



# INFORMATIONAL BULLETIN

**Bulletin No.: 279**

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Chief Building Official

## PLAN REVIEW TURN AROUND TIMES

Community Development has established turnaround times for the plan review process to ensure that plans are reviewed in an efficient and timely manner. Please be advised that turnaround time begins once an application is processed by the Permit Counter, which usually takes one to three working days after payment is made. Turnaround times are as follows:

### Tenant Improvements

- Tenant improvements 5 working days
- *Exception:* Projects in Irvine Business Complex or tenant improvements of 15,000 sq. ft. or more 10 working days
- Projects with structural alteration 10 working days
- Electrical, plumbing, mechanical and demolition projects 5 working days
- Signs 5 working days
- Subsequent submittals for tenant improvements 5 working days

### Residential Remodels

- Remodels and additions, retaining walls, fences 5 working days
- Patio covers, pools, spas 1 work day
- Minor work Over the counter
- Subsequent submittals for residential remodels 5 working days

New Construction

- Commercial/Industrial
  - Less than four stories 20 working days
  - Four or more stories 25 working days
- Residential, e.g. model or custom homes (*except as noted below*) 20 working days
  - Production submittals with previously approved model and grading plans 10 working days
  - Major multifamily residential projects four or more stories 25 working days
- Subsequent submittals for new construction 10 working days

Commercial Additions

- Subsequent submittals 15 working days  
10 working days

Grading

- Preliminary and precise grading (*except as noted below*) 15 working days
  - Precise grading submittal for one single family dwelling lot (custom home) 10 working days
  - Subsequent submittals for grading 10 working days

Miscellaneous

- Revisions
  - Simple revisions requiring no or minor engineering justification 5 working days
  - Complex, extensive changes to structural elements or systems 10 working days
  - Subsequent submittal 5 working days
- Deferred submittals 10 working days
  - Subsequent submittal 5 working days

**NOTE: AFTER ALL APPROVALS ARE RECEIVED, THE CITY MAY REQUIRE A MINIMUM OF ONE TO THREE WORKING DAY TO CALCULATE PERMIT FEES.**