



PER I

Development Services Department

Spring 2007



News Briefs

Public Notice Package

A Public Notice Package is needed for all actions requiring a Notice of Future Decision, Notice of Application or a Notice of Public Hearing. Information Bulletin 512 describes how an applicant can obtain public noticing information to prepare a Public Notice Package for projects requiring noticed decisions or public hearings. In lieu of adhesive mailing labels, applicants may now provide the owner and resident/occupant address list in an Excel Spreadsheet on a CD-R. This will increase efficiency and reduce the cost of mailing. If you would like to take advantage of this new process, please see Information Bulletin 512 or go to: www.sandiego.gov/development-services. Under Forms and Guidelines, click on Info Bulletins and then Information Bulletins by Number. This option will become a mandatory Submittal Requirement on June 1st 2007, as we move towards fully automating the noticing process.

California Environmental Quality Act (CEQA)

The City's revised CEQA Traffic Significance Thresholds (Section O on Page 69 of the Development Services Department's California Environmental Quality Act Significance Determination Thresholds) will be applied to projects deemed complete on or after January 1, 2007. The revised thresholds can be found at

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Changes Underway at Development Services

Many changes are under construction at Development Services. The department is restructuring and reengineering to best serve customers and the community.

"The City is facing difficult times and the construction industry and development business is in a major downswing," said Director Marcela Escobar-Eck. "We are looking at ways to reduce expenditures, improve cost-recoverability and increase efficiencies."

Escobar-Eck assumed the helm in October 2006, and has been working with Jim Waring, the City's Deputy Chief Operating Officer of Land Use and Economic Development, to further improve services and efficiencies in this complex, regulatory department. Specific goals include additional regulatory reform, streamlining the permitting process, and improved communication and interaction with San Diego's diverse communities.

To facilitate this, Escobar-Eck and Waring have been promoting a culture of confidence, in which each staff member has the necessary training, knowledge and understanding of overall issues to make front-line decisions well.

"I am encouraging staff to focus on what they do have control over and to do their job well," said Escobar-Eck. "They can influence and change how they are delivering service, and the ways they interact with the customers and community."

Another key element is outreach, much of which is provided over the Internet via the



Photo by Lynda Pfeifer
Development Services Director Marcela Escobar-Eck reviews plans with field inspector Lynda Marika.

Department's web site at www.sandiego.gov/development-services. Escobar-Eck has pushed to have as much information as possible available on the web, so that everyone has easy access to the regulations and the process.

"I want the community to be involved in the process," said Escobar-Eck. "I want people to be aware of what is happening in their community and to be aware of the regulations and policies that govern land use. It is distressing to me to be at a meeting or hearing and have people upset because they did not know what is allowed by law to be built in their neighborhood. Communication is the key."

Land Use Chief Waring has carried the torch for regulatory reform since coming to the City in January 2006. "It is my sincere belief that achieving sustainable, livable and affordable communities is greatly enhanced by clear and workable rules and regulations," Waring said.

Within the department, restructuring has included further streamlining of a three-division department. Five years ago the

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THE CITY OF SAN DIEGO

Development Services Department
PERMIT PRESS
Executive Team

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Assistant Director:

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 Business and process management,
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 Process Re-Engineering, project
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 Chief Deputy Director
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Plan review and inspection for
 building, mechanical, plumbing, electrical and fire, grading
 permits, public improvements, construction inspections,
 and enforcement of municipal and model codes.

Entitlements:

Robert Manis, Deputy Director
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 Engineering review, landscape review
 planning review, environmental
 review, project management,
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PERMIT PRESS EDITOR:

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Customer Service Statement:

"We value and respect our customers. We are dedicated to providing you professional, caring, and timely service."

