACTION
Standardize customer service protocols	Plan examiners will review current rejection comments only. A prerequisite checklist has been developed. Commercial plans shall meet 15 business days maximum. Residential plans shall meet 10 business days maximum. Customer communications will be answered in one business day.
Eliminate re-review of master plan projects	Eliminate unnecessary reviews that have been pre-approved in a master plan or that do not change occupancy classification.
Exempted project list	Develop comprehensive exempted project list for all disciplines.

ADVISORY BOARD RECOMMENDATIONS

RECOMMENDATION	HPC ACTION
Single point of contact	Every project shall have a single point of contact throughout the permitting process.
Eliminate additional rejection comments on resubmittals	No additional rejection comments will be added unless new sheets are included, complete plans are not submitted, the scope of work has been altered, or the reviewer has potential life/safety concerns.
Provide detailed prerequisite checklists	Existing prerequisite checklists are available for customers in various locations on www.houstonpermittingcenter.org Develop webpage with links to all available prerequisite checklists for customer convenience

PREREQUISITE CHECKLIST*



BUILDING CODE ENFORCEMENT
COMMERCIAL PREREQUISITE CHECKLIST

INSTRUCTIONS: Complete this checklist and attach this form to the plan set or include a completed copy in the Electronic Plan Review (EPR) folder. All submitted commercial plans must include this completed form along with all applicable documents identified below before they are considered complete and meeting the prerequisite requirements for plan review. Plan submittals resulting in incomplete plans do not qualify to utilize the customer paid overtime service (See Form CE-1251). The following items are required in the plans where applicable to the scope of work proposed. Mark each appropriate box and identify the applicable sheet number or location where the item(s) may be found or specify Not Applicable. *Note:* Omitted items applicable to the scope of work will extend the permit process. It is the responsibility of all permit applicants to notify plan intake personnel of modifications to any previously approved plan sheets during each subsequent plan submittal for re-review of the modifications.

RQ	N/A	EXTENDED LEAD TIME ITEMS REQUIRED PRIOR TO PLAN APPROVAL	SHEET NO./ LOCATION
<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Appropriateness (Historic Preservation) <i>(Plan Attachment)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Urban Forestry Letter – Required where trees are present in the right of way and located adjacent to the project property (ROW). <i>(Plan Attachment)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	TXDot Letter or approved plans – For construction within or connecting to TXDot right of ways (ROWs). IE: Highways, interstates, streets or roads. <i>(Plan Attachment)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Plan and profile drawings. (when applicable) <i>(Plan Attachment)</i>	
RQ	N/A	PLAN SUBMITTAL PREREQUISITE REQUIREMENTS	SHEET NO./ LOCATION
<input type="checkbox"/>	<input type="checkbox"/>	Asbestos Survey – Required for modifications to existing buildings. <i>(Plan Attachment)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Letters of Availability – Sewer and water letters are required for new construction, change in occupancy, and/or an increase or decrease of capacity for any proposed development. Photocopies of the availability letter must be attached to the front of each plan set when submitting. When short forms are allowed, photocopies of the short form must be attached to the front of each plan set. <i>(Plan Attachment)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Elimination of Architectural Barriers (EAB) as required by Texas Accessibility Standards (TAS) – Projects exceeding \$50,000 require Texas EAB # <i>(Plan Attachment)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Stormwater Information Form <i>(Plan Attachment)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Elevation Certificate – Certificates required if in the 100-year or 500-year floodplain and shall be based on construction drawings prepared, signed, and sealed by Texas registered professional surveyor or Texas professional engineer (3 copies if submitting paper). <i>(Plan Attachment)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Mitigation Plan – Required if in the 100-year or 500-year floodplain. Construction drawings shall be prepared, signed, and sealed by Texas professional engineer (3 copies if submitting paper). <i>Note: Additional flood requirements may apply. Contact Floodplain Management Office at (832) 394-8854, fmo@houstontx.gov or review Chapter 19 for more information. (Plan Attachment)</i>	
X		Plan Sets – Minimum 2 bound sets that match, with appropriate forms and worksheets applicable to the project. Plans may "NOT" be marked "Preliminary or Not for Construction".	Submittal Package
X		Building Permit Application – A complete application is required for each new structure, lease remodel or build-out proposed, and declaration (when appropriate).	Submittal Package
X		Plan Review Fee Valuation (Cost of Improvements) – Permit fees are based on the total cost for all work proposed including labor and design costs and must be provided for the scope of work associated with each separate permit. The cost shown on each permit application shall reflect the cost associated with the scope of work for each separate project number at each address or lease space.	Building Permit Application
X		Energy Code Software – Required for building projects. Where proposed scope of work is exempt, indicate on the plans why exempt. <i>(Plan Attachment)</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan – Required for new buildings, structures, parking lots, grading permits and additions. Also required for change in use or occupancy group.	
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping – For new parking lots, new buildings, and for additions greater than 1,000 square feet. Planning's landscape analysis form shall be included when applicable.	

