



PLANNING & DEVELOPMENT

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2023 Self-Certification Training

Audit Overview

**Ken Alexander
Deputy Director, Plan Review**

Random Audit - Building

- Approximately 10% of all projects that are not subject to Automatic Audit
- Requires structural peer review
- Requires electrical peer review for systems that exceed 400A or 22K AFC
- No additional audit fee



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Random Audit – Civil, Site, Landscape

- Approximately 10% of all projects that are up to 5 acres in area
- No additional audit fee



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Automatic Audit - Building

- New construction, change of occupancy, initial TI – 10,000 sf & above
- Remodels and shell buildings – 25,000 sf and above
- New E and I occupancies
- New A occupancies with occupant load of 300 or more
- Marijuana and ambulatory care facilities
- Standard plans
- Structural or electrical peer review **not** required
- Audit fee = one half traditional plan review fee



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Automatic Audit – Civil, Site Landscape

- Projects over 5 acres
- Landscape plans for projects located in Downtown Code (DTC) or Walkable Urban Code (WU) zoning districts
- Grading and Drainage plans with off-site improvements
- Audit fee = one half traditional plan review fee



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Audit Procedures & Scoring

Scoring Procedure

- One point per code item
- 10 points = fail if valuation less than \$2.5M
- 20 points = fail if valuation more than \$2.5M



Post Audit Procedures

- Summary of audit results
 - ✓ Emailed to Self-Certified professional and Inspections
 - ✓ Letter mailed to Self-Certified professional and Owner of Record
- Timeline for audit corrections



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Audit Procedures & Scoring

Appeal Process

Plan Review Meeting

- 7 calendar days after receiving results
- Contact Team Leader/Supervisor

Administrative Review with Building Official or City Manager's Rep

- 3 business days; \$300 or \$450

Appeal to Development Advisory Board

- 10 calendar days; \$600



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Audit Results & Statistics

<u>Year</u>	<u>Permits</u>	<u>Valuation</u>
2010	32	\$5,200,144
2011	89	\$46,877,423
2012	177	\$139,449,697
2013	259	\$253,761,377
2014	369	\$289,478,768
2015	362	\$322,756,029
2016	492	\$313,700,000
2017	595	\$259,872,904
2018	625	\$384,437,817
2019	458	\$282,606,330
2020	348	\$175,450,970
2021	372	\$199,451,104
2022	395	\$403,528,466
<u>Totals:</u>	<u>4,573</u>	<u>\$3,071,370,885</u>



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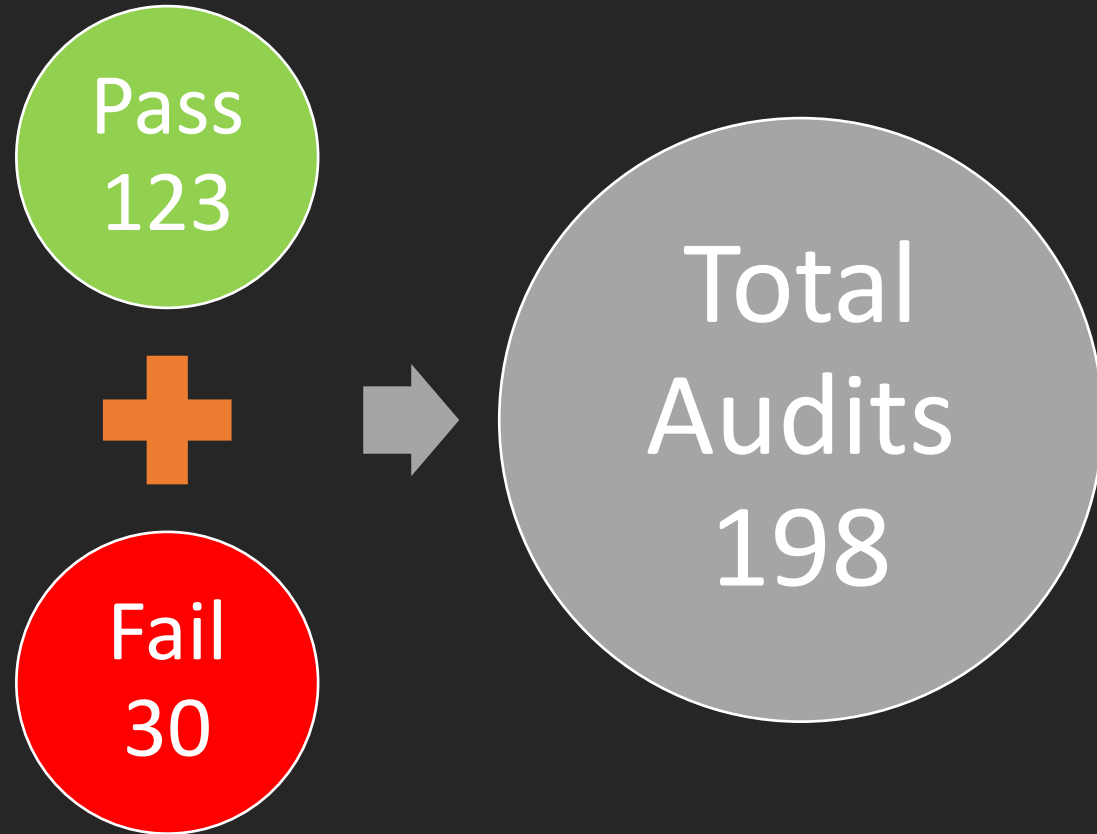
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Audit Results & Statistics



