



Permit Press

Customer Newsletter

New Review Service Offered

The Single-Discipline Preliminary Review is a service that will help customers clarify complex regulations that may apply to projects, such as means of egress, disabled accessibility, hazardous material, and historic determination. Single-Discipline Review is a voluntary, fee-based service (see information bulletin 513, Preliminary Review).

Customers can request a Single-Discipline Review by submitting the completed questionnaire attached to information bulletin 513 to the submittal counter. The reviewers will prepare a written response to questions within five working days. The Development Services Department's goal is to give the public the advice and information needed to successfully plan and design projects. Project design alternatives and complex permit requirements can be evaluated and interpreted.

The Department will continue offering Multi-Discipline Preliminary Review, which is a coordinated preliminary review process and managed by a development project manager. The completeness and depth of the response to customers' specific information requests depends largely on the amount and detail of the information provided. Preliminary review will benefit from careful consideration of the information desired and adjustment of the documents submitted to support the inquiry. For comments and suggestions on this service please contact Afsaneh Ahmadi at (619) 446-5061.

Technical Advisory Committee works to improve City's development review process

The Technical Advisory Committee (TAC) was established in March 2000 to assist the Development Services Department. TAC's goal is to recommend changes for implementation. The committee's mission statement is "To advise the City Manager and the Land Use and Housing Committee on improvement to the development review process using communication, technology and best business practices to reduce processing times and better serve the customers and citizens of San Diego."

The Technical Advisory Committee is led by Chair Kirk O'Brien, who represents the American Institute of Architects. Members include Jarrett Reese, representing the Centre City Development Corporation; William Jones, representing the Board of Economic Develop-

ment Corporation; Janay Kruger, representing Permit Consultants Group; Kathi Riser, representing the Building Industry Association; Rick Rubin, representing the Consulting Engineers and Land Surveyors of California; Rebecca Michael, representing the Code Monitoring Group; Michael Galasso, member at large; Assistant City Manager Lamont Ewell, Development Services Director Tina Christiansen; and Kirk Mather, consultant for the City Council's Land Use and Housing subcommittee.

The accomplishments of the Technical Advisory Committee since March 2000 include developing the use of plan cover sheet templates, electronic or e-permitting, engineering self-certification, and creating a Single Discipline Preliminary Review, all of which give better customer service and speed up the permit process. A Final Inspection Clearance screen is available on the Development Services website; this screen allows construction professionals 24-hour access to identify remaining requirements to be satisfied prior to final inspection and certificate of occupancy. The most recent accomplishments of the TAC include creating interest by the American Institute of Architects (AIA) to assist with Architectural Self-Certification using Engineering Self-Certification as a model.

To better focus the efforts and specific experiences of the members, the TAC will use various subcommittees. These sub-

committees are technology/process, budget/personnel/marketing/outreach, and capital improvements, specifically expansion of the Development Services Center. Future topics that will be discussed include electronic record storage, Landscape Self-Certification, an Inspection Status Screen on the Internet, and Urban Design Guidelines for Infill Development. TAC will also review and make recommendations for the Development Services Department budget and services levels. Development Services will ask TAC to review the proposed fee study sometime in July 2002.

"We want to stay close to our customers and get their advice on how to improve the department," said Development Services Director Tina Christiansen. "This is a good way to do that. This committee is similar to customer advisory boards utilized by the private sector to insure that we are constantly improving our services."

Daily Assistance

To assist customers in understanding the review and approval process that applies to their projects, the Development Services Department has a Duty Development Project Manager (DPM) on staff each day.

Customers can get in touch with the Duty DPM by asking for this staff member at the DPM reception counter on the third floor of the Development Services Center.

Summer Training Seminars

See Page 2

Holidays

City of San Diego offices will be closed

Monday, May 27
Memorial Day
Observed Legal
Holiday

DSD Management Transitions

Tom Trainor, Deputy Director of Inspection Services, retired from the City in December following 39 years of service. Trainor served as Deputy Director for 10 years, and served as president of the International Association of Electrical Engineers. He worked to improve customer service and was instrumental in implementing the automated inspection scheduling phone service.

Pete López, Chief Building Official and Deputy Director of Building Development Review, retired in February after 36 1/2 years of service. López served as a facilitator who worked to bring citizens and staff together to agree on building designs that provided for public safety, and advised the City Manager on high-profile projects. López worked to improve his field by dedicating 20 years of service to the International Conference of Building Officials.

