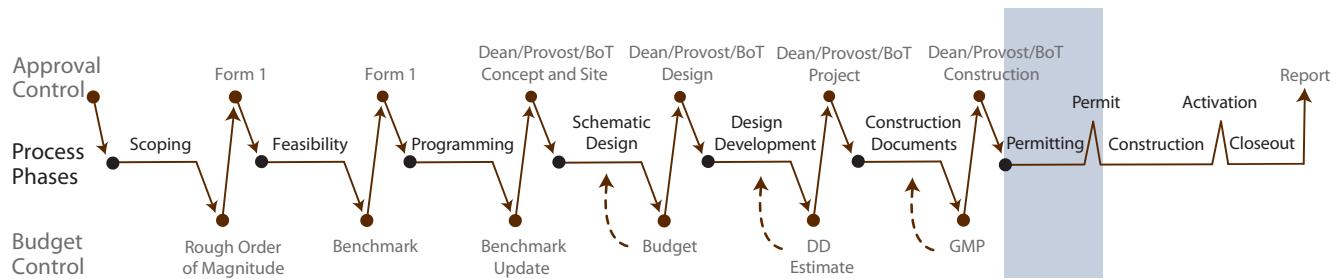


PERMITTING



Submit CDs to jurisdictional authorities for plan review to obtain necessary construction permits.

No significant construction activity may commence without the necessary permits and approvals. Mobilization and site preparation can commence at the discretion of the project manager. The architect facilitates the permit process, including building, demolition, land development/grading, utilities, environmental health, and other project aspects as required. The architect leads all communication with the jurisdictional agency, using the resources of the project team as necessary to provide a coordinated response to comments and resolve permit issues. For MEP design/build projects, the general contractor/subcontractor is responsible for obtaining individual systems permits, such as plumbing, electrical, sprinkler, and fire alarm. Each project’s permitting schedule varies depending on the project’s location, complexity, and phasing.

The majority of Stanford lands are in Santa Clara County, with the County Building Inspection Office responsible for plan checks and issuing building permits. The Santa Clara County Fire Department is the jurisdiction for fire and life safety plan review and inspections. Santa Clara Land Development Engineering reviews design and construction of civil work.

For some projects the City of Palo Alto has jurisdiction. For most projects within the Medical Center, the California Office of State-wide Health Planning and Development has jurisdiction.

Some Stanford lands are located in San Mateo County, with the San Mateo County Building Inspection Office responsible for plan checks and issuing building permits.

TASKS

Project Controls & Logistics

Budget	Bid any remaining trades; incorporate permit comments in final budget
Funding	N/A
Schedule	Complete final detailed construction and project schedule
Internal reviews	Submit final plans to user representative and technical team for reference only
Board of Trustees	N/A
Logistics	Confirm final site plan is included in budget; review with internal stakeholders
Administration	Issue GMP construction contract
Jurisdictional	Obtain required permits
Outreach	Communicate building logistics to neighbors and university stakeholders

Building Program

The building program is complete and has been incorporated into final drawings.

Sustainability

Sustainability components have been incorporated into the final documents.

DELIVERABLES

- 100% permit documents (complete and coordinated)
- General contractor GMP
- Updated budget and schedule (including permit impacts)
- Construction permit(s)

APPROVALS

- Jurisdictional agencies

>> Resources for the Permitting phase, including checklists and form templates, are online at: http://lbre.stanford.edu/dpm/PDP_Process