



TOWN OF CARY

Inspections & Permits Department
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Express Review Guide

FOR COMMERCIAL CONSTRUCTION PROJECTS

EXPRESS REVIEW

Express Review is a service that allows for faster examination of most commercial construction plans, including fit-ups and new buildings and is held each week on Tuesdays & Thursdays, with appointments beginning at 1:30 pm. Express Review can shave weeks off the time it takes to obtain a building permit. Typically, applicants may expect to receive permits within 1-3 business days of an approved Express Review. Cary continues to offer this service, helping those with commercial projects needing to meet financing deadlines and other timetables.

SCHEDULING:

Express Review must be scheduled 7 business days prior to your desired date and can be scheduled anytime ahead your requested date as long as required documentation (listed below) is provided.

To schedule an Express Review, contact the **Express Review – Scheduling Coordinator**, Sue Wall at (919) 460-4992 or email at sue.wall@townofcary.org. The applicant will be contacted, to verify the appointment time, after the requested documentation (listed below) has been reviewed and the proposed project is determined to be appropriate for Express Review. The **Express Review – Plans Coordinator**, Harry VanWagenen, who can be reached at (919) 460-4977 or harry.vanwagenen@townofcary.org, will review the scope of work for your proposed project to ensure the necessary appointment time is allotted to your project. If the appointment time requested is not suitable, Harry or Sue will contact you to extend the appointment or reschedule for a more suitable appointment time.

The applicant will need to submit the following documentation to complete the Express Review appointment process within 2 business days of the initial scheduling request:

- 1) The completed Commercial Building Permit application must be forwarded to the Express Review – Scheduling Coordinator upon requesting a date for Express Review.
- 2) A layout of each suite in the building, listing name of the tenant, the occupancy classification and gross square footage.
- 3) Express Review Fee \$600.00 required for reserving an appointment

Upon a receipt of the above documentation and the Express Review Fee, the applicant will receive a written confirmation either by email or fax identifying the date and time for your Express Review appointment.

CANCELLATION & RESCHEDULING:

Cancellations must be made in writing to the **Express Review – Scheduling Coordinator** (either by email or fax) at least 3 business days prior to your scheduled Express Review appointment. Your payment for the Express Review will be refunded or applied toward your next scheduled Express Review time for the same project. If your scheduled time for the project is cancelled after this deadline, a minimum Express Review Fee \$600.00 will not be refunded or applied to your next scheduled review time. The applicant would then need to re-apply if they want to reschedule the project for Express Review.

COST:

- \$ 600 first hour (minimum fee)
- \$ 150 additional per 15-minute increment

PLANS:

Plans shall be available at scheduled appointment time, or may be submitted ahead of the appointment. Six (6) copies are required. Seven (7) sets if Wake County Environmental Health Department review is required.

All plans must be assembled and ready for review. All plans shall be sealed, signed and dated by a NC Professional Engineer or NC Registered Architect.

APPLICANT ATTENDEES:

The project coordinator/project contact person and all individuals whose professional seal is on the project plans (engineer, architect, and sprinkler designer) must be in attendance. If all parties are not present, we may not be able to proceed with your review and your fee may be forfeited. **Applicants should arrive 10 minutes prior to your appointment time.**

STAFF ATTENDEES:

- Building, Electrical, Plumbing, Mechanical, and Fire plans examiners will review for NC State Building Code compliance.
- Utility Pre-treatment staff will review plans to ensure that they meet the intent of the Sewer Use Ordinance and the Oil and Grease Control Program.
- Wake County Environmental Health Department staff will review plans as required (restaurant, food service, day care, etc).
- Platting Specialist will review permit to identify any addressing issues that may need to be addressed.
- Planning Department staff will review the permit for zoning and site plan compliance and/or identify any other planning/Town ordinance issues that may need to be addressed.
- Permit Technician will begin processing the permit, will review and verify all contractor information including licensure, and will calculate all fees, including building permit, utility connection, and development/ impact fees.

PERMIT ISSUANCE:

Permits are normally issued within 1-3 business days upon receipt of complete information and approval. As part of the review all fees, including building permit, utility connection, and development/ impact fees, will be calculated. Please refer to the **Inspections & Permits Fee Estimation Guide** to help determine your anticipated fees in advance of your submittal or contact the **Express Review – Scheduling Coordinator**.

TIPS FOR SUCCESSFUL EXPRESS REVIEW:

- Applicant should have all approvals from any other departments/outside agencies – Planning, Engineering, NCDENR, etc. Please note exterior changes require approval from the Town's Planning Department prior building permit issuance.
- Provide Detailed Scope of Work on application, including accurate Building Code Summary
- Address assignment should be completed
- Provide complete and accurate contractor information (ensure all contractors have valid Town of Cary Privilege License)
- Plans that require Wake County Environmental Health Department approval may be submitted prior to your Express Review, along with the completed Environmental Health Department application, equipment specifications, menu, and operations manual
- If your Express Review project cannot be approved, then permits cannot be issued until all outstanding issues have been resolved. If not approved, then the applicant may choose to have the project re-reviewed at another express review appointment time or enter the plans into the regular review process, which would then have regular processing review times for completion. Re-review fees will apply.
- Please contact the **Express Review – Scheduling Coordinator** for any special scheduling concerns.
- Please contact the **Express Review – Plans Coordinator** to discuss issues related to the plans, specific projects, or situations related to the Express Review.