Fire Expands Over the Counter Services

The Fire New Construction Section is making continuing efforts to provide more review services Over the Counter (OTC). OTC reviews are an option that allows customers to bring their plans to the Development Services Center and have staff review their plans while they wait. The project's scope of work must meet certain parameters. Customers usually leave with approval in hand in a matter of hours. This is a much quicker and more efficient process than submitting plans. Over the past year Fire New Construction has broadened the types of reviews available for OTC review to include:



- 1. Sprinkler monitoring systems**
- 2. Commercial kitchen hood fire suppression systems**
- 3. Office tenant improvement sprinkler plans when 50 or less sprinklers are involved and the sprinklers are standard spray.**

Over the next year Fire New Construction hopes to expand their OTC reviews to include fire alarm plan review for tenant improvements and tenant improvement sprinkler plans beyond the scope mentioned above.

For more information about the Development Services OTC review process please visit our website at www.sandiego.gov/development-services. Click on Development Services, Step by Step, then select Step One: Define Project and click on Types of Permits/Approvals.

City Honors Quality Customer Service Delivery



Photo by Lynda Pfeifer

The City of San Diego is committed to providing quality customer service to the community, and Development Services emphasizes this effort. Over 80 employees, citywide, were acknowledged for their outstanding customer service during Fiscal Year 2006. Pictured with

Customer Service Manager Cynthia Queen, Deputy Chief Jim Waring, and Director Marcela Escobar-Eck, Development Services staff members honored were Kim Wallace, Michelle Sokolowski, Mike Richmond, Bill Teachworth, Toni Grant and Laura Black. (Not pictured is Lee Edging).

Development Services Appoints New Chief Building Official/Deputy Director

Afsaneh Ahmadi, P.E., has been appointed Deputy Director of the Building, Safety and Construction Division of Development Services. In this capacity, she also serves as Chief Building Official for the City of San Diego.



Photo by Lynda Pfeifer

Ahmadi graduated from the University of Florida with a Master of Science Degree in Civil Engineering, with an emphasis in Structures. She is a Licensed Professional Engineer, and is certified by the International Council of Building Officials as a Plans Examiner and Building Inspector. She is a graduate of the City's Leadership Development Program and Management Academy, and has been an active member of the Development Services Management Team for the past seven years. Ahmadi has a strong focus on customer service and training, with extensive experience as a presenter and instructor. As an instructor at the New School

of Architecture from 1990 to 1997, Ahmadi developed and implemented architectural and structural building design curriculum. In 1995 she was named Educator of the Year by the California Building Code Institute.

"I want to ensure that our services are so efficient and expeditious that regardless of whether customers are submitting their projects or seeking over-the-counter service, the process appears seamless," Ahmadi said.

For the past seven years she has been the Project Submittal Manager, overseeing all project submittal functions including publication and implementation of the Project Submittal Manual and engineering permit issuance functions. She has been an active participant on key department implementation task forces, including Process 2000, the Automation Task Force, and the consolidation of the engineering, discretionary and building submittal services. Ahmadi replaced Isam Hassenin, who moved on to become Director of the Department of Building Inspection with the City and County of San Francisco. 🏢

Did You Know...

By: Mehdi Shadyab, P.E.
Senior Engineer-Structural



...that those yellow, bumpy, rubber mats placed on the corners of pedestrian sidewalks, along walkways near entrances to grocery stores, and trolley station passenger loading and unloading areas are designed to warn the visually impaired? These truncated domes are called detectable warnings. The American with Disabilities Act (ADA) requires detectable warnings on hazardous vehicular ways, transit platform edges and curb ramps. The City is committed to having its public right-of-way accessible to all individuals. For additional information regarding the requirements for detectable warnings, refer to 2001 California Building Code, Section 1133B.8.5.

Re-engineering Development Review

Development Services is undergoing Business Process Re-engineering. This process reevaluates the development review processes to determine the most efficient way to provide core services. The Re-engineering Team, lead by Jeff Strohming and facilitated by the Mayor's Business Office, includes department staff and managers, stakeholders representing other departments, the development industry, and community groups. The first phase started in July 2006 and examined the department's core processes (regulatory reform, ministerial review, discretionary review, environmental review, records, code compliance and community input). The seven teams completed their work in January and are scheduled to present recommendations to the Mayor and the City Council in the next several months. The second phase started in February and will look at the supporting processes of closeout, review by outside departments and agencies, training, finance, technology, and customer service. It is scheduled to be completed and make recommendations in Fall 2007.

