Commercial and Multifamily Permitting in Denver

Denver Community Planning and Development
December 9, 2020
Tonight’s Agenda

5:15  Presentation by Scott Prisco (building official, CPD)
5:30  Panel discussion on climate action and equitable development with:
      – Laura E. Aldrete (executive director, CPD)
      – Grace Rink (executive director, CASR)
      – Irene Aguilar (director of Neighborhood Equity and Stabilization, DEDO)
      – Moderated by Scott Prisco

6:00  Open to Q&A from the audience

Use the Q&A box to enter your question

Type your question into the Q&A box at the bottom of your screen

6:30  Wrap up
Participating Tonight

- Everyone is welcome
- Staff will call on participants to ask their question/comment live
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  - We will have time for people who called in by phone to ask questions also. If you called in by phone, press *6 to unmute.
- Please keep questions brief to allow more people time to speak (2-minute limit per speaker)
- Please be respectful of all opinions and avoid obscenities and hurtful language

A recording of tonight’s event will be emailed.
Using E-permits During and After COVID-19
Welcome to E-permits

Explore our online services

Denver's online permitting system offers an easy, convenient way to submit permit applications for development projects, add contractors to your project, pay fees, download permits, schedule inspections, check your inspector's estimated time of arrival (ETA), see inspection results, and so much more without ever leaving your home or office.

Helpful Resources:

- **Find your project type** for instructions on how to submit electronically.
- **Use the DevelopDENVER map** to check your site's landmark/historic status. Exterior work (including roofs) in a landmark/historic area cannot be permitted online.
- **Use the Assessor's database** to make sure your address is in Denver. Online payments cannot be refunded.
- **Is the work eligible for a quick permit?**
- **Contractors:** Protect your account by making sure you have a valid email on file with Contractor Licensing.

Contact Us

For help with e-permits, or general permitting questions:
- Email planreview@denvergov.org
- Call 720-865-2720
Common issues to avoid

• Pulling duplicate permits

All Reviews for **2020-LOG-0011414** at **3900 E. Mexico Ave.** have been approved. This email contains instructions for adding a contractor to your permits, so they can be paid for and issued to you.

Your contractor must obtain these permits first, in this order:

• 2020-COMMCON-0002934

Once those permits are paid for, your contractors can pay for these permits:

• 2020-MECH-0010171,
• 2020-PLUMB-0011996,
• 2020-ELEC-0012953

**Need additional help with e-permits?**

Email **planreview@denvergov.org**
E-permits is continuing to evolve

What’s coming this year?

• Commercial zoning permits
• Zoning quick permits
• Apply for additional permit types
• Temporary Certificate of Occupancy / Certificate of Occupancy process
• Improvements to current permit applications
What projects are subject to LDR?

• An adopted plan recommends LDR, Infrastructure Master Plan, or General Development Plan

• The development is larger than 5 acres or three city blocks

• Establishing, extending, expanding, or changing:
  o the arterial or collector street grid, or
  o regional stormwater systems, or
  o publicly accessible parks and open space.
New Contractor License Type
New construction license

Building Contractor Class B2

Scope of work:

To erect, add to, alter or repair any building or structure with the highest floor level or occupiable roof at a height of 30 feet or fewer above the lowest level of fire department access.

The demolition of any building or structure with the highest floor level or occupiable roof at a height of 30 feet or fewer above the lowest level of fire department access.
Process improvements

Starting January 1st

• Request a pre-application meeting with a commercial zoning reviewer (optional)

• Shorter review times for the following projects:
  o Signs
  o Temporary uses
  o Change of owner
  o Change of business name
  o Minor exterior improvements
Webinar Opportunities
Landmark Preservation webinar series

January 14 | Intro to Landmark Preservation

February 18 | Intro to historic designations

March 11 | Intro to the Landmark design review process

April 8 | Signage that requires a Landmark review

May 13 | Window replacements that require a Landmark review

June 10 | New construction in a historic district

July 8 | Tax credits for designated properties

August 10 | Learn all about the Discover Denver survey
IECC checklist webinar sessions

Commercial Projects
Monday, Dec. 14 | 12-12:30 p.m.

Residential Projects
Tuesday, Dec. 15 | 12-12:30 p.m.

Starting on January 4, 2021, this checklist will be required for all:
- New commercial and multi-family residential construction projects
- Commercial tenant finish projects over 10,000 sq. ft
- Single-family/duplex projects with new conditioned space or additions over 30% sq. ft.
New website coming soon: denvergov.org/cpd

- Over the next several months, the city will roll out a new website designed to enhance the user experience
- Can’t find what you are looking for online?  
  - Email CPDCommunications@denvergov.org

Stay in the loop!

- Make sure you receive our zoning/building emails (~1-2 emails/month)
- Sign up at www.denvergov.org/DS
- Choose the “Code and Policy Alert” email list
- Share with your colleagues/contractors
2019 DENVER GREEN CODE

Based on the 2018 International Green Construction Code

Denver Green Code + Pilot Program
Denver 80x50 Plan

GHG emissions 80% below 2005 levels by 2050

And net zero energy for new buildings collectively by 2035
2019 Denver Green Code: Basics

- Voluntary
- Holistic sustainability; energy emphasis
- Higher performing buildings and sites
- Four compliance options
- Unique to Denver
Denver Green Code: Compliance Options

1. Denver Green Code
2. LEED Platinum
3. Zero Net Energy
4. Passive House + Non-energy DGC
Denver Green Code Pilot Program

Five commercial projects

- Reduced fees
- Enhanced Site Development Plan review process
- Expedited plan review
- Single-family/duplex projects also eligible for expedited reviews

Contact Scott.Prisco@denvergov.org
Denver Green Code: Goals + Future

- Parts of the Denver Green Code to become mandatory base code
- A net zero energy city
- Continued leadership on climate action
- Buildings that have happy and healthier occupants, and local firms who are experts in building them
- Potentially expanding incentives
Meet our panelists!

Laura E. Aldrete  
Executive Director, Community Planning & Development

Grace Rink  
Executive Director, Climate Action, Sustainability & Resilience

Irene Aguilar  
Director of Neighborhood Equity & Stabilization (NEST), Denver Economic Development & Opportunity

Scott Prisco  
Building Official, Community Planning & Development
Open Q&A
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Thank you!

• Don’t forget to sign up for our “Code and Policy Alert” email list at www.denvergov.org/DS

Contact us

• Development Services: developmentservices@denvergov.org
• Commercial Zoning: zoning.review@denvergov.org
• Architectural, structural, and access control: ArchStruc.Review@denvergov.org
• Electrical: Electrical.Review@denvergov.org
• Mechanical and plumbing: MechPlumb.Review@denvergov.org
• Health: dpheplanreview@denvergov.org
• SUDP: WastewaterPermits@denvergov.org
• Fire: firecodequestions@denvergov.org