

July 1, 2021

RE: Clarification of third-party plan review services

Dear Customers,

Recent communication from my office on June 23, 2021 indicated the modification of third-party plan review services. Some confusion has arisen, and I'd like to take this time to clarify that while some consultant plan review services will no longer be available, other consultant review services continue to be provided by the County. As you may know, Building Services offers a variety of plan check services intended to meet the customer's needs and we look forward to continuing many excellent programs and services.

While the third-party "customer carry" program will no longer be in service after July 1, 2021, as described below, Building Services will continue to offer in-house plan review, electronic/online plan review, and the team will continue to outsource specific project types that are outside the County's normal course of business. For example, Building Services team members will continue to plan check over-the-counter permits, quick-check projects, small tenant improvement projects, and residential structures up to 3,000 square feet in size. The team will outsource plan checks for residential projects that are larger than 3,000 square feet, and all non-residential as we previously have. For non-residential projects over five million dollars, Building Services will continue to utilize consultant plan review and inspection via the Pioneer Program a turn-key plan check and inspection contracted service.

What will not continue is the third-party "customer carry" program. We define the third-party program as those instances when the customer carries the plans directly to a consultant identified on Building Services' qualified list. A customer will no longer be able to select a consultant, carry the plans directly to that consultant for plan review, nor will the customer be able to pay the consultant for the work in lieu of the County.

I can appreciate the impacts of this decision and how it may affect our customers and those firms who have provided excellent service through the "customer carry" program, however this change is needed to ensure compliance with recent changes to independent contractor laws.

My Best,

  
Timothy Wegner, CBO  
Deputy Director  
Community Development Resource Agency