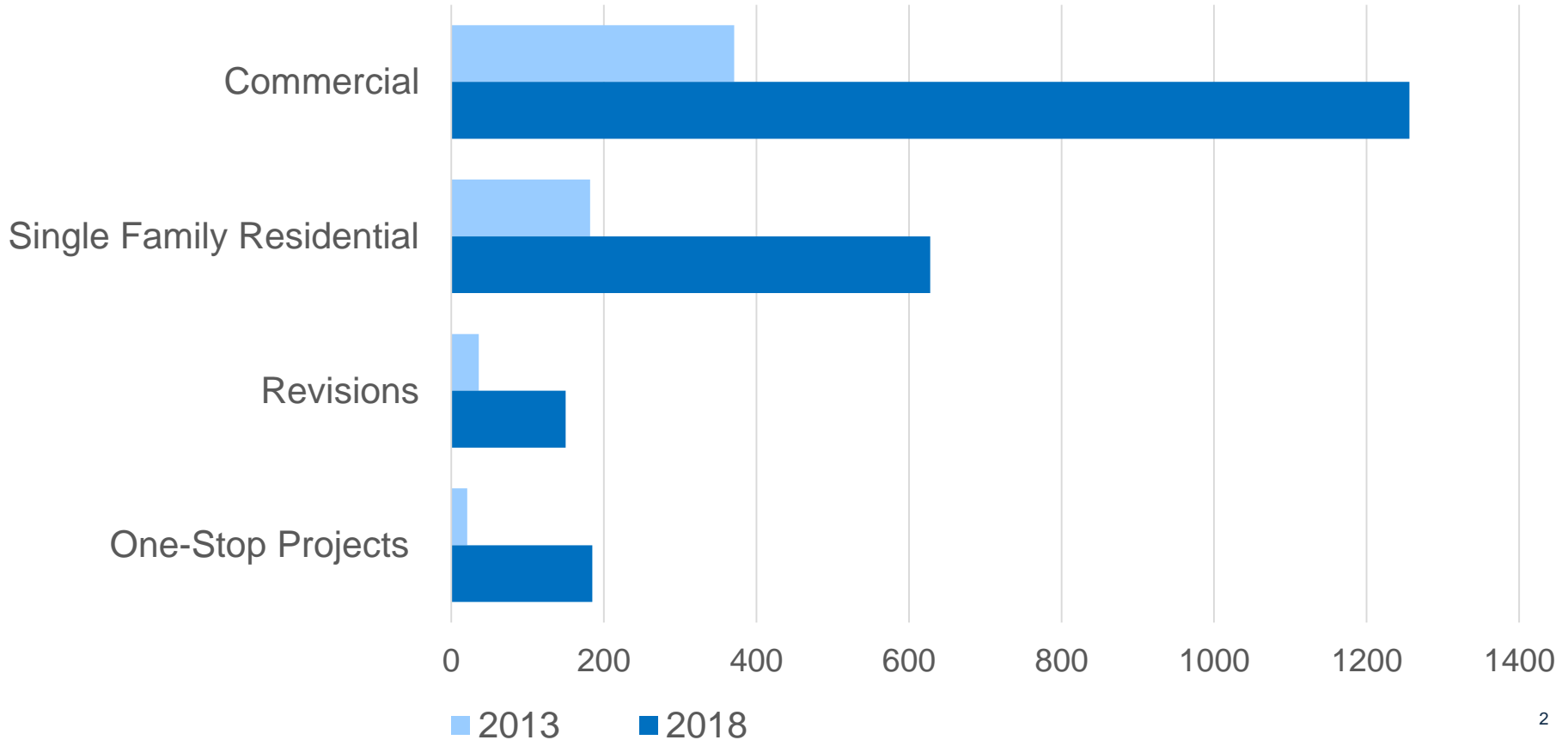




HOUSTON PERMITTING CENTER PLAN REVIEW UPDATE

Chris Butler, Director

PLAN REVIEW PROJECTS IN QUEUE | 2013 VS. 2018



REGIONAL COMPARISON

CITY	RANK	AVERAGE POPULATION	SQUARE MILES	RESIDENTIAL REVIEW TIME (DAYS)	COMMERCIAL REVIEW TIME (DAYS)
HOUSTON	4 TH	2.3M	630	10	15
SAN ANTONIO	7 TH	1.5M	465	3	18 (minor) 8 (complex)
DALLAS	9 TH	1.3M	386	3	12 (minor) 20 (complex)
AUSTIN	11 TH	951K	305	15	10 (light) 15 (minor) 25 (complex)
FORT WORTH	15 TH	875K	349	6	6
EL PASO	22 ND	684K	256	5	10 (minor) 15 (complex)

PLAN REVIEW PROCESS CHALLENGES

- 1** | increased volume of plans
- 2** | limited plan review staff
- 3** | outdated performance goals
- 4** | need for interdepartmental accountability
- 5** | paper vs. electronic plan review