Changes Underway, continued from Page 1

department had six divisions with six deputy directors. This extreme flattening of upper management has increased the coordination and span of control, and further measures are being implemented by Escobar-Eck and the management team to consolidate engineering functions and increase over-the-counter services. (Please see the related article on page 2 announcing the appointment of our new Chief Building Official Afsaneh Ahmadi.)

Escobar-Eck served as the Planning Director for the City of Carlsbad from September of 2005 to September of 2006. Prior to that, she had spent her career at the City of San Diego, most recently serving as a Chief Deputy Director in Development Services. She earned her Bachelor of Science degree in Landscape Architecture from the University of California at Davis. She is a trained mediator and authority on regional land use and development issues and regulations, who works closely with other agencies and community groups to improve the permitting process.

Escobar-Eck replaced Gary Halbert, who moved on after 27 years with the City to become Deputy City Manager of the City of Santee, where he also oversees development issues. 🏢

Check Your Zone Online

Now it's easier than ever to determine the zone of your property. The City's Official Zoning Map is available online at www.sandiego.gov/development-services.

Zoning, as defined in Section 1 of the Guide to the Submittal Process, is "the legislative method by which land use, intensity of development, and site design and architectural design are controlled." Before you consider any type of development, you must first know the zoning designation that applies to your property, and what is allowed to be built in that zone.



As part of Development Services ongoing efforts to increase access to information resources, the City of San Diego's Official Zoning Map is now available online with multiple features to assist you in your determination.

To determine your property's zone, follow these steps:

1. On the internet, go to the City of San Diego's website at www.sandiego.gov. On the City's home page you will find the heading "Business;" and under this category you will find the "Development Services" link. Select "Development Services."

2. You are now on the Development Services home page. On the right side of your screen you will see the Official Zoning Map icon (pictured above). Select this icon to access the Official Zoning Map site.

3. On the Official Zoning Map page, you will need your property's address in order to submit your request. Assessor's Parcel Numbers cannot be used for location searches.

4. The first heading you'll see is "Overview," and you have two options to select. You can either "View a property on the zoning map," or "View your property by address."

Select your preferred search method. For the address search option, simply type your address in the blank spaces, then click on the SUBMIT box. Your RESULTS will name your base zone or Planned District zone designation. If you desire more in-depth information on your zone, look to the right of your zone name, and select the "More Info" link. This will take you directly to the Land Development Code chapters of the City's Municipal Code, which detail land use and development regulations.

