



City of Dallas

Development Services Monthly Technology and Metrics Review

**Economic Development
Committee
September 5, 2023**

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Development Services
City of Dallas

Presentation Overview



- Technology
- Metrics
- Self-Certification Update
- Fee Study
- House Bill 14
- Next Steps



Technology



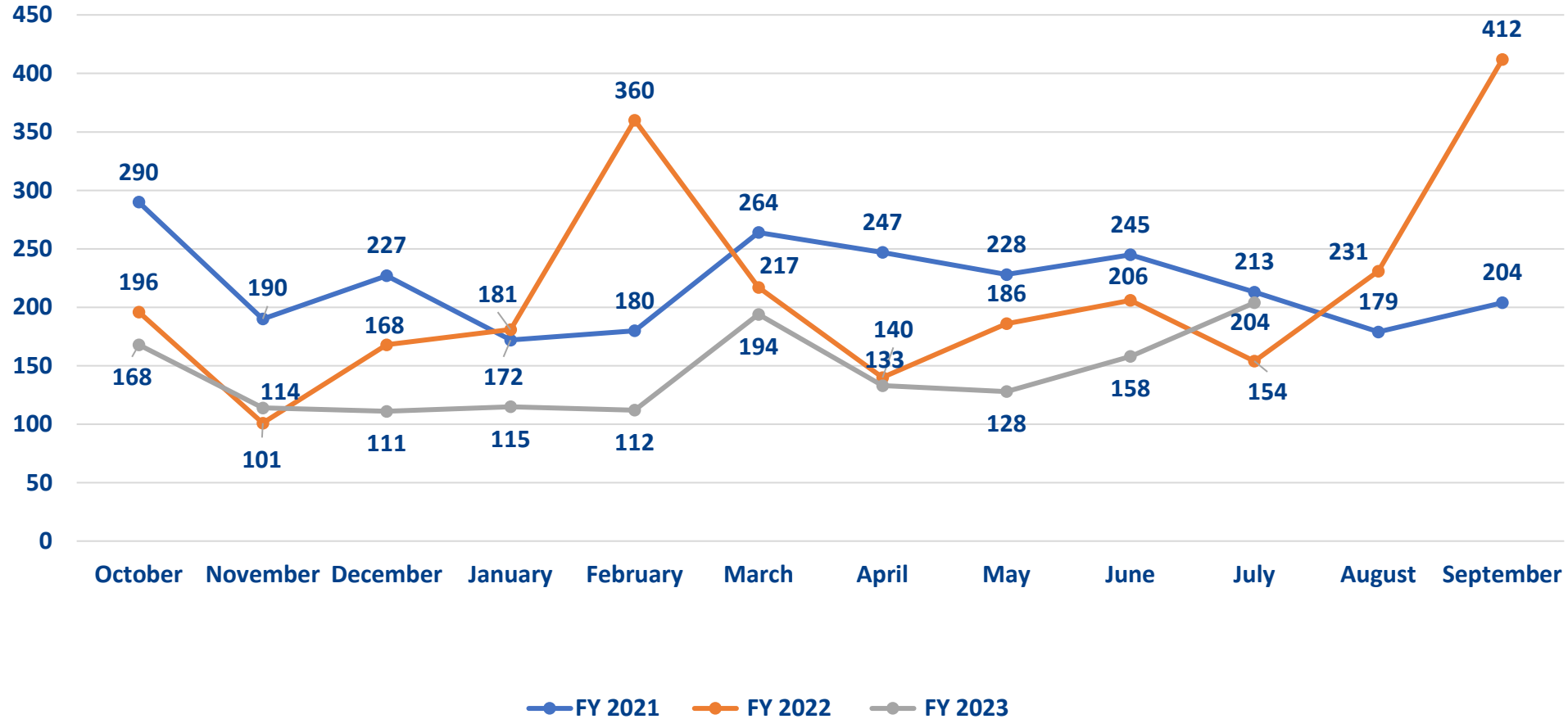
- DallasNow project continues into the third month of progress.
 - Commercial
 - Residential
 - Remodel
- Applications have been fully developed and are currently in the scripting phase.



