



Industry Advisory from the Building & Safety Department

Joint Building & Safety Department & Fire Department

Express Plan Review Service

August 12, 2015

The City of Las Vegas Building & Safety Department offers an Express Plan Review service whereby Building Plans Examiners (Architectural, Structural, Plumbing/Mechanical and Electrical) meet concurrently on the same day with project design team members to conduct initial (and subsequent) plan reviews concurrently in the same room at the same time. Our customers welcome the one-on-one interaction with the Plans Examination staff that enables the customer and his/her design team members to ask plan review questions in person and get immediate answers on questions regarding the application of the adopted technical codes to specific projects and explore potential solutions to code challenges.

Previously, the Fire Department conducted reviews after the completion of the Building & Safety Department Express Plan Review. Not being part of the initial Express review resulted in those projects being placed in the normal Fire Department plan review queue, which can take up to 5 working days to complete the initial review. In order to provide better coordination between the Building & Safety Department and the Fire Department, and to provide more timely initial review of plans, the Fire Department will participate in the Building & Safety Department Express Plan Review service *effective September 1, 2015*.

In order to facilitate the participation of the Fire Department in the Building & Safety Department Express Plan Review service, the following changes to the Express Plan Review service are *effective September 1, 2015*:

- Currently, the Building & Safety Department requests that Express Plan Review service customers submit 2 sets of plans approximately 7-10 days prior to the scheduled date of the Express Plan Review appointment. The purpose of these plans is to provide an opportunity for the Plans Examination staff to conduct a cursory review of the project and come to the Express Plan Review appointment better informed about the proposed project. There is no charge for this “pre-review and the pre-review saves customers time during the Express Plan review. In order to provide the Fire Department the same opportunity to pre-review Express Plan Review plans, *effective September 1, 2015 three (3) sets of plans are required to be submitted to the Building & Safety Department 7-10 days prior to*

the date of the Express Plan Review appointment. The third set of plans will be routed to the Fire Department for pre-review prior to the Express Plan Review appointment.

- The Building & Safety Department charges fees for the Express Plan Review premium service that include a \$550 non-refundable reservation fee and a \$660 per hour Express Plan Review fee. *Effective September 1, 2015, the Fire Department will assess its current review fee of \$80.00 per hour that will be in addition to the Building & Safety Department Express Plan Review fees. This is an existing fee for Fire plan review services; therefore, there are no increased or new fees associated with this Express Plan Review process change. The only change is that the current Fire Department fee will be assessed and become due and payable at the same time as the Building & Safety Department Express Plan Review fees.*

We believe the joint Building & Safety and Fire Department Express Plan Review service will result in our customers receiving more coordinated and timely Express Plan Review services. Should you have any questions or require additional information, please do not hesitate to contact Plans & Permits Supervisor Rod Clark in the Building & Safety Department at (702) 229-6913 or rclark@lasvegasnevada.gov; or Deputy Fire Marshal David Klein in the Fire Department at (702) 229-0336 or dklein@lasvegasnevada.gov.