

Jason Blakley
Deputy Director Plan Review

Audit and Appeal Process



PLANNING & DEVELOPMENT
PRESERVE
SHAPE
BUILD 



Plan Review Audits



Purpose

- Verify code compliance
- Measure efficiency of program

Types of Audits

- Random
- Automatic



Random Audits

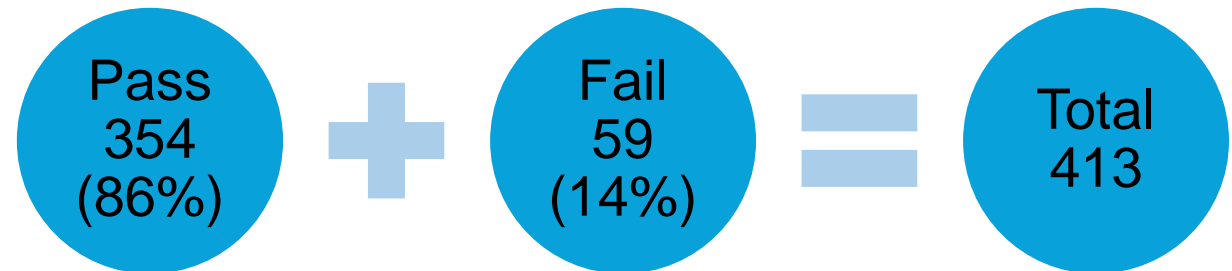
- **Ways to be selected:**

- **Random selection – 10%**
- **Field issues**
- **Building Official authority**

(Self certifier will be notified if project is selected for a random audit)



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD** 



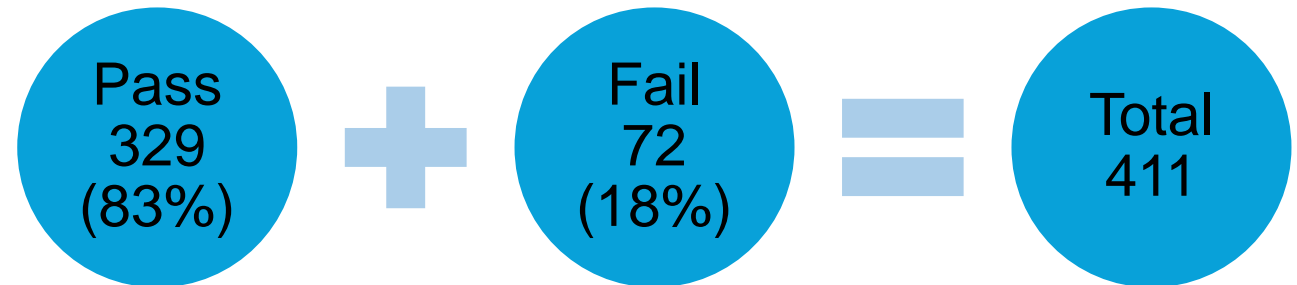
Automatic Audits

Selected based on scope & size of project – see Eligibility Chart / Audit Guidelines

Audit review time frames vary based on project scope and size



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD** 



Audits Guidelines

Full detail on audit guidelines
can be found at:

https://www.phoenix.gov/pddsite/Documents/TRT/dsd_trt_pdf_00486.pdf



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD** 



Audit Process

Review Criteria

- Checklists
- Phoenix Building Construction Code
- Phoenix City Code
- Zoning Ordinance
- Other referenced codes and ordinances



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD** 



Audit Scoring

One point per code violation

- Like violations often combined

10 or more points = failed audit

- Building projects with valuations less than \$2.5 million
- All civil and landscape



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD** 

20 or more points = failed audit

- Projects with valuations of \$2.5 million or more



Notification

P&D will notify Self-Certified Professional and Owner of Record of results

- Letter of corrections with score emailed to self-certified professional & inspectors
- Letter mailed to owner & self-certified professional
 - Instructions for how to resolve any violations
 - Appeal process
 - Timeline



Appeal Process

Self-Certified Professional may:

- Request a Plan Review meeting with Team Leader and/or auditor(s) (within 7 calendar days of audit completion)
- File application for Administrative Review Hearing by Building Official for building plans or City Manager's Representative for civil and landscape plans (within 3 business days of Plan Review meeting); \$300 or \$450 fee
- Appeal decision of Administrative Review to Development Advisory Board in writing (within 10 calendar days of hearing decision); \$600 fee plus \$300 for each additional appeal item



Audit Results

Self-Certification privileges revoked if 3 audits are failed within a 3-year period



Audit Results & Statistics



PLANNING & DEVELOPMENT

**PRESERVE
SHAPE
BUILD**

	Permits	Valuation
2010	32	\$5.2M
2011 (Expanded)	89	\$46.9M
2012 (Expanded)	178	\$139.5M
2013	259	\$253.8M
2014	369	\$289.5M
2015	362	\$322.7M
2016	492	\$313.7M
2017	595	\$259.9M
2018	625	\$384.4M
2019	457	\$282.6M
2020	348	\$175.5M
Total	3,806	\$2.2B

Audit Results & Statistics



PLANNING & DEVELOPMENT

**PRESERVE
SHAPE
BUILD**

Scoring		F=10 < \$2.5M F=20 > \$2.5M
Average Passing Score		4.6
Average Failing Score		20.7
Highest Failing Score		103
Lowest Passing Score		0

Audit Results & Statistics



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

Audit Fails		3 Fails = out of program
# Pros with 1 Fail		45
# Pros with 2 Fails		22
# Pros with 3 Fails		9

Questions Related to Audits and Appeals?



- **Project Team Leader**

Or

- **Jason Blakley**
Deputy Director Plan Review
602-495-7346
jason.blakley@phoenix.gov