PLAN REVIEW PROCESS

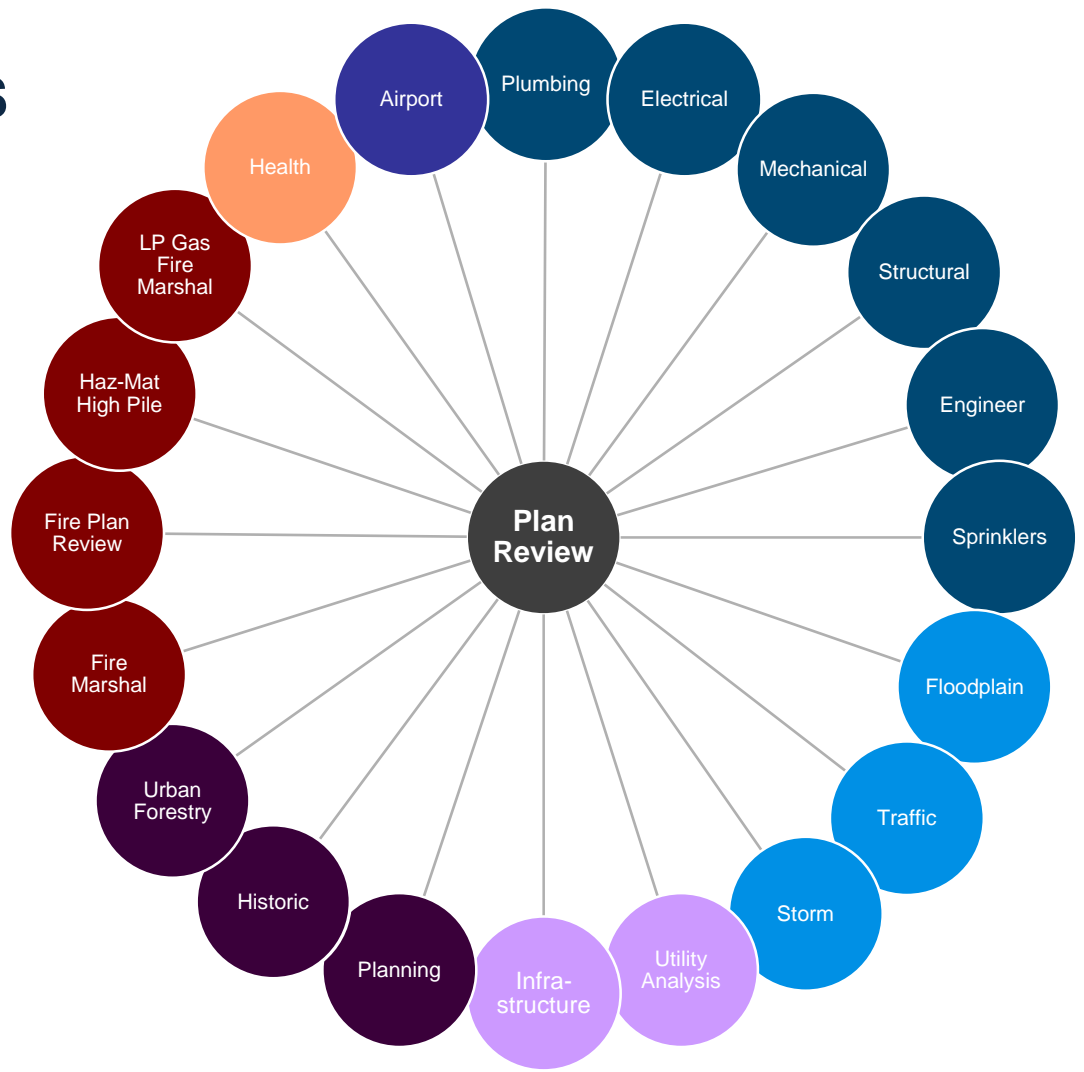
20 disciplines
5 departments

Houston Public Works

- Building Code Enforcement
- Office of the City Engineer
- Utility Analysis

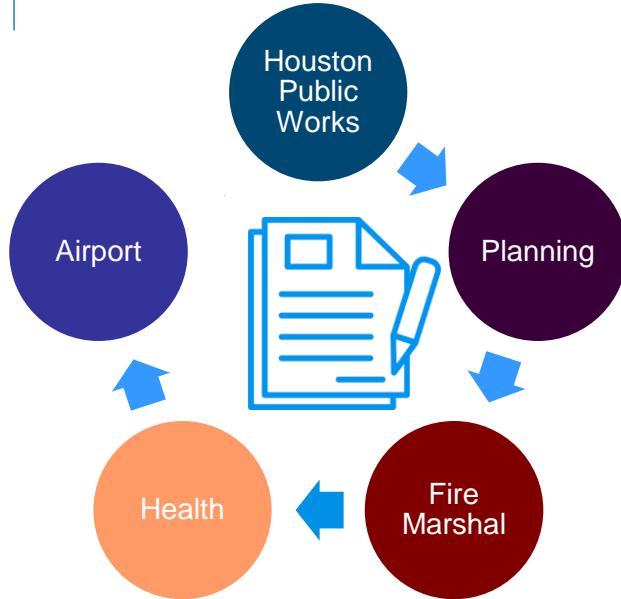
Other

- Planning
- Houston Fire Department
- Health
- Houston Airport System



PLAN REVIEW PROCESS

1 paper plans



today 75% | goal 0-5%

2 electronic



today 25% | goal 95-100%

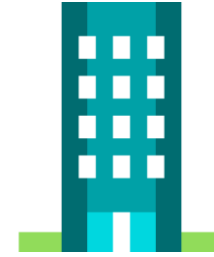
PLAN REVIEW TIMES



RESIDENTIAL

GOAL* = 10 business days

ACTUAL = 19 business days**



COMMERICAL

GOAL* = 15 business days

ACTUAL = 25 business days**

* Goal includes initial submission, resubmittals, and revisions

** as of September 2018

PLAN REVIEW PROCESS CHANGES

- 1** | separate review lines based on project complexity
- 2** | realignment of plan review staff
- 3** | new performance goals
- 4** | quarterly meetings with all departments
- 5** | electronic plan review & process enhancements

PERFORMANCE GOALS | CURRENT VS. PROPOSED

TYPE	DESCRIPTION	CURRENT GOAL (all submittals)	PROPOSED GOAL (submittal / resubmittal)
COMMERCIAL			
LIGHT	remodels, tenant improvements design time: 1 – 2 months	15 days*	10* days / 7 days
MINOR	new restaurant buildouts, shopping center buildouts design time: 3 – 6 months	15 days	15 days / 10 days
COMPLEX	any ground up construction design time: 12 – 18 months	15 days	25 days / 15 days
RESIDENTIAL			
SINGLE FAMILY	any ground up construction design time: 1 – 2 months	10 days	10 days / 7 days

* business days

THANK YOU

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