



**City of Walnut Creek**  
**Development Review Services**  
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***BUILDING DIVISION EXPEDITED  
 PLAN REVIEW TURNAROUND TIMES  
 (In Business Days)***

Category	Project Type	First Review	Subsequent Rechecks and Revisions
<b>Residential</b> (Single Family and Duplex only)	New	18	13
	Additions	13	10
	Alterations	10	5
<b>Commercial</b> (Multi-Family residential and non-residential)	New	18	13
	Additions	18	13
	Alterations	13	8
<b>Housing for Special Needs Populations</b>	New	18	13
	Additions	18	13
	Alterations	13	8
<b>100% Affordable Housing &amp; Emergency Homeless Shelters</b>	New	20	13
	Additions	20	13
	Alterations	13	8

Expedited plan review is for Building Division only. Planning and Engineering turnaround times are based on regular turnaround times. Refer to Policy Bulletin No. PB-031. First round reviews may result in an approved plan or a comment list. Business days do not include City Holidays or weekends.

Expedited plan review requires applicant to pay an expedited plan review fee equal to 50% of the regular plan review fees, except 100% affordable housing projects and emergency homeless shelters.

Although Planning and Engineering Division cannot approve a building permit application before Design Review has been first approved, applicants who wish to submit for building plan review prior to Design Review approval may do so at their own risk, provided support for such submittal has been obtained from Planning and Engineering by Building staff. Revisions may be necessary to the building permit application resulting from Design Review process for projects that have not obtained final design review approval. Additional plan review fees may be necessary due to required design changes.