



CITY OF BIG BEAR LAKE *California*

COMMUNITY DEVELOPMENT DEPARTMENT PLAN REVIEW TURNAROUND TIMES

Project Review Type	First Review*	Subsequent Review*
RESIDENTIAL (one and two family dwellings)		
Plumbing, Electrical, HVAC small scope of work permits	Same Day	
Re-roof	Same Day	
General rehab permits (no change to floor plan, no structural changes)	Same Day	
Windows replacement permits (same sizes and locations, no structural changes)	Same Day	
Solar PV (photo-voltaic)	2 Weeks	2 Weeks
Retaining walls, Parking structures	4 Weeks	3 Weeks
Decks, Patio covers, Garages, Accessory structures	4 Weeks	3 Weeks
Additions less than 500 sq.ft., remodels, conversions or alterations with structural and/or floor plan changes	4 Weeks	3 Weeks
New Accessory Dwelling Units (ADU) or New Junior Accessory Dwelling Units (JADU)	4 Weeks	3 Weeks
New Residence, Additions over 500 sq.ft.	6 Weeks	4 Weeks
COMMERICAL		
Plumbing, Electrical, HVAC SMALL SCOPE OF WORK permits. <u>Plan review MAY be required based on scope of the work.</u>	Same Day	
Re-roof (tear off and reroof, same or similar roofing materials)	Same Day	
Signs (monument, wall, blade, etc.)	2 Weeks	2 Weeks
Solar PV (photo-voltaic)	3 Weeks	2 Weeks
Interior tenant improvement, Additions, Alterations	6 Weeks	4 Weeks
New structures	8 Weeks	4 Weeks

**All times are subject to change due to scope of work, level of review, or a high volume of plan reviews. Please allow the specified target time frame to pass before requesting a status on any plan review.*

DEMOLITION permits - please see Building and Safety Department counter for more information.