"Tom and Pete both exemplified excellence in service to the industry and were dedicated to customer service," said Development Services Director Tina Christiansen.

Trainor is succeeded by Art Debolt, with Joe Harris and Rick Rhoads moving up to the Inspection Supervisor positions. While a replacement is being selected for López, Jim Rehoreg will serve as Acting Building



Pete Lopez



Tom Trainor

Official, and Werner Landry will serve as Acting Assistant Deputy Director of the Building Development Review division. Additionally, Ed Oliva, who formerly served as Development Services Assistant Director, has returned to the department as Development Services Manager. In addition to his regular duties, Oliva is serving a key management and mentor role during the transition of top management positions.

Summer Training Seminars

To meet and share information with customers, Development Services is offering new topics of training during the week of July 15 - 19, 2002. Seminars will be held from 11:30 a.m. - 1:30 p.m., **except the Special Inspection Seminar which will be held from 3 p.m. - 5 p.m.**

These "Summer Training" seminars will be presented by experienced Development Services staff in an effort to inform customers of new regulations and more efficient ways of obtaining development review and building permit information and permits. They will be held at the City's Peninsula Community Service Center, located at 3740 Sports Arena Blvd., Suite 2. Each seminar costs \$5 per person per seminar; lunch or refreshments included. Please pay at the door.

- **Monday, July 15, 11:30-1:30: Landscape Regulations**

Senior Planner Will Rogers will go over the new Land Development Code Landscape Regulations. Rogers will highlight and explain some of the landscape ordinance requirements to eliminate confusion and misinterpretation. An important topic for all new developments.

- **Tuesday, July 16, 3:00-5:00: Special Inspection Overview**

Senior Structural Engineer Mehdi Shadyab, P.E., will give an overview of special inspection requirements. This seminar is a must to avoid delay of construction and City inspections.

- **Wednesday, July 17, 11:30-1:30: Permits on-line: e-permitting**

To avoid unnecessary trips Downtown, obtain minor building permits from the comfort of your office or home; on weekends or evenings. Senior Clerk Typist Dana Turner and Public Information Clerk Davida McDaniel will provide details on how to obtain permits over the Internet. This seminar is a must for electrical, mechanical, and plumbing contractors.

- **Thursday, July 18, 11:30-1:30: Preliminary Review**

Structural Engineering Senior Afsaneh Ahmadi, P.E., will go over one of our most useful pre-submittal services. Through preliminary review, you can obtain information on the regulations with which your project must comply, which permits you must obtain, the review process that applies to your project, and the design challenges that your project may face.

- **Friday, July 19, 11:30-1:30: Storm Water Regulations**

Senior Civil Engineer Cal Chong, P.E., will give a presentation on the recent Municipal Storm Water Permit which was adopted by the State of California on February 21, 2001. An emphasis will be placed on the requirements for Storm Water Pollution Prevention Plans and Best Management Practices during construction and post-construction activities.

For more information, please contact Supervising Plan Review Specialist Salam Hasenin at (619) 446-5212, or RSVP to Lu'Cretia Washington at (619) 446-5447.



CITY OF SAN DIEGO

Permit Press

May/June 2002

Published by the
City of San Diego
Development Services Department

Development Services Department

Tina Christiansen , Director	(619) 236-6120
Edward S. Oliva , Development Services Manager	(619) 446-5395
Kelly Broughton , Acting Assistant Director, Deputy Director, Land Development Review	(619) 557-7983
Terry Marshall , Deputy Director, Information and Application Services	(619) 446-5434
Art De Bolt , Deputy Director, Inspection Services	(858) 492-5070
Marcela Escobar-Eck , Deputy Director, Project Management	(619) 557-7999
Alex Bragado , Deputy Director, Support Services	(619) 446-5265
Werner Landry , Acting Assistant Deputy Director Building Development Review	(619) 446-5075
Jim Rehoreg , Acting Deputy Director/Building Official, Building Development Review	(619) 446-5089

Planning Department

Gail Goldberg , Director	(619) 236-6361
Gary Halbert , Chief Deputy Director	(619) 533-6497
Betsy McCullough , Deputy Director, Long Range Planning	(619) 236-6139
Permit Press Editor: Cynthia Queen	(619) 446-5446
E-mail: CQUEEN@SANDIEGO.GOV	
Subscriptions, Address Changes:	
Lu'Cretia Washington	(619) 446-5447
Publication Sales	(619) 446-5200

This information is available in alternative formats for persons with disabilities. To request this bulletin in alternative format, call (619) 446-5000 or (800) 735-2929 (TT).



