

COMMERCIAL vs RESIDENTIAL

TACOMA PERMIT ADVISORY GROUP

APRIL 17, 2024

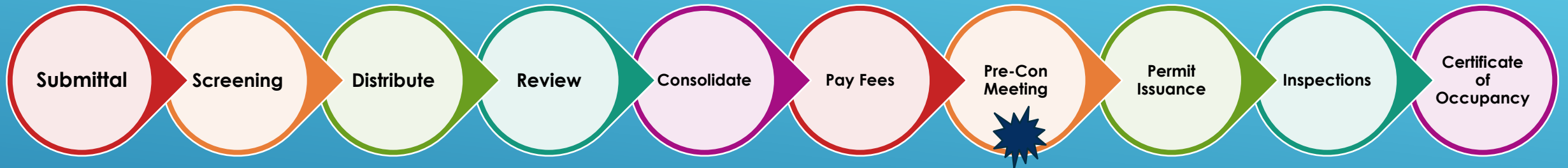
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Engineering Manager

Planning and Development Services

Commercial vs. Residential

- What is the Process?



Items listed on checklist and called out in pre-app memos required.



Reviews for completeness and invoices if plan review fee is due .



Complete applications are routed to reviewers. If a revision is submitted, an automated email is sent to staff.



Individual reviewers may call or email applicant directly if there are specific questions during review.



Permit Specialist uploads comment memo and redlined plans with revisions or approved plan set.



After fees are invoiced, they can be paid online or in-person.

A Pre-Construction meeting may be required (coordinated by reviewers) prior to the permit being issued.



Permits can be issued online through ACA or in-person.



Inspection comments viewable online through ACA.



After Final Inspection passes, CO is uploaded to ACA and hardcopy is mailed



Commercial (BLDCN & BLDCA) vs. Residential (BLDRN and BLDRA)

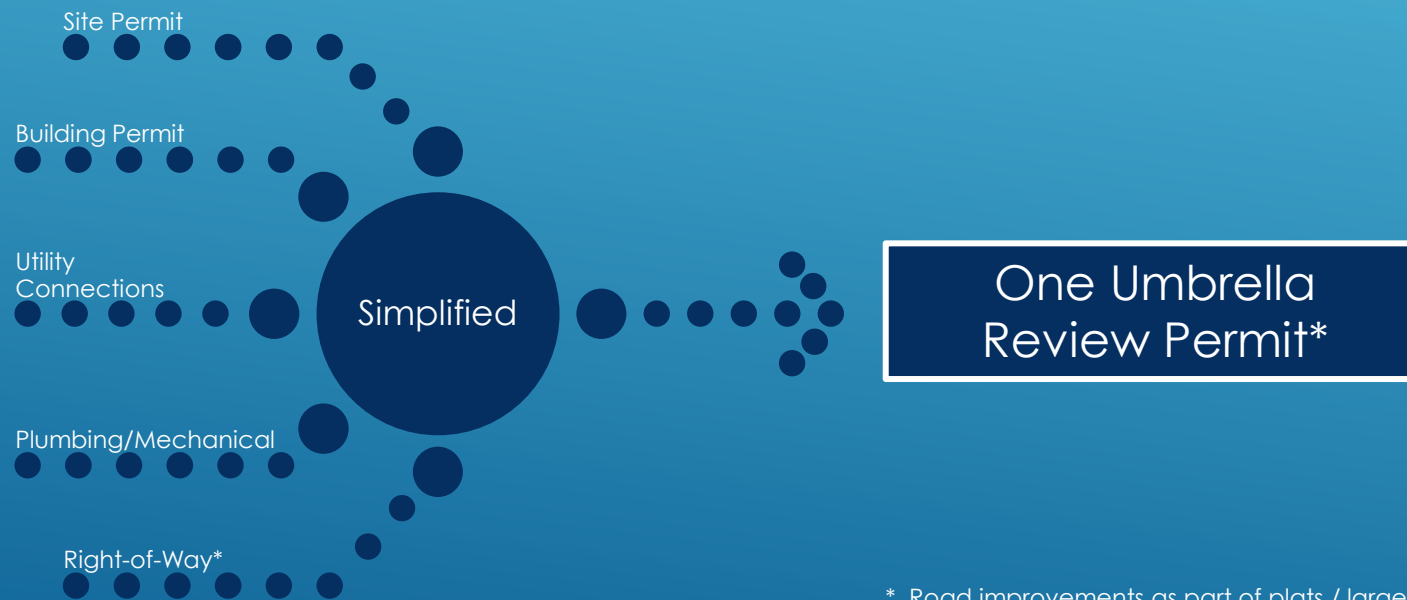
- Whatever permit, the result → A BUILDING!
- We assist you to make sure it meets health, safety and public welfare by verifying Building Codes, City Design Standards are followed.
- We deal with all sorts of experience (DIY to Architects/Engineers)
- We have LOTS of different permits
- IBC vs. IRC has typically been the divide **** HIT****

TMC 2.01.050.K – Permits. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or cause or permit the same to be done, without first obtaining all permits required by the Tacoma Municipal Code and the laws of the state of Washington. The owner or their agent shall obtain all required permits prior to the work being performed. The timeframe of the permits may be conditioned in accordance with the timeframes agreed upon in the negotiated repair schedule.