Residential Permit Volume



New Single Family Permits Created



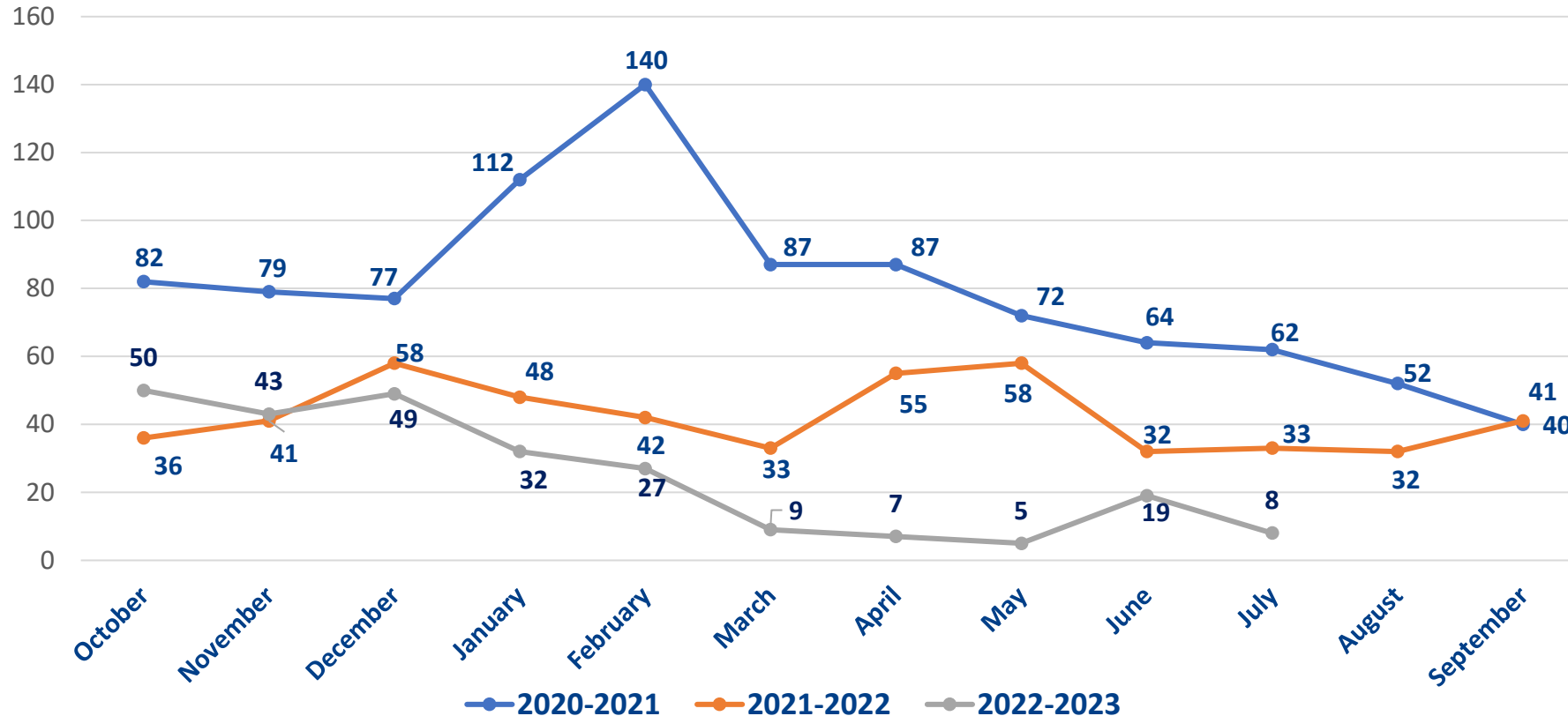
A total of 204 new single-family permits were processed (22.5% increase) for the month and 207 permits were issued



Residential Permit Turnaround Times



Residential New Single Family Permits-Staff Time Median Days
(calendar days) to Issue YTD Comparison



