



BUILDING PERMIT REVIEWS

www.LasVegasNevada.gov/BuildingPermits

Phone: (702) 229-6251

Building Permits, depending on the scope of work, are reviewed by multiple disciplines and/or agencies that need to be satisfied to move to a ready to issue status. The chart below indicates a number of required plan review services, agencies, a description of why these reviews are necessary from a regulatory perspective and the meaning of the current milestones.

Agency Review Category	Responsible City Department	Description/Comment
Application Review	Building & Safety	Building Technician review for completeness on new submittals. This must be complete for reviews to begin.
Architectural Review	Building & Safety	Review includes the International Building Code or International Residential Code requirements, excluding structural, inclusive of life/safety, handicap accessibility, energy compliance, and use requirements.
Building Planning or Case & Public Planning	Planning	Review to the Unified Development Code (LVMC Title 19, including the Form-Based Code of Chapter 19.09), any applicable Master or Special Area plan, and any applicable conditions of approval from an approved entitlement, such as a site review, variance or special use permit.
Electrical Review	Building & Safety	Review to the currently adopted National Electrical Code and any local amendments.
ERU Review	Building & Safety	Sanitation inspectors review for new sewer connections and calculate the correct rate based on the use.
Fire Protection Review	Fire & Rescue	Review to the currently adopted International Fire Code for sprinklers, fire alarms and other safety components.
Historic Planning Review	Planning	Under Unified Development Code Title 19.10.150 - Historic Designation Overlay - properties listed on the City of Las Vegas Historic Property Register must be reviewed and approved for any exterior permits.
Land Development	Building & Safety	Review for civil improvement plan requirements, utility plans, sanitary & drainage standards; as well as, other uniform standards. Coordinate with Public Works on traffic, flood control, sewer and DEVCO.
Mechanical Review	Building & Safety	Review to the currently adopted Uniform Mechanical Code and any local amendments.
Plumbing Review	Building & Safety	Review to the currently adopted Uniform Plumbing Code and any local amendments.
Resubmittal Received	Building & Safety	This is not a review, but a record of when corrections are received by B&S.
RFI Received	Building & Safety	Returned to the customer for additional information. This marks the date when we receive the additional documents to proceed with reviews.
Structural Review	Building & Safety	Review to the International Building Code requirements and any local amendments for structural safety.
Tech Review	Building & Safety	Final review for confirmation of fees, stamps for construction and completeness of other documents.
Traffic Engineering	Public Works	For new construction and some TIs, Public Works reviews traffic impact and designates the amount charged per Chapter 4.32 of the Municipal Code.

Agency Milestone or Stage Category	Responsible City Department	Description/Comment
Scope of Work	Building & Safety	Building Technician determines the type of work and the permits needed for construction.
Intake	Building & Safety	Building Technician adds permit details for the plan reviews.
Application Review	Building & Safety	Building Technician review for completeness on new submittals. This must be a complete submittal for reviews to begin.
Returned for Information	Building & Safety	Returned to the customer for additional information or document resubmittals.
Collect Fees	Building & Safety	<p>Ready for the customer to pay plan review fees.</p> <p>Customers can pay online on their Dashboard or on our payment link: LasVegasNevada.gov/PayPermit</p>
In Review	Building & Safety	In queue for the plan reviews by all the disciplines needed based on the scope of work (<i>building, planning, land development, fire and public works can all be included</i>).
Waiting for Resubmittal	Building & Safety	<p>The project has been returned to the customer for corrections based on the plan reviews conducted.</p> <p><i>A resubmittal of plans & documents is now required from the customer.</i></p> <p>Please read <u>all</u> your plan review correction comments on our Check Status web page and open the plan links (sent via email and also available on your Dashboard) to read any markup comments on your plans from the reviewers. Always read all the comments from the reviewers before responding to address all their issues. Complete responses will speed up your reviews and help you finish faster.</p> <p>To check on plan review comments or inspection comments: LasVegasNevada.gov/CheckStatus</p> <p>To submit plans, pay fees and get copies of your plans: LasVegasNevada.gov/Dashboard</p>
Resubmittal Review	Building & Safety	Building Technician will review the resubmittal to confirm that all the files are received and they are in the correct locations for the next set of reviews.
Preissuance Review	Building & Safety	Building Technician is responsible for the final review to confirm that all files are stamped and the permit fees are correct.
Prior to Issue	Building & Safety	<p>The permit is now waiting for the permit fees to be paid and for a contractor to be determined. If you need to add a General Contractor to your permit, please email our Customer Service team at BuildingInfo@LasVegasNevada.gov.</p> <p>All contractors must have a unique PIN number for scheduling inspections.</p>
Inspections	Building & Safety	The permit has been issued and inspections can be scheduled online at LasVegasNevada.gov/ScheduleInspection
Awaiting PR	Building & Safety	This is for larger projects where there is typically more than one permit, so all reviews will be completed on the project number or "PR". These numbers begin with a PRC or a PRR and we call them a "Master" package.