RESIDENTIAL COMBINED PERMITTING MODEL

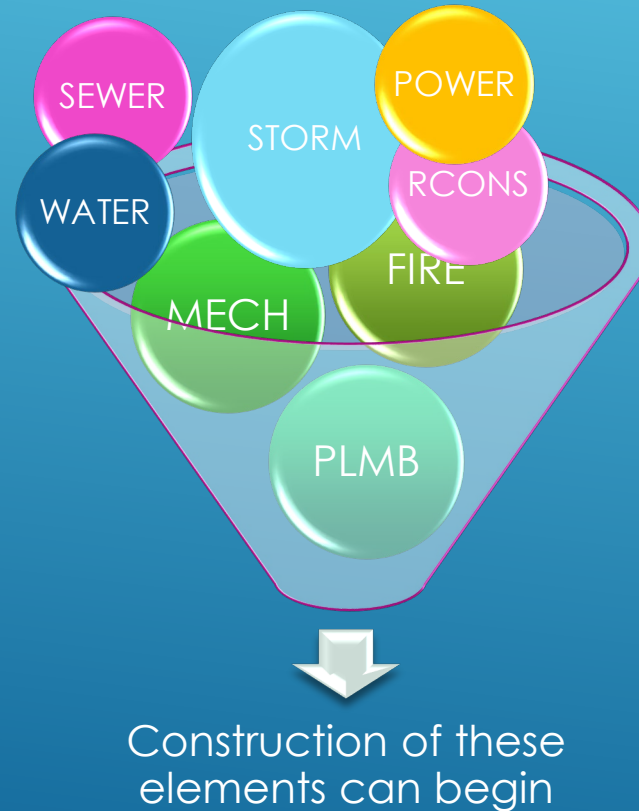
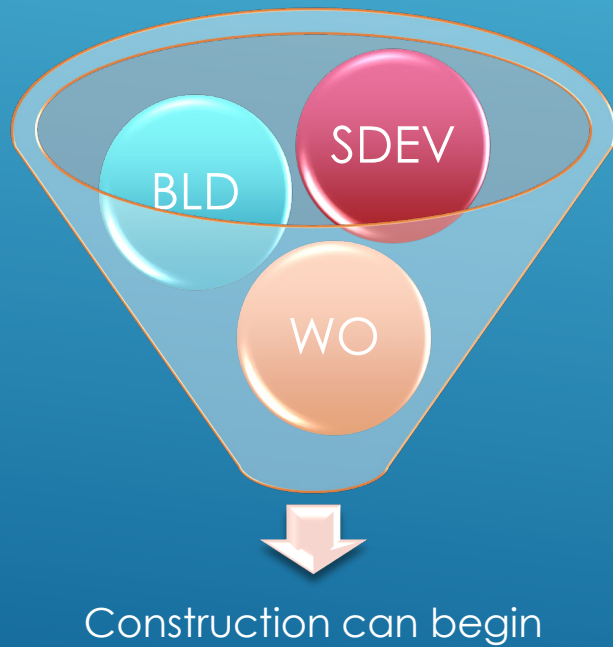
- Simplified residential permitting from 7 permits to 1 combined review permit
 - Permit fees are more predictable
 - Approval times are decreased
 - Fewer interactions with the permitting system for applicants and PDS



* Road improvements as part of plats / large developments and fire systems are still permitted separately.

COMMERCIAL SEPARATE PERMIT MODEL

- Separate permits are required
 - Plumbing and mechanical will be reviewed if provided
- Deferred submittals are common
- Each permit has separate level of service and cycle count



Why do we have two separate processes?