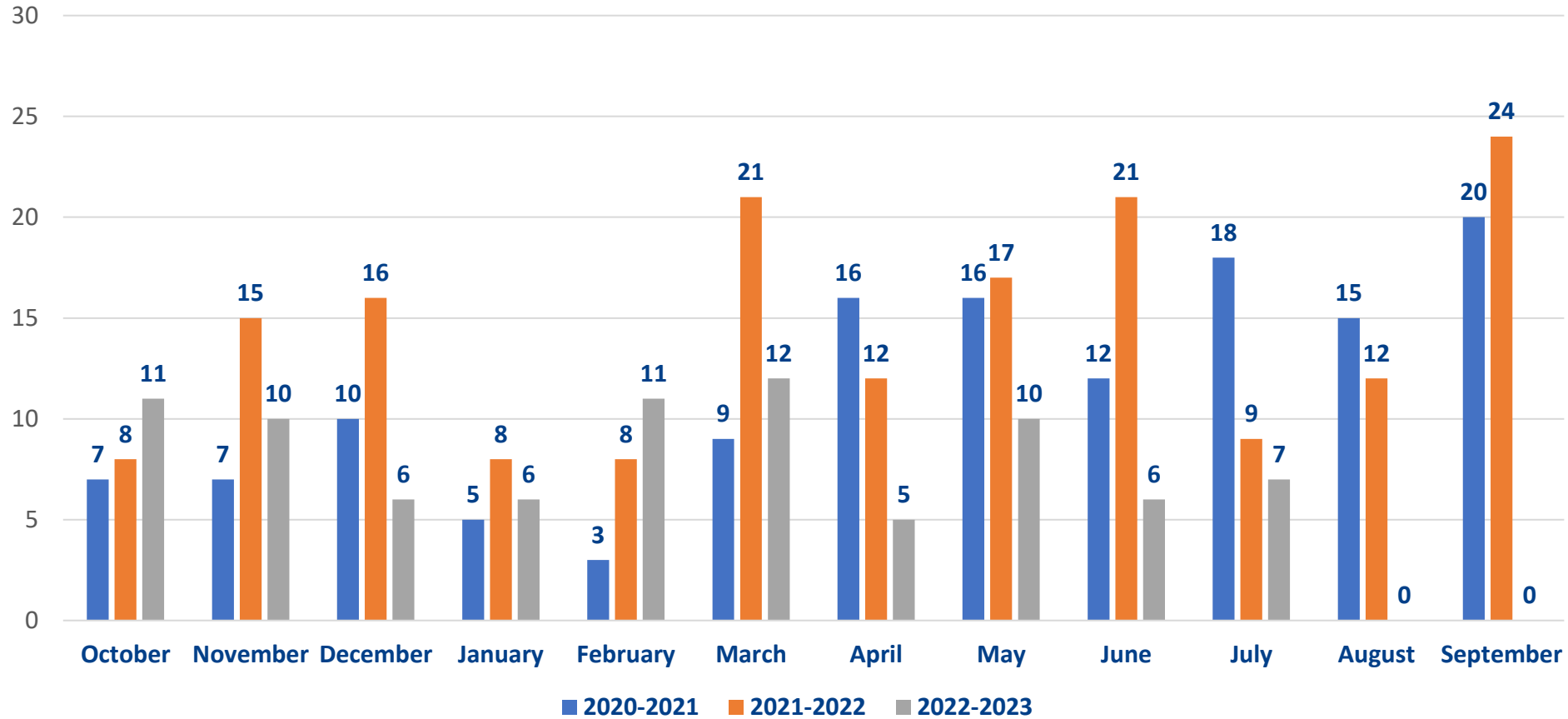
100% of initial permit reviews were performed within 3 days and 42 RSVP permits were issued the same day



