



Building Plans

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

Civil/Site/Landscape Plans

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

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

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

Building Plans Audit Guidelines

Random Audit Guidelines	Automatic Audit Guidelines
<ul style="list-style-type: none"> • All projects not subject to automatic audit • Requires a structural peer review by a city-approved structural peer reviewer • 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. • No audit fee assessed • Generally, a 10% chance of audit 	<ul style="list-style-type: none"> • Remodels – 25,000 sf and above¹ • Shell buildings – 25,000 sf and above¹ • New buildings – 10,000 sf and above¹ • All new E and I occupancies² • All new A occupancies with an occupant load of 300 or more² • All medical marijuana facilities • All ambulatory care facilities • All standard plans • No structural or electrical peer review required • Audit fee is equal to half plan review fee per Planning & Development Fee Schedule <p>¹ Aggregate area of all buildings ² 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"> • All landscape, civil grading and drainage, and parking lot plans up to 5 acres • No audit fee assessed • Generally, a 10% chance of audit 	<ul style="list-style-type: none"> • Projects over 5 acres • Landscape plans for projects located in the Downtown Code or Walkable Urban Code as established by the Phoenix Zoning Ordinance • Civil grading and drainage/concrete combination plans • Audit fee is equal to half plan review fee per Planning & Development Fee Schedule