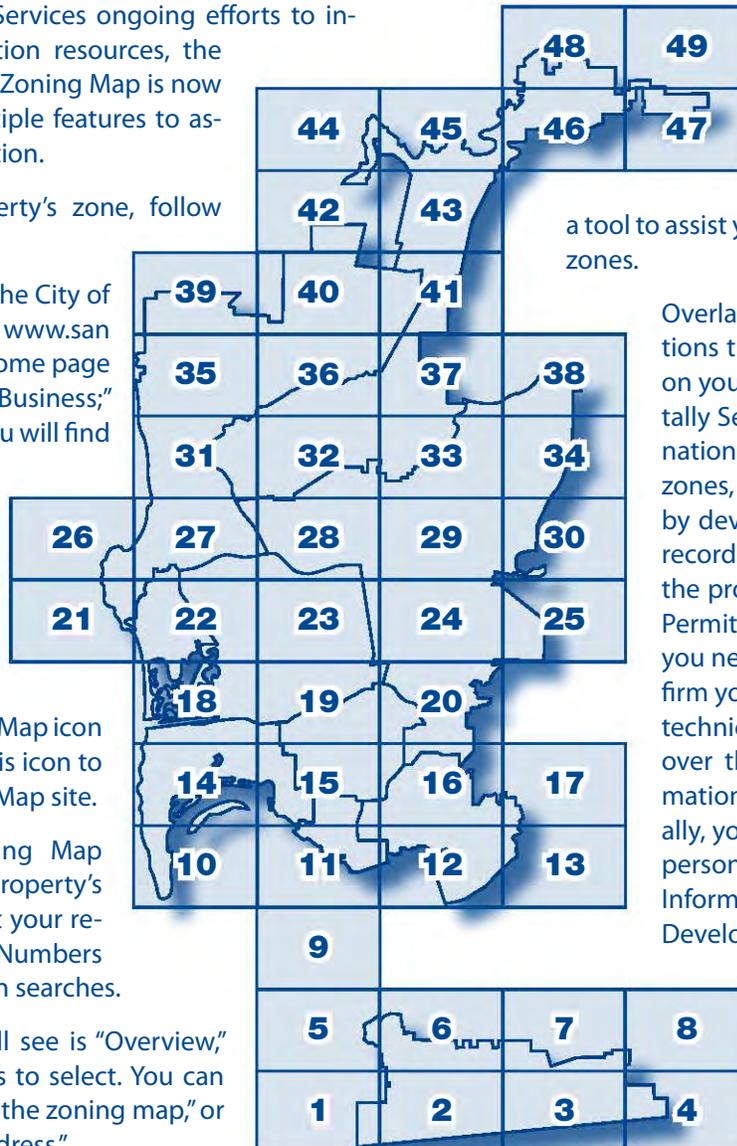
Directly beneath the area naming your zone is a link to "View Map Image," which shows the zoning over the entire area that you selected. To view this map, click on the link "View Map Image," which takes you to Map Page Instructions for a clear explanation of how to use this resource.

5. The scope of the project will determine if a more comprehensive look at your property's planning, zoning, and/or building regulations will need to be researched by staff. To address

this, a link to "Overlay Zones and Requests for Other Zoning Information" is available. Follow the link and you will see the form titled "Parcel Information Checklist," which is

a tool to assist you in addressing possible overlay zones.

Overlay zones are supplemental regulations that may place further restrictions on your base zone, such as Environmentally Sensitive Lands and Historic Designations. The maps do not identify overlay zones, or provide information on permits by development agreements and other recorded permit approval processes on the property, such as Site Development Permits or Conditional Use Permits. If you need additional information to confirm your zoning, Development Services technical staff is available to assist you over the phone via our General Information line at (619) 446-5000. Additionally, you can meet with technical staff in person at our Development and Permit Information counters at the downtown Development Services Center. Appointments can be made by calling (619) 446-5300. 🏢



Retrofitting the Historic Western Metal Building

Featured URM Historic Building

By Mehdi Shadyab, P.E., URM Program Coordinator

The historic Western Metal Supply Co. building, located at 215 7th Avenue, was built in 1909-1910 at the corner of Seventh Avenue and K Street, at the then-considerable cost of \$60,000. It was originally designed by renowned architect Henry Lord Gay. This building is registered as a historical building, No. HRB 131, on the San Diego Historical Resources Board Registry.

The business that became Western Metal Supply Company in 1902 was established in 1888 by brothers Bernard and George McKenzie. It originally specialized in steel distribution, wagon makers' materials, and blacksmith's supplies, and later evolved into a large hardware wholesale operation adding plumbing, auto supplies, pipe fittings, equipment for automobiles and gasoline engines, roofing supplies and sporting goods to its inventory. The company played a key role in developing the region from Southern California to Arizona by supplying products for the construction and transportation industries – from covered wagons to the railroad and automobiles.

By 1972, the once-thriving old industrial neighborhood and warehouse district had declined into disrepair. The McKenzie family sold the business in 1972. The Western Metal Supply Company filed for bankruptcy in 1975. In 1977, the vacant building was purchased by the Hom family, and eventually designated as a historic site by the City of San Diego. Years later, the Western Metal Supply Co. Building was scheduled for demolition to make way for construction of a new ball park in downtown San Diego, PETCO Park.

