

The Commercial Building Permitting Process: Four Critical Sections

Presented by:

Andy Wagner - Commercial Plumbing & HVAC Director, Dave Jones, Inc.

Steve Klessig - Vice President of Architecture and Engineering, Keller, Inc.

John Mielke - President, Associated Builders and Contractors of Wisconsin, Inc.

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Code Development

- a. Maintain statewide commercial building code uniformity (2012 Wisconsin Act 270)
 - i. Bird glass (Zoning Ordinance)
 - ii. Energy efficiency mandates
- b. Adoption of new code after consideration by Commercial Building Code Council
 - i. Some Wisconsin-specific modifications
 - ii. Cost / benefit considerations for Wisconsin-specific modifications

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Commercial Plan Review

- a. Project timetable - The bigger picture
- b. Plan review waiting times
 - i. Get an appointment (2-3 weeks)
 - ii. Appointment could be several weeks out, after plans are complete
 - iii. Review plans (6-8 weeks after appointment)

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Commercial Plan Review (cont'd)

- c. Regional Offices
 - i. Close to the customer
 - ii. Expedited process at additional cost
- d. Recommendations for improvement
 - i. Reduce volume of plans (raise thresholds)
 - ii. Get into the queue (get a date) before submissions are complete
 - iii. Return to purpose of regional offices

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Wetlands Permits

- d. Regulatory Overlap - U.S. Army Corps. of Engineers / Wisconsin DNR
 - i. Results in delays
 - 1. Jurisdiction (USACE of DNR)
 - 2. Boundaries
 - 3. Permitting
- b. Wetland delineation
 - i. Indicator soils (indication of potential)
 - ii. In-person inspection (Delineator/Assured Delineators)
 - iii. Vegetation requirement
- c. Recommendation for improvement
 - i. Substitute "vegetation requirement" for delineation
 - ii. Extend General Permitting expiration from 5 years to 10 years

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Enforcement (inconsistencies)

- d. Local Building Inspectors
 - i. Apply Uniform Commercial Building Code
 - ii. Training
- b. State Field Inspectors'
 - i. Helping/Training local building inspectors
 - ii. Reasonable application/enforcement

ESLA Plumbing Review Timeline

Timeline starts when Architectural plans are 80% complete and contract received from the GC

6-8
Weeks

Design Timeline

From project Award to completion of design

1-3
Weeks

Review Date Confirmation

Submit plans in Elsa the time it takes to get a review date confirmation

6-8
Weeks

Review Date

Period between review confirmation and review date

2-7
Days

Review Plan

13-20
Weeks

Design and Review Process

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Old Plumbing Review Timeline

Timeline starts when Architectural plans are 80% complete and contract received from the GC

1-2
Days

Review Date Confirmation

Set review date based on design timeline

6-8
Weeks

Design and State Review

Design takes place while waiting for the review date

2-7
Days

Review Plan

7-9
Weeks

Design and Review Process

6-11
Weeks

Old plumbing review process delivers plans 6-11 weeks sooner

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