



Development Services

e-news

Electronic Plan Review Expanded to Include Tenant Improvements, Custom Homes, Standard Plans, Dry Utilities

The City of Peoria recently expanded its online plan review and permit offerings to include commercial tenant improvements, residential custom homes, residential standard plans, and engineering dry utility applications. With the addition of these four permit types, we now have 11 different permits that can be submitted, reviewed, and permitted electronically.

The electronic document review process enables customers to submit applications and construction drawings in PDF format 24 hours a day, seven days a week. The ability to submit documents from the home or office rather than physically bringing them to the development services counter will help applicants reduce time their time on the road as well as save on gas, wait times, and printing costs.



For more information about electronic document review and our online offerings, please visit our [website](#) or contact [Traci Varland](#) at 623-773-7612.

Infrastructure Design Guidelines Getting a Facelift

The City of Peoria is working on a major update to its infrastructure design guidelines. The purpose of the design guidelines is to promote a safe, reliable, and livable city by promulgating clear standards for construction. One of the primary aims of this update is to produce a document that is more user friendly than the existing version.

The guidelines seek to promote cost-effective construction while balancing construction cost considerations with long-term maintenance requirements, operability, and public safety. The specific areas to be updated include development and permitting; platting; dedications and abandonments; traffic and transportation; streetlights; grading, drainage, and floodplain management; water, wastewater, and reclaimed water; structures, bridges, and guardrails; landscaping and trails; and non-city owned dry utilities, including wireless facilities.

The new infrastructure design guidelines will be compatible with Maricopa Association of Government (MAG) specifications and details, while incorporating city and other preferred deviations from MAG. The guidelines will identify and eliminate any outdated design standards that conflict with accepted industry standards, as well as any conflicts or duplications within City of Peoria regulations.

The city went through an extensive consultant selection process and ultimately selected Entellus, Inc. as the most qualified consultant. Entellus embarked on the update to the design guidelines in April, and recently submitted a 50 percent draft for review. The document is expected to be complete by the end of the calendar year.

Staff Working on Building Code Update

The City of Peoria has begun the the process of updating its building codes to the 2018 edition of the international

codes. Every three years, the codes are updated to incorporate the newest technologies and construction methods. In 2017, the city adopted the 2015 edition.

Staff is reviewing the new codes and our current amendments. Once we have developed proposed changes, we will share them with stakeholders, post them on our website, and present them at an upcoming development forum. We are anticipating a January adoption by City Council, with an effective date of July 1, 2019.



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