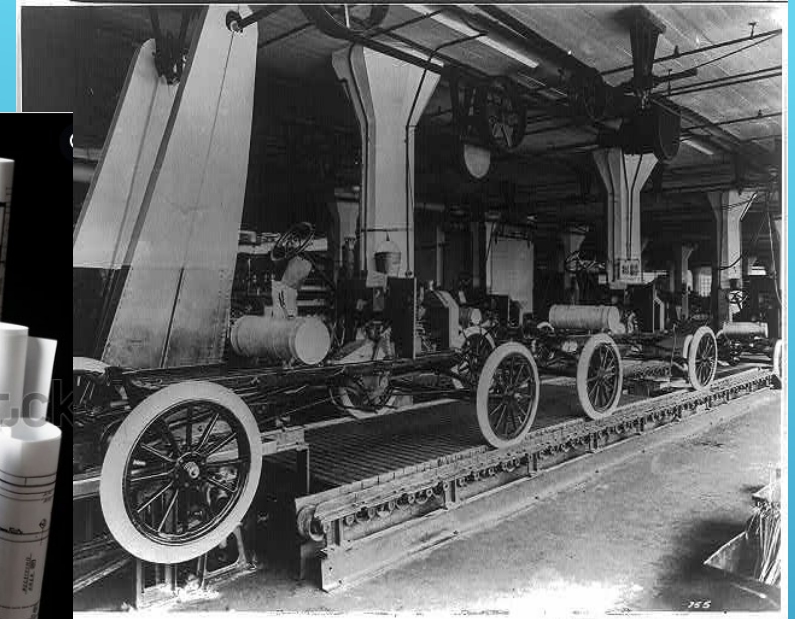
- To increase efficiency, predictability and because the predecessors of this group requested it.
- Below is our most recent data:

	LOS Target - 1st Review LOS Target	1st Review Median	% Met First Review LOS	Average Review Cycles - Permits Issued
Commercial Alterations	4 weeks	3.9 weeks	61%	1.9
Commercial New Buildings	8 weeks	8.9 weeks	45%	2.9
Residential Alterations	3 weeks	1.3 weeks	100%	1.5
Residential New Buildings	4 weeks	2.6 weeks	93%	2.3
Site Development	4 weeks	7.6 weeks	10%	3.0
Work Orders	4 weeks	6.9 weeks	7%	2.6

Permits 2023	
BLDCA	476
BLDCN	94
BLDRA	1238
BLDRN	281
SDEV	433
WO	161

Why does the residential permit model work?

- Single family and duplex common elements:
 - Washington State Residential Code
 - Utility Connections
 - Stormwater
 - Sewer
 - Water
 - Power
 - Simplified Stormwater Analysis
 - Land Use Analysis
 - Consistent Traffic Impacts
 - Simple structural analysis
 - Similar off-site (if any)



TACOMA PERMITS CITY OF TACOMA Planning and Development Services

PUBLIC NOTICES TIP SHEET INDEX SUBMITTAL CHECKLISTS RESOURCE LIBRARY

GETTING STARTED 1

APPLY FOR PERMITS 2

TIME TO INSPECT 3

PERMIT TIMELINE

FEE ESTIMATOR

Tacoma Permits Bulletin

Website Updates

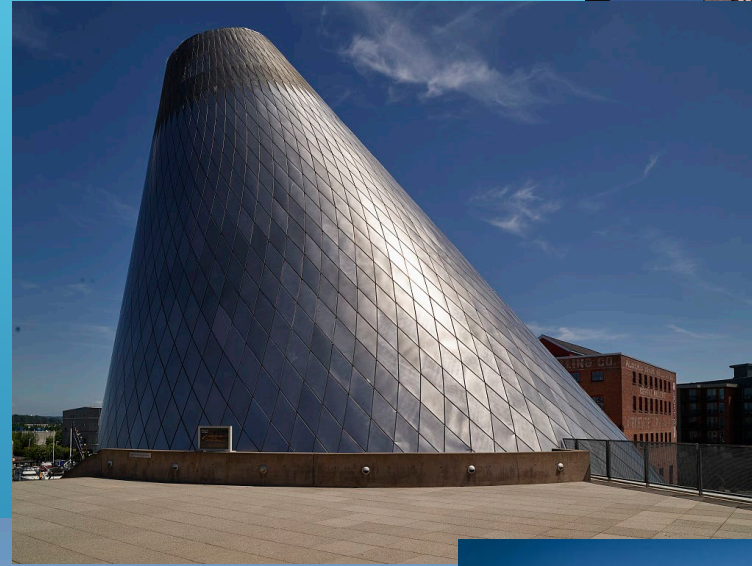
Planning & Development Services has been making enhancements to TacomaPermits.org. If you see unusual formatting or something isn't working properly please do a hard refresh on your internet browser, this is done by pressing CTRL + F5 and allowing the browser to reload.

We appreciate your continued patience.