Commercial Permit Volume



New Commercial Project Permit Volume



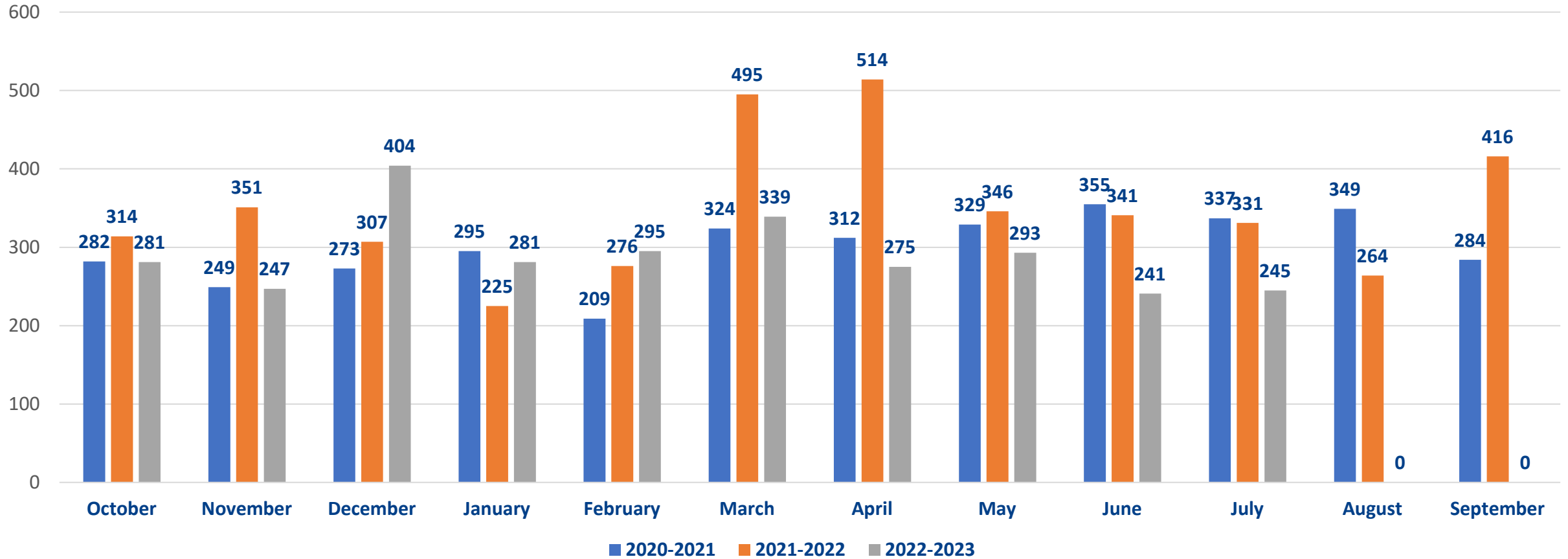
Complex Q-Team received 21 permit submittals and the Minor Q-Team received 26 permit submittals.



Commercial Remodel Permit Volume



Commercial Remodel Master Permit Volume



Commercial Permit Metrics



Dallas Development Services Department Performance Goals FY2022-2023			2022			2023							
Metrics	Goal	FY2022	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	YTD
# of Commercial Plan Review Submittals													
Commercial New	N/A	171	11	10	6	8	11	12	5	10	6	7	86
Commercial Additions	N/A	156	19	17	28	16	33	26	28	11	49	18	245
Commercial Remodels	N/A	4,179	281	247	404	281	295	339	275	293	241	245	2,901
Express Plan Review (Q-Team)	N/A	842	23	16	20	23	22	51	36	39	28	21	279
Express Plan Review Minor Commercial (Q-Team 2)	N/A	N/A	N/A	N/A	N/A	N/A	14	8	14	15	29	26	106
Average # of Days for Initial Review													
New Commercial/Remodels	15 Days	12	10	10	11	10	9	9	15	10	7	6	10
Express Plan Review (Q-Team)	10 Days	7	5	5	2	3	2	5	6	3	4	4	4
Express Plan Review Minor Commercial (Q-Team 2)	1 Day	N/A	N/A	N/A	N/A	N/A	1	1	1	1	1	1	1

Note: Correction date to deploy new Commercial Permitting Dashboard to be implemented in September 2023



Update On Self-Certification



- **DSD partnered with the Matrix Group**
 - Phoenix, Arizona
 - North Las Vegas, Nevada
 - San Diego County, CA
 - Tulsa, Oklahoma
 - Forth Worth and Arlington, TX
- **Best Practices**
 - Expedite permits
 - Additional customer options
 - Qualifying professionals to self-certify specific projects



Update On Self-Certification



- **Qualifying projects would include:**
 - Building, Fire, Mechanical, Plumbing, Electrical plan review
 - New Single-Family (duplex) projects-all sizes
 - Minor commercial finish outs
 - Less than 3,000 square feet
 - Business and Mercantile Occupancies
 - Minor commercial remodel projects
 - Less than 5,000 square feet
 - Business and Mercantile Occupancies



Update On Self-Certification



- **Qualifying design/code professionals**
 - Registered Architects
 - Licensed Professional Engineers
 - Certified ICC Code Professionals
- DSD would process/register Self Certification Providers (SCPs) and publish a list to the development community and post on the DSD website