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These stats include the last three calendar years:
2020, 2021 and 2022

Audit Results & Statistics



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Scoring	F=10 < \$2.5M	F=20 > \$2.5M
Average Passing Score		3.9
Average Failing Score		18.5
Highest Failing Score		44
Lowest Passing Score		0

These stats include the last three calendar years:
2020, 2021 and 2022

Audit Results & Statistics



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Audit Fails	3 Fails = out of program
# Pros with 1 Fail	18
# Pros with 2 Fails	4
# Pros with 3 Fails	1

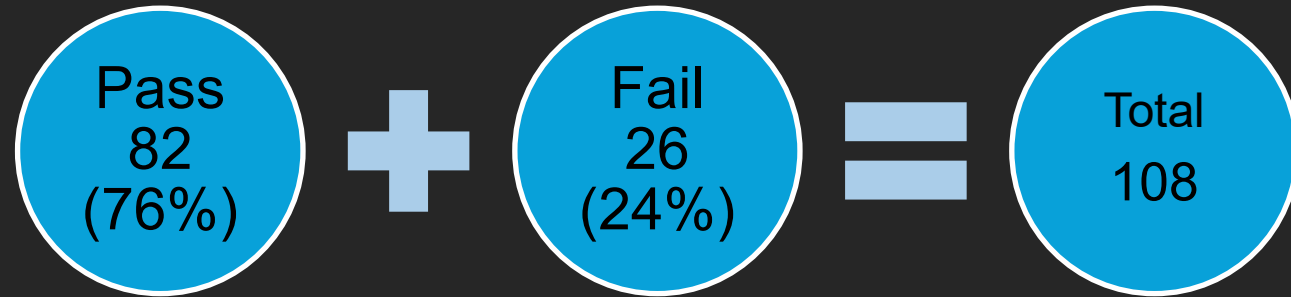
These stats include the last three calendar years:
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Automatic Audits



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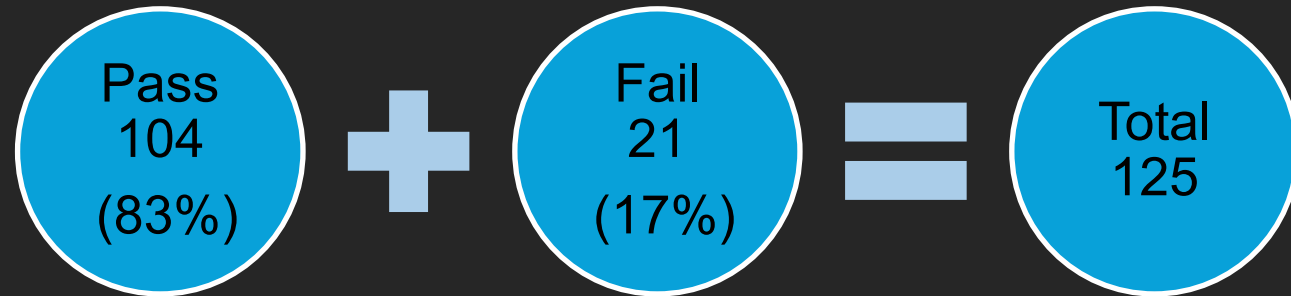
These stats include the last three calendar years:
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Random Audits



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Questions?