Today, skyscraper hotels and condominiums, office buildings, parking structures, shops and restaurants have replaced the old industrial warehouse district. This new redeveloped and revitalized district known as East Village is the location of PETCO Park, which is home to the Padres, San Diego's baseball team. With the Padres commitment to preservation of historic resources, this 100 year old historical brick building was preserved and adaptively re-used. The Western Metal Supply Co. Building is an integral part of PETCO Park. The building is incorporated into the ballpark, with the left-field foul pole attached to its southeastern corner. It houses the Padres Majestic Team Store; a souvenir shop on the ground level; party suites on the second and third floors; a public restaurant on the fourth floor, and seating areas and bleachers on the rooftop.



Western Metal Supply Co. Building



Photos by Mehdi Shayab

As part of the construction of the ball park, this historical building underwent major structural renovation and was completely seismically strengthened per the seismic regulations of the applicable building code and the City of San Diego URM Ordinance.

Note: The unreinforced masonry (URM) historical buildings are featured in an effort to emphasize the importance of structural retrofitting and strengthening of such buildings per the applicable seismic regulations of the City of San Diego, for the safety, use and enjoyment of all our citizens as well as for the preservation of our historic buildings. 🏛️

San Diego County Water Authority (CWA) Capacity charges prepared by the City of San Diego Water Department

CALENDAR YEAR 2007 – EFFECTIVE JANUARY 1, 2007

The San Diego County Water Authority was organized on June 9, 1944 for the primary purpose of importing water from the Colorado River to San Diego to augment local water supplies. The Water Authority's service area encompasses 939,672 acres (1,468 square miles). The primary function of the Water Authority is to develop, store and transport water for use by its member agencies for delivery to each residence and business. The Water Authority supplies up to 90% of the water used within the County.

The System Capacity Charge for a meter size of one (1) inch or greater shall be the basic charge of \$4326 multiplied by a Factor that is based upon additional meter capacity. This is the cost for the conveyance and storage facilities necessary to operate the delivery system. The Water Treatment Capacity Charge for a meter of one (1) inch or greater shall be the basic charge of \$166 - \$18 = \$148 multiplied by a Factor that is based upon additional meter capacity. This is the cost for the connection to the 50-mgd (million gallons per day) regional water treatment facility.

METER SIZE	CWA FACTOR	CWA SYSTEM CAPACITY	CWA WATER TREATMENT	CWA TOTAL
3/4"	1	4,326	148	4,474
1x 3/4"	1	4,326	148	4,474
1"	1.6	6,922	237	7,159
1 1/2"	3	12,978	441	13,419
2"	5.2	22,495	770	23,265
3"	9.6	41,530	1,421	42,951
4"	16.4	70,946	2,428	73,374
6"	30	129,780	4,440	134,220
8"	52	224,952	7,696	232,648
10"	78	337,428	11,544	348,972
12"	132	571,032	19,536	590,568
2-2"= 3"	9.6	41,530	1,421	42,951
2-3"= 4"	16.4	70,946	2,428	73,374
2-4"= 6"	30	129,780	4,440	134,220
2-6"= 8"	52	224,952	7,696	232,648
2-8"= 10"	78	337,428	11,544	348,972
2-10"=12"	132	571,032	19,536	590,568

FOR FURTHER INFORMATION:

If you have questions that have not been answered by this fact sheet, please contact: Finance Department, San Diego County Water Authority, 4677 Overland Avenue, San Diego, CA 92123 (858) 522-6673

INFORMATION TECHNOLOGY EQUIPMENT ROOMS

By: Henry Pio, P.E.



Once in a while, electrical staff encounters projects that include Information Technology Equipment Rooms (ITER) in which less stringent requirements for electrical installations are allowed.

These are rooms that house computer/data processing equipment that include cables installed under raised floors. These cables need to be fire-rated unless the room qualifies as ITER. Section 645.2 of the NEC lists five conditions to be met in order to qualify an area as ITER. These are measures required to isolate the room from other parts of the building in the event of fire.