Printed on recycled paper

Web sites: <http://www.sandiego.gov/development-services> <http://www.sandiego.gov/planning>

Adoption of New Construction Codes Pending

The Building Standards Commission of the State of California (CBSC) met on March 20, 2002, to complete the adoption process for the 2001 California family of construction codes. The goal is to publish the codes in time for adoption by local jurisdictions prior to the end of the year. Issues raised in adopting the California Plumbing Code have delayed the overall adoption process by three months, and as a result the City of San Diego expects to be enforcing the new codes sometime in the fall of 2002.

As part of its triennial code development process the State of California has decided not to adopt the family of codes published by the International Code Council (ICC) which includes the 2000 International Building Code (IBC), the 2000 International Residential Code (IRC), etc. The State decided to adopt a new fire code and mechanical code, to retain the current building code and to adopt newer editions of the plumbing and electrical codes.

The California construction codes are a part of Title 24 of the State Code of Regulations. The 2001 edition of the California Construction Codes will include amended versions of the 1997 edition of the Uniform Building Code published by ICBO, the 2000 edition of the Uniform Fire Code published by the Western Fire Chiefs Association, the 1999 National Electrical Code published by NFPA, as well as the 2000 editions of the Uniform Plumbing Code and Uniform Mechanical Codes published by IAPMO. Numerous state amendments will be published to correlate the selected and unrelated codes and to update the fire protection

standards referenced in the outdated 1997 UBC.

The California Building Standards Commission is a body appointed by the governor. It is charged with selecting and adopting construction codes that are enforced by local jurisdictions and considers amendments by various state agencies to the selected model code documents. The selected model code plus the approved state amendments are published as the 2001 California Construction Codes. The selection, amendment and adoption process typically follows a three-year cycle.

Local jurisdictions such as the City of San Diego are required by state law to adopt and enforce the California construction codes within 180 days of publication by the State of California. Additionally, local jurisdictions may only amend the California construction codes due to unique local conditions if the appropriate findings can be made and approved by the State of California. These amendments will be reviewed by the City Council later this year.

The Department will determine which code applies by the date of the permit application. Those received prior to adoption will be processed under the existing codes. The Department will determine the applicable codes based on acceptance date of the submitted permit application and associated plans. Permit applications submitted prior to the effective date of the new construction codes will be processed under the existing codes. Check the Permit Press for future updates and call Ali Fattah at (619) 446-5092 for more information.

Assistant Director Haase earns key San Jose position

Stephen M. Haase, Assistant Director of the Development Services Department has accepted an offer to lead the City of San Jose's Department of Planning, Building and Code Enforcement. His last day with the City of San Diego was March 15, and a replacement is expected to be selected by July.



The City is conducting an open recruitment for the position. The Acting Assistant Director through April 30 will be Kelly Broughton, and Marcella Escobar-Ecke will assume these duties through May and June. During this time, Building Development Review, Information and Application Services and Field Inspection Services will report to Development Services Manager Ed Oliva. Land Development Review, Project Management and Support Services will report to the Acting Assistant Director.

"Stephen will be an asset to the management team in San Jose," said Director Tina Christiansen. "He is a proven leader in our organization, creating changes that resulted in customer service improvements."

Haase served as the Assistant Director of the Development Services Department since December 1995, overseeing the operations of development issues from concept to completion. Haase also lead the implementation of a project management system.

Lack of State Funding Closes the San Diego Regional Permit Assistance Center

The San Diego Regional Permit Assistance Center, a state program located on the fourth floor of the City's Development Services Center, provided a central resource for information and permit assistance for the past eight years. However, the current California budget crisis forced the San Diego Regional Permit Assistance Center to close in March 2002.

The California Environmental Protection Agency's (EPA) Permit Assistance Center (PAC) Program funding was severely cut with the 2001/02 state budget. During the past six months there was

hope that the program would be fully funded in the 2002/03 budget. However, as the budget deficit grew, a reduced program became more inevitable. As a result, California EPA Secretary Winston H. Hickox ordered 11 of the 13 PACs statewide to close. Sacramento and Riverside PACs will be the only two to remain open.

