



**Building Plans**

Projects Eligible	Projects Not Eligible
<ul style="list-style-type: none"> <li>• All new building construction and alterations not included in the “Projects Not Eligible” list to the right</li> </ul>	<ul style="list-style-type: none"> <li>• Hazardous occupancies and projects that contain any of the following:               <ul style="list-style-type: none"> <li>- Hazardous processes</li> <li>- Electrically hazardous locations</li> <li>- Extraction rooms</li> <li>- Hazardous exhaust systems</li> <li>- Refrigerant monitoring systems</li> </ul> </li> <li>• New high rise buildings (occupied floor more than 75’ above Fire Department access)</li> <li>• Projects located in a Hillside Development Area</li> <li>• Extra-large assembly occupancies (A4 &amp; A5)</li> <li>• Projects in FEMA Special Floodplain Hazard Area</li> </ul>

**Civil/Site/Landscape Plans**

Projects Eligible	Projects Not Eligible
<ul style="list-style-type: none"> <li>• New construction and improvements to parking lot site plans up to 5 acres</li> <li>• All new construction and alteration plans for landscape, salvage and inventory up to 20 acres (on-site and off-site)</li> <li>• Civil on-site grading &amp; drainage plans, &amp; storm water management plans for:               <ul style="list-style-type: none"> <li>- Commercial projects up to 20 acres</li> <li>- Industrial and non-hazardous storage projects up to 80 acres</li> <li>- New residential single family home subdivisions up to 160 acres</li> </ul> </li> <li>• Civil grading &amp; drainage/concrete combination plans that meet the criteria above and limited to the following:               <ul style="list-style-type: none"> <li>- Removal and installation of driveways</li> <li>- Repair/replacement of existing curb, gutter and sidewalk</li> <li>- Update existing curb ramps to meet ADA</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Projects located in a Hillside Development Area</li> <li>• Projects in FEMA Special Floodplain Hazard Area</li> <li>• Civil grading &amp; drainage/concrete combination plans for projects located in the Downtown Code or Walkable Urban Code as established by the Phoenix Zoning Ordinance</li> <li>• All other site and landscape plans</li> <li>• All other civil plans</li> </ul>

**Note: All Self-Certification plans must be submitted by the following types of registered professionals:**

- Building Plans – Architect or Structural Engineer
- Landscape Plans – Landscape Architect
- Civil Grading and Drainage Plans – Civil Engineer
- Parking Lot Site Plans – Architect, Landscape Architect or Civil Engineer

### Building Plans Audit Guidelines

Random Audit Guidelines	Automatic Audit Guidelines
<ul style="list-style-type: none"> <li>• All projects not subject to automatic audit</li> <li>• Requires a structural peer review by a city-approved structural peer reviewer</li> <li>• Requires electrical peer review by a city-approved electrical peer reviewer for installation or modifications to electrical systems that exceed 400 amperes or the available fault current exceeds 22,000 amperes.</li> <li>• No audit fee assessed</li> <li>• Generally, a 10% chance of audit</li> </ul>	<ul style="list-style-type: none"> <li>• Remodels – 25,000 sf and above<sup>1</sup></li> <li>• Shell buildings – 25,000 sf and above<sup>1</sup></li> <li>• New buildings – 10,000 sf and above<sup>1</sup></li> <li>• All new E and I occupancies<sup>2</sup></li> <li>• All new A occupancies with an occupant load of 300 or more<sup>2</sup></li> <li>• All medical marijuana facilities</li> <li>• All ambulatory care facilities</li> <li>• All standard plans</li> <li>• No structural or electrical peer review required</li> <li>• Audit fee is equal to half plan review fee per Planning &amp; Development Fee Schedule</li> </ul> <p><sup>1</sup> Aggregate area of all buildings  <sup>2</sup> New = new building, addition, change of occupancy or initial tenant improvement</p>

### Civil/Site/Landscape Plans Audit Guidelines

Random Audit Guidelines	Automatic Audit Guidelines
<ul style="list-style-type: none"> <li>• All landscape, civil grading and drainage, and parking lot plans up to 5 acres</li> <li>• No audit fee assessed</li> <li>• Generally, a 10% chance of audit</li> </ul>	<ul style="list-style-type: none"> <li>• Projects over 5 acres</li> <li>• Landscape plans for projects located in the Downtown Code or Walkable Urban Code as established by the Phoenix Zoning Ordinance</li> <li>• Civil grading and drainage/concrete combination plans</li> <li>• Audit fee is equal to half plan review fee per Planning &amp; Development Fee Schedule</li> </ul>