Among these measures are one mechanical and one structural requirement. Although these requirements are in the electrical code, they often get missed in plan review because they are shown in the mechanical and structural plans. They are still reviewed by electrical engineers. Consequently, the electrical inspector finds the missing conditions at final inspection; which is a poor time to tear down a wall or bring back the mechanical contractor.

Summary of NEC Section 645.2:

The following conditions shall be met in order to qualify the room as IETR:

The provision of disconnecting means complying with NEC section 645.10. The purpose is to disconnect power to all electronic equipment, dedicated HVAC systems, and to cause all fire/smoke dampers to close in the ITER.

The provision of separate HVAC system, dedicated for ITER or the building central HVAC system, shall be

continued on next page.

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separated by fire/smoke dampers at the point of penetration of the room boundary. These dampers operate on activation of smoke detectors and operation of disconnecting means required in condition 1.

Only listed information technology equipment shall be installed. The listing documents should be presented to electrical plan check and are verified by electrical inspection.

The room is occupied only by personnel needed for the information technology equipment.

The room is separated by fire resistant walls. Structural plan check will verify that this condition is met.

It is important to remember that all walls surrounding the ITER must be fire-rated and reviewed by structural plan check. Frequently, the fire-rating of one or more of these walls is missing.

Final word: Electrical designers, when you want to qualify a room as ITER, please note it on the plans, call us, or have your architect call the assigned reviewer at the beginning of a project. 🏗️

www.sandiego.gov/development-services under the News heading on the left side.

Storm Water Pollution Prevention Guide for Construction Industry

The City of San Diego is working with contractors to implement what are known as Best Management Practices (BMPs) on all construction sites. BMPs are methods used to keep pollution out of storm drains and off City property, such as sidewalks, streets, parkways and alleys. All outdoor activities, including construction, are required to prevent pollutants from entering the storm drain conveyance system.

Under the City of San Diego's Municipal Code, Section 43.0301, Storm Water Management and Discharge Control ordinance, it is illegal to discharge construction debris and materials into the storm water conveyance system. As a condition of your permit, you are required to prevent construction generated or related pollutants from entering the storm drain system. Questions? You may contact your assigned inspector or the Development Services Field Office at (858) 492-5070. For additional information, you may pick up a Storm Water Pollution Prevention Guide for the Construction Industry at the Development Services

Center downtown. For information on line, visit www.sandiego.gov/development-services. Click on Forms & Guidelines and then Storm Water.

Does Your Project Have an Existing Pool or Spa?

To reduce the possibility of body entrapment, hair entrapment/entanglement, and evisceration which can have life-threatening consequences, effective January 1, 2007, Section 115928 of the Health and Safety Code has been amended to read:

Sec. 4 (d) - Whenever a building permit is issued for the REMODEL or MODIFICATION of a SINGLE FAMILY HOME with an existing swimming pool, toddler pool, or spa, the permit shall require that the suction outlet of the existing swimming pool, toddler pool, or spa be upgraded so as to be equipped with an antientrapment cover meeting current standards of the American Society for Testing and Materials (ASTM) or the American Society of Mechanical Engineers (ASME).

Sec. 3 (b) - Pursuant to existing law, the Department of Health Services shall have available on the department's website, commencing January 1, 2007, approved pool safety information available for consumers to download at www.dhs.ca.gov.

Test Your Knowledge of Building Code & Construction

By: Mehdi Shadyab, P.E., Senior Engineer-Structural

See back page for answers.

1. A building permit is not required for repair work that involves only the replacement of existing components with similar materials for the purpose of maintenance, and which does not affect any electrical or mechanical installation, when aggregate valuation of such work does not exceed:

- A. \$500.00 B. \$1000.00 C. 5000.00 D. 10,000.00

2. The door between the residence and the garage:

- A. must be a self-closing, tight fitting solid-wood door 1 3/8 inch in thickness.
B. must be painted and always kept locked.
C. must be accessible by pets by an opening in the bottom of the door.
D. must have a fire-protection rating of not less than one-hour.