Update On Self-Certification



- **Registration of SCPs**

- Statement of Qualifications

- Experience with review and inspections
- Professional education
- Professional certifications
- Trade licenses
- Design professional licenses
- Accreditations



Update On Self-Certification



- **Registration of SCPs (Non-transferable)**
 - Certificate of Insurance
 - Indemnification Form
 - Annual Registration Fee (\$500.00 for SCP entity and \$200.00 for each SCP agent)
 - Point of Contact
 - Designate “Professional-in-Charge”
 - Designate “Technical Point of Contact”
 - Continual Education provided by DSD



Update On Self-Certification



- **Stakeholder Communication**

- **June 5th** Matrix Group DRAFT Guidelines
- **June 5th** Texas Real Estate Council
- **June 15th** Dallas Home Builders Association
- **June 22nd** Dallas Contractors Association
- **June 23rd** Dallas Independent School District
- **June 26th** American Institute of Architects Dallas
- **June 30th** Dallas Advisory Committee
- **July 18th, 2023**, met with public to receive feedback (2 Sessions)





Update On Self-Certification

- **June 26th** DSD Published Public Comment Card Survey
 - 20 respondents have taken the survey
 - 75% of respondents support creation of the program
 - Top 4 program types recommended for self-certification:
 - New Single-Family Homes
 - New Commercial Construction
 - New Commercial First-time Finish-outs
 - New Commercial Shell Buildings
 - Fire Alarm/Fire Sprinkler Trade Permits



Update On Self-Certification



• Stakeholder Feedback

- Respondents recommend that Building, Fire Alarm/Sprinkler, MEP, and Landscaping/Tree plan review types should be able to self-certify
- Most respondents indicated Texas Licensed Architects and Engineers should qualify as Self-Certification Providers
- Dashboard may be viewed here: <https://bit.ly/DSDSCP> (Appendix A)



Fee Study



- Partnered with the MGT of America Consultant Group
 - Enterprise fund must recover 100% service costs
 - Study was based initiated in 2019
 - Based on hourly rates and time spent on project types
 - Recommendations and Final Fee Schedule finalized in 1 Quarter of FY2023-2024
 - Follow up to EcoDev
 - Stakeholder outreach and communication on findings



House Bill 14



- **Third Party Review of Development Documents and Inspection of Improvements:**
- If the City does not approve, conditionally approve, or disapprove a development document by the 15th day after the date prescribed by a provision of this code, the review may be performed by a 3rd party.
- **DSD is meeting with CAO to:**
- Define specific sections of the Bill and determine:
- Code interpretations
- Code amendments
- 3rd party registration process
- 3rd party qualifications, insurance, and expectations





Next Steps

- Lunch and Learn Series
 - July 28, 2023 – Construction Management
 - August 11, 2023 – Signs 201
 - August 23, 2023 – Arborist/Tree Removal
 - August 25, 2023- Water/Wastewater Permits
 - August 30, 2023- DSD Affordable Housing Permit Team
 - August 31, 2023- Board of Adjustment
- Develop and share Commercial Permitting Dashboard in September 2023
- Finalize Fee Study Recommendations 1st Quarter of FY2023-2024
- Hiring Fair reschedule for September 2023



Appendix A-Survey Comments



- “This program should be targeted to commercial remodels and initial tenant finish outs where there is no zoning review required other than confirming items like parking and signage but nothing to do with the building, such as setbacks, height, lot coverage, etc. Applicants and the licensed professionals certifying these documents are not going to be willing to take zoning risk.”
- “This is an absurd idea on its face. Allowing members of the building industry to approve their own plans with no 3rd party input will lead to sub-standard and likely, dangerous construction taking place in Dallas.”
- “Please include language that allows for revocation of any permit that was issued for work that is not in line with city codes, not just found to be a danger to health safety or welfare. The codes already have this standard, but the revocation and appeal process will be considerably better if the revocation standard is the code, not the intent behind the code.”
- “Focus on Commercial Building Permits. Fire Sprinkler/Fire Alarm review is detrimental to project schedules.”
- “The quality of construction standards will be lowered, and the economic impact will cause significant losses in the construction industry. Not to mention the legal liability between contractors, investors and homeowners.”
- “I'm a Texas licensed architect and I do not think this is a good idea. The City should hire the right people (and enough people) so that the permitting department runs efficiently. This isn't the answer.”





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