PLANNING & DEVELOPMENT

PRESERVE SHAPE BUILD

2023 Self-Certification Renewal

Audit Overview

Ken Alexander
Deputy Director, Building and Fire

Audit Results & Statistics

Year	Permits	Valuation
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
2023	336	$206,550,082
Totals:	**4,909**	**$3,283,121,111**

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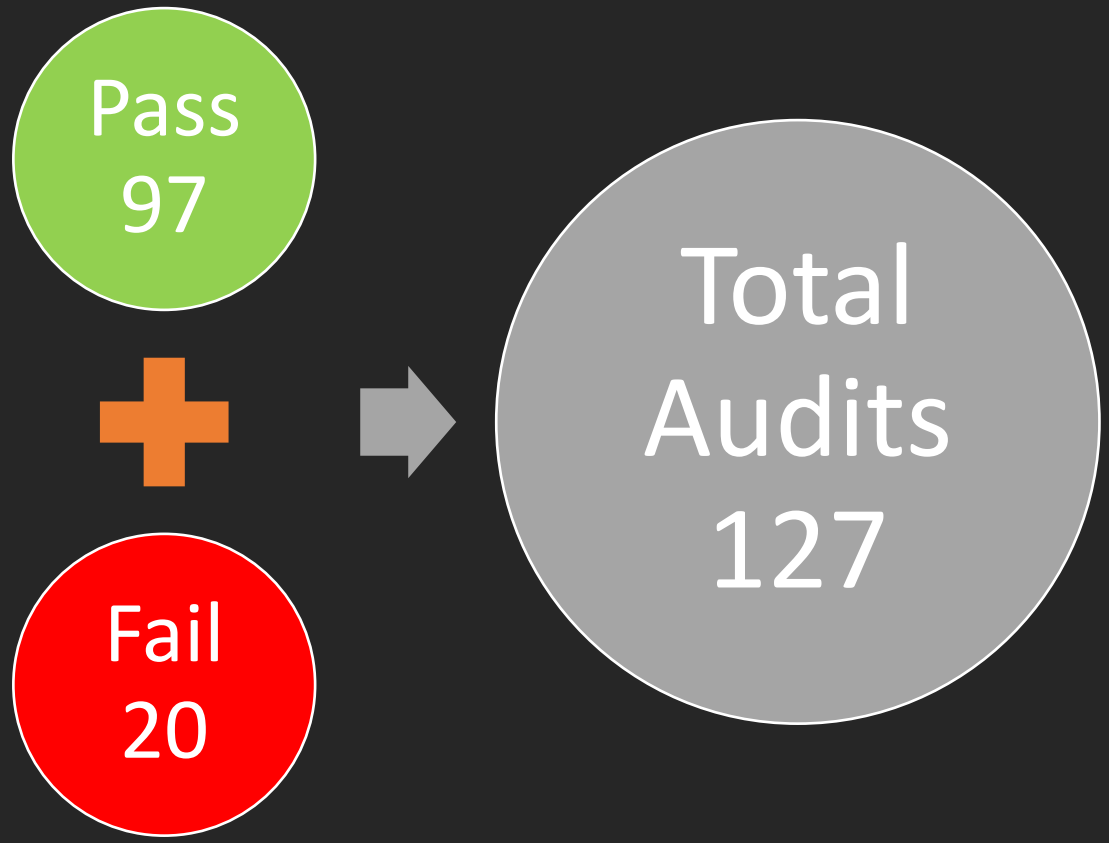
Audit Results & Statistics



These stats include the last three calendar years: 2021, 2022 and 2023

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Audit Results & Statistics

Scoring		F=10 < $2.5M F=20 > $2.5M
Average Passing Score		3.9
Average Failing Score		17.6
Highest Failing Score		36
Lowest Passing Score		0

These stats include the last three calendar years: 2021, 2022 and 2023

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Audit Results & Statistics

Audit Fails		3 Fails = out of program
# Pros with 1 Fail		14
# Pros with 2 Fails		2
# Pros with 3 Fails		1

These stats include the last three calendar years: 2021, 2022 and 2023

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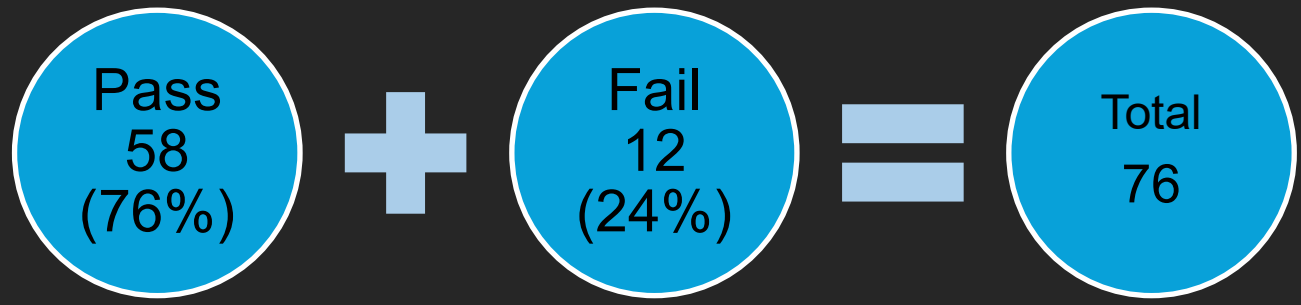
Automatic Audits



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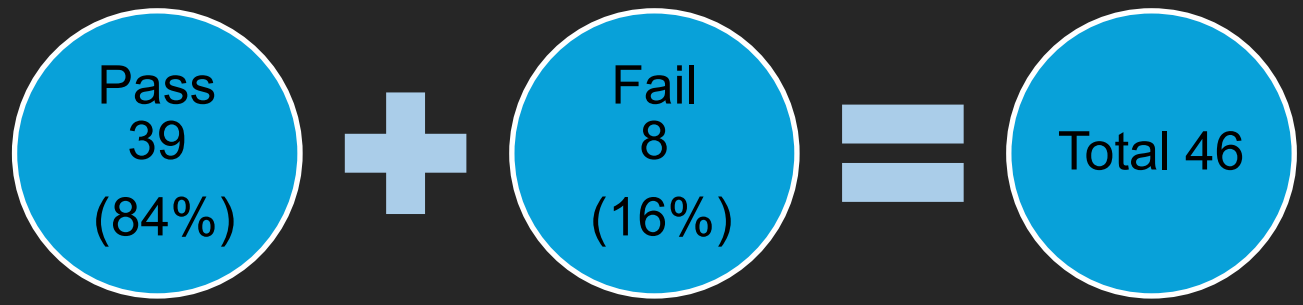
Random Audits



These stats include the last three calendar years: 2019, 2020 and 2021

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Audit Procedures & Scoring

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

Questions?

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