



Clark County Building Department

4701 West Russell Road, Las Vegas, NV 89118 ~ (702) 455-3000

Express Building Plan Review Building Permit Guide

James Gerren P.E., Director * Werner Hellmer P.E., Deputy Director * Scott Telford P.E., Deputy Director

Part I. General Information

As authorized by Section 22.02.335 of the Clark County Building Administrative Code (CCBAC), the Building Official has established an Express Plan Review program for providing expedited plan review services without adversely impacting normal plan review activities. This Express Plan Review program is intended to provide an expedited service delivery level to assist with meeting our customer needs, which may be driven by financial commitments and time constraints. Express Plan Review services will be based on availability of Building Plans Examination and Zoning staff. Availability will be determined by the Building Plans Examination Manager or designee and Zoning Manager or designee.

Part II. Project Eligibility for Express Plan Review

New residential or commercial building permit applications may be eligible for Express Plan Review, except for the following which are not eligible:

- Any building classified as having a Hazardous Occupancy (H-1, H-2, H-3, H-4 or H-5).
- Any project which would be assigned into a work queue with a first plan review completion goal of less than 21 calendar days.
- Any project with a valuation less than \$250,000

The Express Plan Review program is limited to Building and Zoning code reviews only. It is the permit applicant's responsibility to verify and coordinate other agency approvals if required. Acceptance into the Express Plan Review Program is limited to the initial submittal of the original permit application or to a specific revision under a permit application number and does not apply to a project in its entirety.

NOTE: Express Plan Review fees are in accordance with 22.02.345 (F) of the CCBAC.

Part III. Pre-Qualifications

A project must meet the following criteria in order to qualify for Express Plan Review services:

- All applicable land use approvals **must** be approved by the Clark County Planning Commission and the Clark County Board of County Commissioners. Land use applications are coordinated and processed through the Comprehensive Planning Department. Please call (702) 455-4314 for specific details.
- Public "right-of-way" civil drawings/plans, drainage studies, traffic studies, development agreements, and maintenance agreements, etc., **must** be approved as required by the Public Works, Development Review team.

Part IV. Express Application

- A **complete** permit application, plans and other required documents must be submitted. After this has occurred, the applicant may complete and email the Express Plan Review Application form to Customer Service at pacenter@clarkcountynv.gov with the word "Express" mentioned in the subject of the email.

-
- The Express Plan Review application will be forwarded to the Manager of Plans Examination or designee and Zoning Manager or designee, who will, within 4 business days, determine if a preliminary meeting will be required and/or if there are team members available to conduct the review.
 - If a preliminary meeting is required (may be in person or virtual), the applicant and the design professional in-charge must attend and be able to discuss the following topics:
 - The entire scope of the project.
 - The code analysis, including use and occupancy classifications, type of construction, allowable building area, active and passive fire protection, minimum plumbing fixtures, etc.
 - The construction documents.
 - Special development conditions or variances or land use applications.
 - A final determination will be made on the Building Department's and Comprehensive Planning (Zoning) Department's ability to accept the project for Express Plan Review based on the meeting and/or the availability of plan examination staff. In cases where the Comprehensive Planning Department is not able to facilitate the Express Plan Review request, the project will be submitted for traditional review and no express plan review will be performed. In cases where the Building Department is not able to facilitate the Express Plan review request, but the Comprehensive Planning (Zoning) Department can perform express review, then a Zoning Only Express plan review can be performed if so chosen by the applicant.
 - When the project has been accepted into the Express Plan Review Program, the plan review schedule portion of the Express Plan Review Application will be completed and sent to the applicant. The Express Plan Review Schedule specifies the following:
 - Initial Plan Review Completion timeframe in calendar days, shown on the Express Plan Review Program Application, will commence upon acceptance of the permit application and payment of the partial express plan review fee.
 - If the payment of the express plan review fees and acceptance of the permit application form by the applicant is more than 4 working days from acceptance into Express Plan Review Program, the initial plan review completion timeframe may need to be re negotiated.