The San Diego Regional PAC was established in 1994 to provide a more accommodating business environment for the San Diego community. The California EPA/PAC's mission is to maintain California's high environmental stan-

dards while helping businesses with permit and compliance information from all levels of government. During the past year more than 3,000 soon-to-be entrepreneurs utilized the San Diego Regional PAC for convenient access and support. General information about permit/license requirements for businesses can be found by visiting the Calgold permit assistance resource website at www.calgold.ca.gov. The site includes regulations, permitting and licensing policies of state, local, regional and federal agencies, overlaid with requirements for particular industries.



THE CITY OF SAN DIEGO

Permit Press
City of San Diego Development Services Department
1222 First Avenue MS-401
San Diego, CA 92101-4154

PRSRT STD
U.S. POSTAGE PAID
SAN DIEGO, CA
PERMIT NO. 2311

RETURN SERVICE REQUESTED

Now here...



Get no-plan permits online!

See our website... <http://www.sandiego.gov/development-services>

HOW TO REACH US

Express, After Hours Services

Express Plan Check Limited
Construction Plan Check (619) 446-5300
Engineering Services (619) 446-5460
Fire Plan Check (619) 446-5440
After Hours/Weekend Building
Inspections (858) 492-5070

Services by FAX

For printouts of plan clearances. You will be faxed the printout or mailed a copy.
PlanFinder Touchtone Line (858) 581-7171
PermitFax Line (619) 236-7687

Service Telephone Numbers

Address Coordinator (619) 446-5411
Code Enforcement (619) 236-5500
Community Plans (619) 235-5200
Demolition/Removal/Relocation; Grading; Electrical, Mechanical, Plumbing, Gas Permits; Preliminary Review; Public Improvements; Tenant Improvements; Transportation; Wet

Taps; Water & Sewer, Zoning (619) 446-5000
Development & Permit Information, Submittal Appointments (619) 446-5300
Electrical Plan Check (619) 446-5300
Engineering Information (619) 446-5460
Engineering Project Close-Out, Time Extension, Bond Release (619) 446-5363
Facilities Financing (619) 533-5950
Fire Prevention New Construction Plan Check, Hazardous Materials Plan Check, Subdivision Review (619) 446-5440
Hazardous Materials Inspections (619) 533-4477
Home Owners Night (619) 446-5300
Land Dev. Review Info. (619) 446-5460
Master Plans (619) 446-5052
Over-The-Counter Plan Review Appointments (619) 446-5300
Plumbing/Mechanical Plan Check (619) 446-5300
Police Department Crime Prevention Through Design (619) 531-2837
Publications (619) 446-5100
Records (619) 446-5200
San Diego Regional Permit Assistance Center: CAL-EPA, Caltrans, Air Resources Control Board, Regional Water Quality, County Environmental Health Services, Air Pollution Control, (619) 236-5938
Seismic/Geologic Hazards (619) 446-5460
Sign Permits (619) 446-5300
Structural Plan Check (619) 446-5300
Traffic Control Plan Check (619) 446-5150
Transportation Planning (619) 235-5231

Schedule In Advance Services

New Construction, Relocation, Removal, Demolition Inspections (858) 581-7111
Engineering Field Inspections . (619) 627-3200

Service Locations

Development Services Center, 1222 First Ave. Development Services (Building Development Review, Information & Application Services, Land Development Review, Support Services).
Stadium/Kearny Mesa area, 9601 Ridgehaven

Ct., Suite 220
Development Services Inspection Services: Selected permit issuance, reinspection fee payment (checks only), 7 a.m. to 4 p.m., office open to 5. Construction, sign, demolition inspectors.
City Administration Building, 202 C St. Planning Department (Long Range Planning, Multiple Species Conservation Program, Transportation Planning, Facilities Financing)
Executive Complex, 1010 Second Ave. Engineering and Capital Projects Dept., Traffic Engineering.
Civic Center Plaza, 1200 Third Ave. Neighborhood Code Compliance

Community Service Centers are located in many neighborhoods, including Clairemont, Market Street, Mid-City, Navajo, Otay Mesa/Nestor, Peninsula, Rancho Bernardo and San Ysidro. Call City Information at (619) 236-5555 for the nearest location and operating hours.