

JOB CLASSIFICATION SYSTEM

PG-DPIE Building Permit Review Target Timelines by Job Type

This chart provides average timeline expectations for building permit applications. Job classifications set average total permit timeframes. Reviews by other agencies may take additional time. All plumbing and gas-related work MUST be reviewed and approved by the Washington Suburban Sanitary Commission (WSSC). If your property is in a Historic District, you must contact the agency directly to confirm permit application requirements. For properties that are located on private well or sewage disposal systems, contact the Health Department at 301-883-7681. **Construction Cost Limits are based on DPIE Validated Amount.***

BUILDING PERMITS — REQUIRED PLAN REVIEW & PERMIT APPROVALS

VIRTUAL PERMIT CENTER (VPC) Jobs Goal — Total Permit Time: 5 Business Days	SMALL JOBS Goal — Total Permit Time: 40 Business Days	INTERMEDIATE JOBS Goal — Total Permit Time: 17 Business Days for Solar 42 Business Days for All Other	LARGE/COMPLEX JOBS Goal — Total Permit Time: 83 Business Days
<p>Applications for Owner-Occupied 1 & 2 Family Homes Only</p> <p>New Residential Accessory Structure (Gazebo, Garage, Pergola, Shed, Carport) — No more than 500 sq. ft. and 15 ft. high: no change in use. No permit is required for the first shed that is less than 150 sq. ft.</p> <p>Ex. Residential Alteration/Repair — No more than 500 sq. ft. and 15 ft. high.</p> <p>Addition to Single-Family Dwelling — Up to 500 sq. ft.: no more than 1 story high at ground level: no party walls. No removal of exterior or load-bearing wall. Call Health Department.*</p> <p>Residential Chimney Repair & Fireplace Inserts</p> <p>Residential Decks RG — One-Level; no more than 1,000 sq. ft. and less than 10 ft. above grade.</p> <p>Residential Drywall — Repair/replace not more than 500 sq. ft.</p> <p>Residential Fences — New/replacement.</p> <p>Residential Interior Remodeling/Alteration and Repair — No more than 500 sq. ft., including bathroom, kitchens, basement finishing without major structural change or removal or erection of interior load-bearing walls or impact on the shared/party walls, and interior non-load-bearing wall demolition.</p> <p>Residential Porch, Steps, Fire Pit, Portico, Ramp, Walkway, Stoop, Window Well, or Areaway — Repair existing on private property not in a historic or fine arts district.</p>	<p>Residential Work Listed in VPC Category, if permittee does not choose VPC process.</p> <p>Accessory Structure (Shed, Garage, Gazebo) — Residential up to \$30,000. Commercial up to \$80,000.</p> <p>Additions — Residential up to \$30,000. Commercial up to \$80,000.</p> <p>Alterations, Repairs, and Demolition Project(s) including Tenant Fit-Outs — Exterior and interior in existing building. Residential up to \$30,000 or Commercial up to \$80,000. Note: Permits that include the following complexity will require additional time to review:</p> <ol style="list-style-type: none"> 1. New public utility connections (electric, gas, water/sewer and private well/septic system); 2. More than one floor involved; 3. Change in use or occupant load; 4. Hood/cooking equipment, medical facility, childcare, religious worship, assembly, or Community Residential Facility uses with more than 5 Residents. <p>Awning or Canopy — Residential up to \$30,000 or Commercial up to \$80,000.</p> <p>ADA Chair Lift Vertical Lift Exterior — Up to \$80,000 commercial.</p> <p>Fence — Commercial and Residential</p> <p>Residential Raze Permit — Raze Permits require an asbestos test performed by an approved Maryland-licensed testing agency. The results must be submitted to the health reviewer before a site inspection can be conducted. Permits submitted without utility cut-off letters</p>	<p>Accessory Structure (Shed, Garage, Gazebo) — Residential more than \$30,000 to \$250,000 or Commercial more than \$80,000 to \$500,000.</p> <p>Additions — Residential more than \$30,000 to \$250,000 or Commercial more than \$80,000 to \$500,000.</p> <p>Alterations, Repairs, & Demolition Project(s) including Tenant Fit-Outs — Exterior and Interior in existing building. Residential more than \$30,000 to \$250,000. Commercial more than \$80,000 to \$500,000.</p> <p>ADA Chairlift, Vertical Lift Exterior — Commercial more than \$80,000 to \$500,000.</p> <p>New Antenna/Cell Tower and Modification</p> <p>Excavation Sheeting and Shoring — Residential more than \$30,000 to \$250,000. Commercial more than \$80,000 to \$500,000.</p> <p>Foundation to Grade — Commercial more than \$80,000 to \$500,000.</p> <p>Awning or Canopy — Residential more than \$30,000 to \$250,000 or Commercial more than \$80,000 to \$500,000.</p> <p>Kitchen Hood/Cooking Equipment — New/Change/Custom — Residential more than \$30,000 to \$250,000 or Commercial more than \$80,000 to \$500,000.</p> <p>Retaining Wall Commercial</p> <p>Revisions to Approved Permits — Residential more than \$30,000 to \$250,000 or Commercial more than \$80,000 to \$500,000.</p> <p>Fire Damage Commercial and Residential — based on inspection report.</p>	<p>Accessory Structure (Shed, Garage, Gazebo) — Residential more than \$250,000 or Commercial more than \$500,000.</p> <p>Additions — Residential more than \$250,000 or Commercial more than \$500,000.</p> <p>Alterations, Repairs, & Demolition Project(s) including Tenant Fit-Outs — Exterior and Interior in existing building. Residential more than \$250,000 or Commercial more than \$500,000.</p> <p>New Commercial and Residential Building(s)</p> <p>New Single-Family & Town House</p> <p>Commercial Raze Permit — Raze Permits require an asbestos test performed by an approved Maryland-licensed testing agency. The results must be submitted to the health reviewer before a site inspection can be conducted. Permits submitted without utility cut-off letters will require additional time. Permits that involve more than 5000 sq. ft. of land disturbance will require a Rough Grading Permit prior to Raze Permit issuance, which will require additional time.</p> <p>Foundation to Grade — Commercial more than \$500,000.</p> <p>ADA Chairlift, Vertical Lift Exterior — > \$500,000 Commercial.</p> <p>Excavation, Sheeting and Shoring — Residential more than \$250,000 or Commercial more than \$500,000.</p>

