



## **BUILDING DEPARTMENT FREQUENTLY ASKED QUESTIONS**

What is the average time from building permit application to permit approval?

*Two months of processing time is typical, for plans requiring 3 rounds of review. If the project requires Architectural Landscape Committee review, an additional month of processing time should be anticipated prior to plan check. The City of Indian Wells does not provide “over the counter” plan check or plan check by City Staff. City building permit volumes do not justify Staff positions for internal plan check operations. Outside consultant processing time should be anticipated for all permits that require plans.*

How can I expedite my permit?

*Submittals of high quality plan sets compliant with current California Building Code are the best way to expedite a permit. The City publishes plan check checklists used by the City plan check consultants for use by owners, contractors and design professionals before plan submittal to the City. Low quality plans will extend City processing time.*

What projects require a building permit?

*New residential or commercial construction, residential or commercial remodeling including any of the following construction or remodel changes: electrical, plumbing, natural gas, exterior fireplaces, photovoltaic panels, fuel cells or other alternative energy devices (including generators), barbecues and fire pits, patio covers, HVAC mechanical equipment, swimming pools, masonry walls, roofs. Projects not permitted are subject to double fee penalties, code compliance violation fees and stop work notices.*

What projects do not require plans for a building permit?

*Roof replacements of like materials, HVAC replacements, electrical panel replacements (no new circuit additions or wiring changes), water heater replacements.*

What is the cost of a plan check and building permit?

*Typical plan check and permit costs are between 3 to 5% of the construction value. Please contact the Building Department for a more specific estimate as the actual calculation is complex and subject to several variables. Two payments are required, an initial payment for plan check and a second payment for the building permit following plan approval. The plan check fee must be paid for the plan check process to be initiated.*

How long is my building permit valid?

*Building permits are valid for 180 days from the date of issuance with 180 day automatic extensions with approved and active ongoing inspections.*

How do I schedule a building department inspection?

*Call the City inspection hotline (760) 834-7790 no later than 4:00 p.m. to be scheduled for the following business day inspection. No specific time of day inspection appointments are given. Inspections are generally conducted between 9:00 a.m. and 4:00 p.m.*