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832.394-8810
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revised: January 1, 2020
Form CE-1105

COMMERCIAL PREREQUISITE CHECKLIST

RQ	N/A	PLAN SUBMITTAL PREREQUISITE REQUIREMENTS	SHEET NO./ LOCATION
X		Architectural and Structural Drawings 1. Code Analysis Sheet – To include construction type, occupancy classification and specific use(s) proposed, and demonstrate the proposed design is compliant with the current Houston Construction Code.	
X		2. Labeled floor plan with drawing details for the proposed scope of work.	
X		3. Door & Hardware Schedule, Glazing Schedule, and Wall Schedule and legend differentiating the walls shown in the plan.	
X		4. Each sheet shall be sealed, signed, and dated; as required by the Texas Architectural and Engineering Practice Acts, or where specifically required by the Building Official.	
<input type="checkbox"/>	<input type="checkbox"/>	Soil Report – Required for new buildings and additions utilizing drilled piers, piles, elevated foundations or where deemed necessary by the Code Official. Soil classification for floating foundations or block and base foundations shall be listed on the foundation plan by the engineer.	
<input type="checkbox"/>	<input type="checkbox"/>	Mechanical – All new buildings and renovations that involve change of occupancy, new or change out of equipment, fire/smoke dampers, or new or replaced ducts.	
<input type="checkbox"/>	<input type="checkbox"/>	Electrical – 1-line Diagram, Load Analysis, Panel Schedule • Required for new buildings, new services, added loads, or changes of occupancy.	
<input type="checkbox"/>	<input type="checkbox"/>	Plumbing 1. Riser Diagram and Floor Plan – Required for new piping, new plumbing fixtures, and/or change in use or occupancy. 2. Letters of Availability – Required for grading projects, parking lots, new buildings, existing structures with increased water usage, and changes in use or occupancy.	
<input type="checkbox"/>	<input type="checkbox"/>	Storm Drainage / Civil Plans – All new parking lots, new buildings, grading permits, and projects adding impervious cover.	
<input type="checkbox"/>	<input type="checkbox"/>	Traffic/Civil Plans – required for any new construction, site work, change in use or change in occupancy. <i>Note: Also see Traffic Form #OCF-0001.</i> Must also include a completed and approved Access Management Form. Refer to Chapter 15 of the September 2018 COH Infrastructure Design Manual.	
<input type="checkbox"/>	<input type="checkbox"/>	Fire Suppression and Standpipe System Plans – Required where proposed, required by code, and for modifications to facilities having existing suppression systems. <i>Note: Sprinklers may be permitted separately. 1353 Standpipe Plan Review Checklist</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Fire Alarm Plans – Required where proposed, required by code, or for renovations where a fire alarm system exists. <i>Note: May be permitted separately.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	HazMat Details or Owners Statement of Intended Use Form No. CE_1120 – For all facilities where hazardous materials may be present including but not limited to all: labs, medical related facilities, manufacturing and fabrication, storage and warehouses, and retail facilities. <i>Owner signed statement mandatory.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	High Piled Storage Details or Owners Statement of Intended Use Form No. CE_1120 – For all facilities where combustible storage is present including but not limited to all: manufacturing and fabrication, storage and warehouses, tire shops, and retail facilities. <i>Owner signed statement mandatory.</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Health Plans – For all projects involving food and drink preparation; and food and drink establishments provide complete equipment plan with manufacturers specs/samples.	
<input type="checkbox"/>	<input type="checkbox"/>	Care Facility Worksheet – All plan submittals for new care facility buildings, renovations that result in a change of occupancy to a care facility, remodels or expansions of existing care facility occupancies shall complete Form No. CE_1108 and include the owner signed document with the submitted plans.	
<input type="checkbox"/>	<input type="checkbox"/>	Airport Sound Attenuation Requirements – Construction design shall identify detailed compliance with airport land use permit provisions where required by Chapter 9 Article VI, of the City Code and the Houston Adopted IBC (2012) Appendix N.	
<input type="checkbox"/>	<input type="checkbox"/>	A.R.A. Permit or Time Stamped Application – Administration and Reg. Affairs approval for alcohol related businesses. <i>(Plan Attachment)</i>	

