



CITY OF FOSTER CITY
 Community Development Department
Building Division
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BUILDING PLAN REVIEW APPROXIMATE TIME FRAMES

Listed below are approximate time frames for specific review processes. The actual time is relative to the requirements of each project and the completeness of the submittal. These estimates are provided to assist you in developing a realistic project schedule. **All times provided are on working days (i.e., Monday through Friday, excluding City holidays and closures) after the plan review fees have been paid.**

Type of submittals	Standard Reviews for Architectural, Electrical, Plumbing, Mechanical, Structural	
	1st Review Cycle	2nd Review Cycle
Commercial Plan Review		
New Construction	25 business working days	20 business working days
General Office Tenant Improvement	20 business working days	10 business working days
Lab / Bio Med Tenant Improvement	20 business working days	10 business working days
Monument Sign	10 business working days	8 business working days
Revisions / Deferred Items	10 business working days	5 business working days
Residential Plan Review		
New construction	20 business working days	15 business working days
Addition to a Single-Family Residence	15 business working days	10 business working days
Remodel	10 business working days	5 business working days
New Detached ADU	20 business working days	15 business working days
Roof top Photovoltaic System	5 business working days	3 business working days
Miscellaneous Multi-Family	10 business working days	5 business working days
Separate or Combined Mech, Elec, Plumb Scope of Work	5 business working days	3 business working days
Revisions/ Deferred	10 business working days	5 business working days

Notes:

- Express Plan Review Service is on a case-by-case basis with the Building Official's prior Approval Required. Refer Express Plan Check Handout. Express Plan Review is by appointment only with all fees to be paid upfront and a complete plan set. For this service, plan review will be attempted to be completed on the day of submittal.
- After second round of review, additional plan check fees may apply. Please refer to [Master Fees Schedule](#)