



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	
EV Charging Station	5 Days	5 Days
Solar PV (photo-voltaic)	10 Days	10 Days
Retaining walls, Parking structures	20 Days	15 Days
Decks, Patio covers, Garages, Accessory structures	20 Days	15 Days
Additions less than 500 sq.ft., remodels, conversions or alterations with structural and/or floor plan changes	20 Days	15 Days
New Accessory Dwelling Units (ADU) or New Junior Accessory Dwelling Units (JADU)	20 Days	15 Days
New Residence, Additions over 500 sq.ft.	30 Days	20 Days
COMMERCIAL		
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.)	10 Days	10 Days
Solar PV (photo-voltaic)	15 Days	10 Days
Interior tenant improvement, Additions, Alterations	30 Days	20 Days
New structures	40 Days	20 Days

**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.

**Day / Days refers to those days when City Hall is open for business. These do not include weekends, holidays, or other City Hall closures.*

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