Residential Retaining Wall — Single tier; 5'-0" in height, maximum measured from grade to top of wall.

Residential Roof Repair/Replacement — No structural changes. No permit required for replacing shingles only.

Residential Window/Door Replacement/Repair — If your property is in a Historic or CFA district, you must get approval before you apply for a DPIE permit. No permit is required if an in-kind replacement (same size) is made.

Residential Tanks Above Ground and Underground — Removal/installation.

Residential Waterproofing — Exterior/interior.

Residential Patio — Patios with a limit of disturbance of less than 5,000 SF. No permit required for patios less than 500 sq. ft.

The following applies to all scopes listed above: If the residential or commercial property is served by a private well and/or an on-site sewage disposal system, these cases are not eligible for the VPC process, and a Health inspection is required prior to approval. Contact the Health Department Environmental Engineering Policy/Program at 301-883-7681 for additional information.

will require additional time. Permits that involve more than 5000 sq. ft. of land disturbance will require a Rough Grading Permit prior to Raze Permit issuance, which will require additional time.

Residential Retaining Wall

Sign(s)

Alteration/Repair of Existing Swimming Pool — Up to 500 sq. ft.; Residential up to \$30,000 or Commercial up to \$80,000.

Residential and Commercial Tanks Above Ground and Underground — New, Replacement, Removal.

Residential and Commercial Patio — No permit required for patios less than 500 sq. ft.

Residential and Commercial Roof Repair/Replacement — Shingles and plywood. No permit required for replacing shingles only.

Residential and Commercial Waterproofing — Exterior/interior.

Underpinning — Commercial up to \$80,000.

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Solar Panel — Ground and roof-mounted, residential and commercial.

New/Existing Swimming Pool — Residential and Commercial, above-ground and inground.

Tower Cranes

Underpinning — Residential.

Underpinning — Commercial more than \$80,000 to \$500,000.

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Underpinning — Commercial more than \$500,000.

Revisions to Approved Permits — Residential more than \$250,000 or Commercial more than \$500,000.

The following applies to all scopes listed above: If the residential or commercial property is served by a private well and/or an on-site sewage disposal system, a Health inspection is required prior to approval. Contact the Health Department Environmental Engineering Policy/Program at 301-883-7681 for additional information.

