

This is **not an extra code review on top of your architect's work.**

In DC's third-party program, a certified reviewer (our PE) performs the **official building-permit plan review in place of DOB**. You submit the same set — our approval *is* the review, so you skip the agency's plan-review queue and go straight to permit.

WITHOUT A THIRD-PARTY REVIEWER

📐 Drawings submitted

⌘ DOB plan-review queue — weeks to months, comment cycles

🔑 Permit

WITH BCC

📐 Same drawings submitted

★ BCC review = the official code review — initial review in 1–3 business days

🔑 Permit

Same permit, same city fee. We are the review — not a second one bolted on.

HOW THE PROGRAM WORKS



Optional — code consulting at preliminary design

Change of use, existing-building (IEBC), energy code, zoning — solved early, before they cost schedule.



You finish the drawings & send them to us

We send a Proposal (you sign) and a Notice of Intent (owner signs); we file the NOI with the City.



We perform the official code review — in place of DOB

All disciplines in-house; we can also provide zoning pre-screening services. Call or email anytime; we walk the comments with you.

initial in 1–3 days
rounds in 1–2 days



We issue your approval package + agency stamp

Deficiency report, NOI approval, final certificate, report letter — stamped on the cover (top-right stays for DOB).



Prescreening, then the other DC reviews

Sits in DOB's system for prescreen, then Zoning, DOEE, DDOT & DC Water proceed.

1–2 weeks
prescreen



Approved plans + all permits — about 2–4 weeks

Your project clears to approved plans and every permit, having skipped the agency review queue entirely.

"Isn't this extra review on top of my architect?" No. It **replaces DOB's plan review** — DOB does not re-review your code set (structural only reserves a right to audit). The city still collects its permit fee; we make the *review* faster and cheaper; the permit fee itself stays the same. As fast or faster than DC's Accelerated Plan Review (APR) program, at roughly 80% lower cost.