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*sample, prerequisite checklists vary by project scope

ADVISORY BOARD RECOMMENDATIONS

RECOMMENDATION	HPC ACTION
<p>Meet service level agreements for all plan reviews</p>	<p>Commercial plans shall meet 15 business days maximum.</p> <p>Residential plans shall meet 10 business days maximum.</p> <p>Coordinate with outside departments to ensure compliance with service level agreements.</p> <p>Consider reviewing plan complexity when assigning service level agreements.</p>
<p>Develop standard operating procedures</p>	<p>Partner with Advisory Board to develop standard operating procedures.</p> <p>Each department shall adopt to ensure consistency in the permitting process.</p>

PURPOSE

report results of pilot program to provide
express plan review

EXISTING EXPEDITED REVIEW PROGRAMS

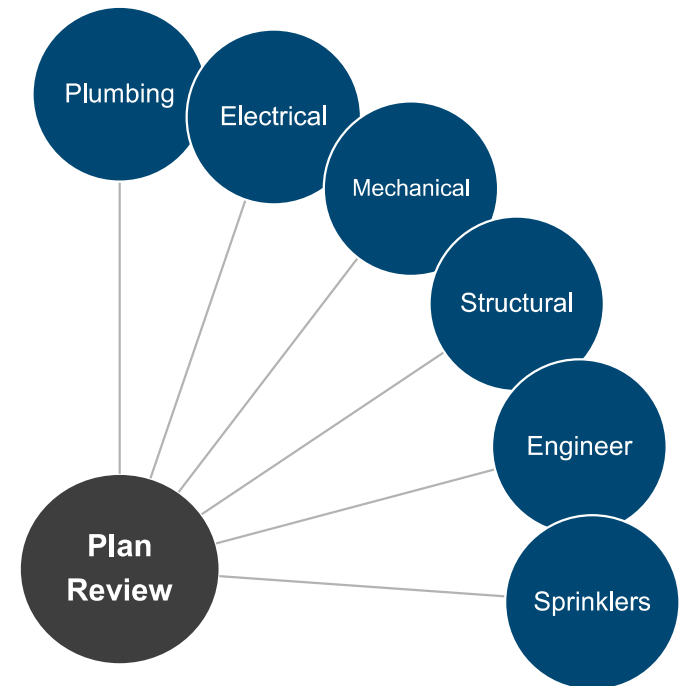
6 disciplines
1 department

Houston Public Works

 Building Code Enforcement

Existing Programs

- include only building code enforcement disciplines
- begin on second submittal



PLAN REVIEW PROCESS

20 disciplines
5 departments

Houston Public Works

- Building Code Enforcement
- Office of City Engineer
- Utility Analysis

Other

- Planning
- Fire
- Health
- Airport



EXPRESS PLAN REVIEW

pilot program

- complete plan review in one day
- begins at initial review, all disciplines included
- 8 complex new commercial projects
- November 2019 – August 2020
- average valuation \$610K, average permit fee \$1,850
- qualified projects met commercial pre-requisite checklist
- subcommittee of Houston Permit Center Advisory Board selected pilot projects

COMPLEX COMMERCIAL PROJECTS

- new ground up construction
- includes large commercial buildings, high-rise residential, hospitals, schools
- plan reviews by at least 8 disciplines
- no additional charge during pilot program*

*Quick Start projects were not excluded from the pilot program. Quick Start includes an additional fee.

TOTAL PLAN REVIEW DAYS

COUNT	PERMITTING CENTER	CONSULTANT TEAM	TOTAL
APPROVED COMPLEX COMMERCIAL*			
872	35	102	137
PILOT PROJECTS**			
8	8	148	156

*12-month average of (APPROVED) total city days of multiple review cycles as of May 2020

**averages of 8 pilot projects

PARTICIPANT FEED BACK

3 of 4 would use the service again (only 4 replied)

willing to pay 10%, 20% to 100% of the building permit fee for service

participants were satisfied or very satisfied with:

- process for uploading drawings / data
- notification when review was complete
- complete & thorough plan review
- plan review completed within 1 business day
- time saved completing project

PARTICIPANT FEED BACK

participants were dissatisfied with:

- clarity of the program requirements
- not being able to request service
- more detailed rejection comments
- overall communications from the plan review team

RECOMMENDATIONS

partner with Advisory Board to modify quick start program

- expand to other departments
- develop mandatory pre-submittal checklist
- evaluate program fee
- determine program capacity
- confirm level of customer communication and establish processes
- take ordinance changes to city council

thank you!



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