City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Self-Certification Renewal Class Case Studies

Stephen Dudley

Tom Wandrie

Jason Blakley

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Case Study #1 (Stephen Dudley)

- This project proposes a new five-story open parking garage built on an existing corporate campus over an existing surface parking lot. No off-site improvements are required.
- Building area: 593,352 SF
  Occupancy: S-2
  Construction Type: I-B
  Lot area: 16.7 gross acres
- The project will require the following:
  > Inventory/ salvage plan review
  > Grading & drainage plan review
  > Landscape plan review
  > Building plan review
  > Final site plan review

1. *What portions are eligible for self-certification?*
2. *What approvals are required before the building plans can be submitted as self-certified?*
3. *If you choose self-certification, how many days would you expect to save vs. the normal plan review process?*
4. *Is this project something you would self-certify? Why or why not?*

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Building Plans

Projects Eligible	Projects Not Eligible
• All new building construction and alterations not included in the "Projects Not Eligible" list to the right	• Hazardous occupancies and projects that contain any of the following: - Hazardous processes - Electrically hazardous locations - Extraction rooms - Hazardous exhaust systems - Refrigerant monitoring systems • New high rise buildings (occupied floor more than 75' above Fire Department access) • Projects located in a Hillside Development Area • Extra-large assembly occupancies (A4 & A5) • Projects in FEMA Special Floodplain Hazard Area

Civil/Site/Landscape Plans

Projects Eligible	Projects Not Eligible
• New construction and improvements to parking lot site plans up to 5 acres • All new construction and alteration plans for landscape, salvage and inventory up to 20 acres (on-site and off-site) • Civil on-site grading & drainage plans, & storm water management plans for: - Commercial projects up to 20 acres - Industrial and non-hazardous storage projects up to 80 acres - New residential single family home subdivisions up to 160 acres • Civil grading & drainage/concrete combination plans that meet the criteria above and limited to the following: - Removal and installation of driveways - Repair/replacement of existing curb, gutter and sidewalk - Update existing curb ramps to meet ADA	• Projects located in a Hillside Development Area • Projects in FEMA Special Floodplain Hazard Area • Civil grading & drainage/concrete combination plans for projects located in the Downtown Code or Walkable Urban Code as established by the Phoenix Zoning Ordinance • All other site and landscape plans • All other civil plans

COMMERCIAL BUILDING PLANS	DESCRIPTION	GOAL	AVG.
Major	Over 50,000 square feet and more than $5 million	45	48
Medium	5,000-50,000 square feet and $350,000-$5 million	35	39
Minor	Under 5,000 square feet or less than $350,000	25	25

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Case Study #2 (Tom Wandrie)

- Adaptive reuse/ change of occupancy of an existing auto dealership (B) occupancy into an assembly (A-1) occupancy for live music events. The existing building is 24,656 SF and the project will include a complete interior remodel, a new structural mezzanine for viewing, some exterior façade changes and an outdoor patio for dining/ drinking.
- The project will require the following:
  > Minor site plan review
  > Use permit for outdoor dining/ drinking
  > Revocable permit for fencing in the right-of-way around the outdoor dining area
  > Lot combination to join two parcels together
  > Historic Preservation approval for exterior alterations to the building
  > Building plan review

1. *What portions are eligible for self-certification?*
2. *What approvals are required before the building plans can be submitted as self-certified?*
3. *If you choose self-certification, how many days would you expect to save vs. the normal plan review process?*
4. *Is this project something you would self-certify? Why or why not?*

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Case Study #3 (Jason Blakley)

- This project proposes three, four-story apartment buildings and an independent five-story parking garage. The total building area is 606,519 SF. The site is 5.66 acres, is adjacent to the light rail and is zoned Downtown Code under the Downtown Gateway character area.
- The project will require the following:
  > Abandonment of a sewer main and public utility easement interior to the building site
  > Plat to consolidate lots and dedicate applicable easements
  > Grading & drainage plan review
  > Paving plan review
  > Storm water management plan review
  > Sewer main extension plan
  > Combination off-site/ on-site fire line plan review
  > Landscape plan review
  > Building plan review
  > Final site plan review

1. *What portions are eligible for self-certification?*
2. *What approvals are required before the building plans can be submitted as self-certified?*
3. *If you choose self-certification, how many days would you expect to save vs. the normal plan review process?*
4. *Is this project something you would self-certify? Why or why not?*

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Case Study #4 (Stephen Dudley)

- This project proposes a two-story, single-family detached residence and detached accessory structure. The project scope includes a 2,600 SF residence and an 800 SF detached garage. The site is currently developed and zoned R1-10. The lot is 0.75 acres. The existing residence and detached garage shall be totally demolished including all foundations.
- The project will require the following:
  > Grading & drainage plan review
  > Building plan review

1. *What portions are eligible for self-certification?*
2. *What approvals are required before the building plans can be submitted as self-certified?*
3. *If you choose self-certification, how many days would you expect to save vs. the normal plan review process?*
4. *Is this project something you would self-certify? Why or why not?*
5. *If a portion of this site is located in a FEMA identified floodplain, does this affect self-certification?*

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RESIDENTIAL BUILDING PLANS	DESCRIPTION	GOAL	AVG.
Custom & Standard Plans	A **custom home** is a one-of-a-kind new home that has a full set of plans with all disciplines.	30	35
Major Remodels & Additions	A **major** remodel and/or addition is more than 2,000 square feet and/or more than one level.	30	26
Minor Remodels & Additions	A **remodel** is work done to improve an existing single family home or duplex. An **addition** is construction which provides additional square footage. A **minor** remodel and/or addition is 2,000 square feet or less and one level.	14	23
Plot Plans	Site plans for placement of new single family houses, duplexes and residential swimming pools.	5	19

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