Part V. Express Review Fees (See section 22.02.345(F) of the Clark County Building Administrative Code)

The plan review fee for express review plan processing shall be four (4) times the normal Zoning plan review fees plus Building plan review fees as listed below:

Project Construction Value:	Express Processing Plan Review Fee:
\$0 to \$50,000,000	Four (4) times normal Building plan review fee
\$50,000,001 to \$100,000,000	Three (3) times normal Building plan review fee
Over \$100,000,000	Two (2) times normal Building plan review fee

As it applies to this section, the Project Construction value for a Phased Design and Construction project, in accordance with Section 22.02.300, shall be the summation of the construction value of all phases of project.

The Express processing plan review fee shall be paid in the following manner:

- (1) One half of the express Building plan review fee is due upon approval of the Express Plan Review Application and Schedule.
- (2) The remaining one half of the express Building plan review fee is due upon the completion of the express plan review and prior to issuing the corresponding Building permit(s).
- (3) If the Building or Zoning plan review is not completed in the time frames established in the Express Plan Review Application and Schedule, the applicant will not be required to pay the remaining balance of the express Building plan review fee or the zoning plan review fee

Part VI. Express Review Process

- Upon payment of the invoiced express fees, the project will be designated as express; plan review due dates will be adjusted as necessary; and assigned to the appropriate plans examiners.
- If the plan examiners do not meet the initial completion date, the applicant will not be required to pay the balance of the express plan review fee, per CCBAC.
- Upon completion of the initial plan review by plans examination staff, the contact will be notified by email of any corrections necessary. The Building Department cannot be held accountable for delays caused in producing corrections. The express plan review is only for the initial plan review. It does not expedite the subsequent reviews for corrections that are submitted.
- Upon approval of all required disciplines, the applicant will be assessed the balance of the express plan review fee, as indicated on the Express Plan Review Schedule.

Upon successful completion of the plan review process and approvals from all necessary County departments and cooperating agencies, permits will be issued to properly licensed contractors upon payment of all required fees and verification of services by all outside agencies.

Building Department Locations & Services

<p>MAIN OFFICE 4701 W. Russell Road Las Vegas, NV 89118 (702)455-3000</p>	<p>In Lobby Services:</p> <ul style="list-style-type: none"> - Assistance with electronic permitting - In-person communications & meetings - Records research
<p>LAUGHLIN OFFICE Regional Government Center 101 Civic Way Laughlin, NV 89029 (702)298-2436</p>	<p>Services:</p> <ul style="list-style-type: none"> - Building Inspection Services - Fire Prevention Inspection Services

Other Clark County Departments/Divisions/Districts

Fire Prevention	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-7100
Public Response Office	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-4191
Animal Control	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-7710
Environment & Sustainability	4701 W Russell Road, Las Vegas, NV 89118	(702) 455-5942
Public Works, Development Review	500 S Grand Central Pkwy, Las Vegas, NV 89155	(702) 455-4600
Comprehensive Planning	500 S Grand Central Pkwy, Las Vegas, NV 89155	(702) 455-4314
Las Vegas Valley Water District	1001 S Valley View Blvd, Las Vegas, NV 89153	(702) 870-2011
Southern Nevada Health District	280 S Decatur Blvd, Las Vegas, NV 89107	(702) 759-1000
Water Reclamation District	5857 E Flamingo Rd, Las Vegas, NV 89122	(702) 668-8888

State of Nevada

Division of Water Resources	400 Shadow Lane, Suite 201, Las Vegas, NV 89106	(702) 486-2770
Nevada State Contractors Board	8400 W Sunset Rd, Suite 150, Las Vegas, NV 89113	(702) 486-1100

Utilities

Nevada Energy	6226 W Sahara Ave, Las Vegas, NV 89146	(702) 402-5555
Southwest Gas	8360 S Durango Dr, Las Vegas, NV 89113	(877) 860-6020

<http://www.clarkcountynv.gov/building>