Explore Maps

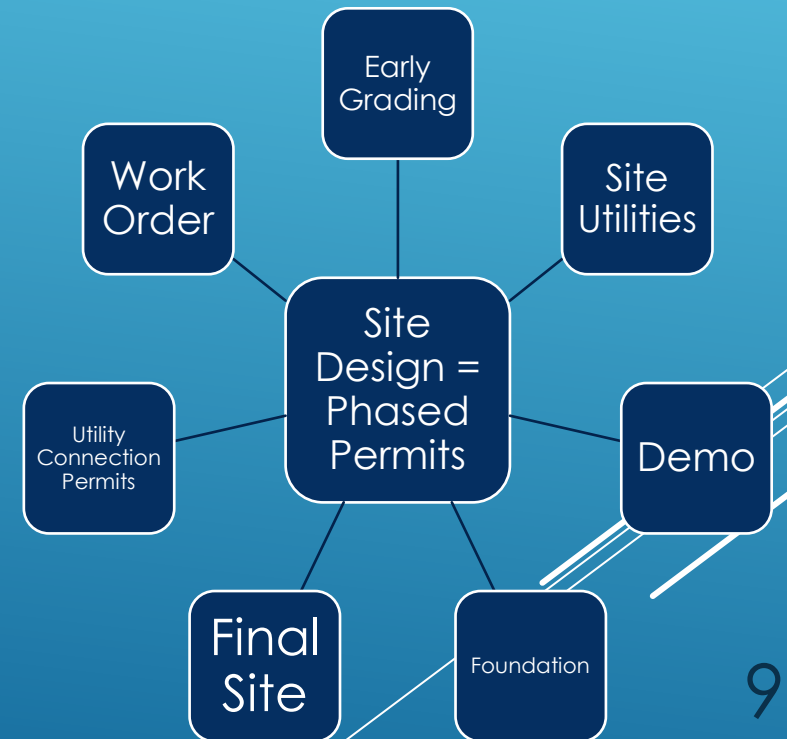
Why can't commercial permits follow the residential model?

- Complexity
- Variability
- Risk
- Commercial permits are built to cover everything.



What we are working on....

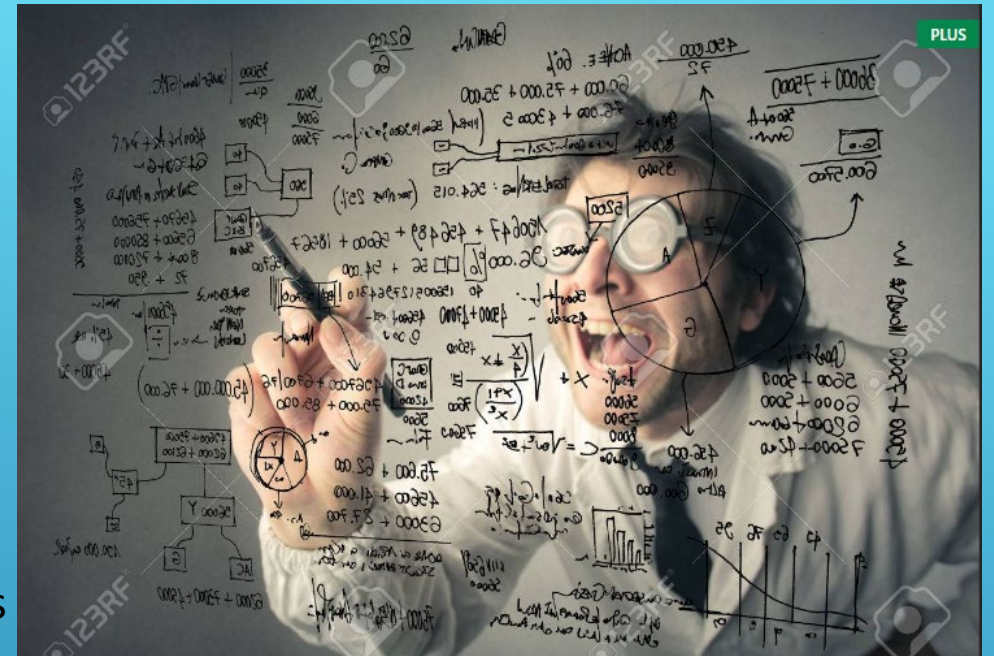
- HOME IN TACOMA – #1 priority
 - Residential LOS to be maintained.
 - Looking at standards
 - Staffing and modified process (Residential WO Review)
- SDEVs Process Improvement Team
 - SDEV/WO Combined Review
 - Phased Permit Issuance



What we've learned....

Experiment with a SDEV/WO Combo Permit

- Not well defined, confusion for staff and customer
- Lots of administrative work arounds
- Created issues for the residential SDEV “automated” process
- Phased issuance is difficult
- Project CO process is somewhat more complicated
- LOS can be longer for 1st review



DISCUSSION