3. Kitchens, halls, bathroom and toilet compartments in a residence may have a ceiling height measured to the lowest projection from the ceiling of not less than:

- A. 6 ft. 8 in. B. 7 ft. C. 7 ft 6 in. D. None of the above.

4. All exit signs shall be continually illuminated:

- A. Only as required during a power failure.
B. At all times.
C. Only for spaces with occupancies having an occupant load of 100 or more.
D. Only for spaces with occupancies having an occupant load of 50 or more.

5. Foundation sill plates shall be bolted to the foundation with:

- A. 1/2 inch diameter steel bolts with 2 inch diameter x 1/4 inch thick round steel plate washer and nut, with 7 inch minimum embedment into concrete.
B. 5/8 inch diameter steel bolts with 5/8 inch thick steel plate washer and nut, with 7 inch minimum embedment into concrete.
C. 5/8 inch diameter steel bolts with 2 inch x 2 inch x 3/16 inch thick steel plate washer and nut, with 7 in. minimum embedment into concrete.
D. Any of the above.



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- 📁 **Zoning Information**
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HOW TO CONTACT US

DEVELOPMENT SERVICES DEPARTMENT GENERAL INFORMATION AND SERVICES

General Information,

Technical Assistance (619) 446-5000
Appointment Scheduling (619) 446-5300

During high-volume periods, your call may be answered by an automated service. This service will tell you how long the wait is and give you the option of leaving your phone number, to be called back in the order your call was received.

For projects currently in the permitting process, please call the contact phone number listed on your invoice.

We encourage you to make an appointment for services by calling (619) 446-5300. You can "walk in" and wait for many services, but please be advised that appointments take priority. The following services require appointments: permits for single-family room additions, master plans and plan re-checks (call your reviewer directly, as listed on your correction sheet).

Information Numbers for Specific Services

Addressing Coordinator	(619) 446-5411
Bond Release	(619) 446-5333
Building Code Review	(619) 446-5134
Certificate of Occupancy	(858) 492-5070
Disabled Access Regulations	(619) 446-5134
Engineering Permit Issuance	(619) 446-5460
Engineering Project Close-Out	(619) 446-5333
Engineering Project Status	(619) 236-6840
Fire Access/Subdivision Review	(619) 446-5440
Fire Prevention New Construction	(619) 446-5440

Plan Check

Hazardous Materials Plan Check	(619) 446-5440
Homeowners Saturday Service	(619) 446-5300

Inspections

To schedule an appointment for:

New Construction, Relocation, Removal, Demolition	(858) 581-7111
Inspection Information	(858) 492-5070
Engineering Field Inspections	(619) 627-3200
Land Development Review	(619) 446-5460
Landscape Inspection	(858) 627-3331
Master Plans	(619) 446-5101
Right-of-Way Permits	(619) 446-5460
Seismic/Geologic Hazards	(619) 446-5400

Solid Waste Local Enforcement Agency	(619) 533-3688
Structural Plan Review	(619) 446-5134
Plan Pick-Up	(619) 446-5179
Publications	(619) 446-5200
Records Information	(619) 446-5200
Time Extension for Engineering Permits and Subdivision Improvements	(619) 446-5333
Traffic Control Plan Check	(619) 446-5150

Useful Numbers in Other City of San Diego Departments

Business Tax/License	(619) 615-1500
City Directory Information	(619) 236-5555
City Information "Just Call"	(619) 615-6111
Code Enforcement	(619) 236-5500
Facilities Financing	(619) 533-3670
Long Range Planning	(619) 236-6479

Small Business Early Assistance

The City of San Diego Development Services Department wants your small business to succeed and recognizes the challenges you face as an entrepreneur. Before you sign a lease, purchase property or expand your business, contact Small Business Liaison Ron Halbritter at (619) 446-5211. Ron has extensive experience with the permitting process and will help get you off to the right start. Give Ron a call before your proceed!

Answers to questions from **Test Your Knowledge of Building Code & Construction:**

1. B 2. A 3. B 4. B 5. C