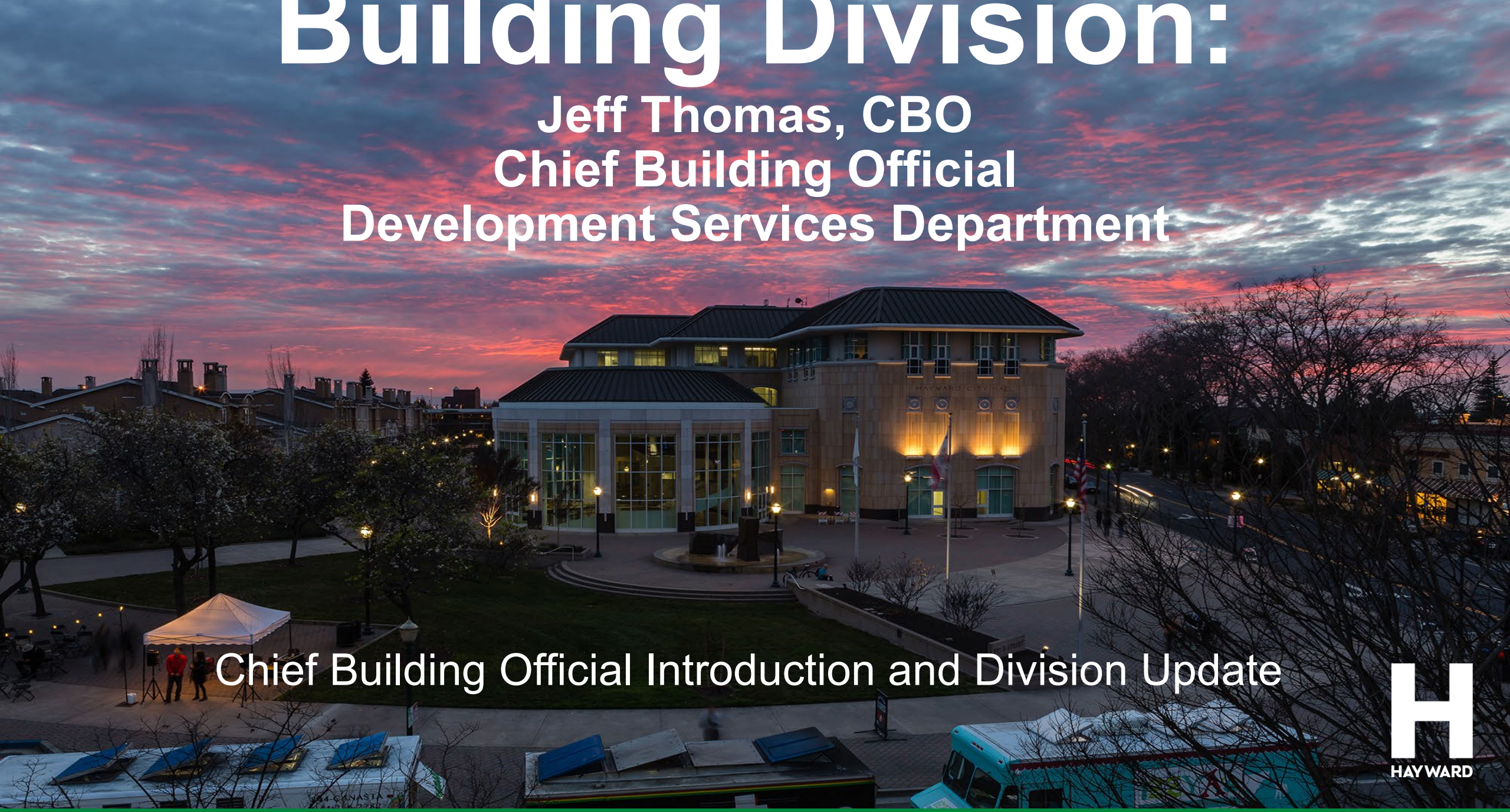
# Building Division:

## Jeff Thomas, CBO
## Chief Building Official
## Development Services Department



Chief Building Official Introduction and Division Update

HAYWARD

# What We Do

- Review and inspect all new construction and improvements to existing structures in the City of Hayward. Issuing approximately 4,000 permits and performing over 17,000 inspections per year.
- Safeguard life, health, and property. Construction is checked against the building standards code to ensure public safety and confirm structures meet minimum code compliance.
- Work with homeowners, contractors, and the development community striving to implement these standards in a fair, consistent, and timely manner.

# Process Improvements, and Economic Development

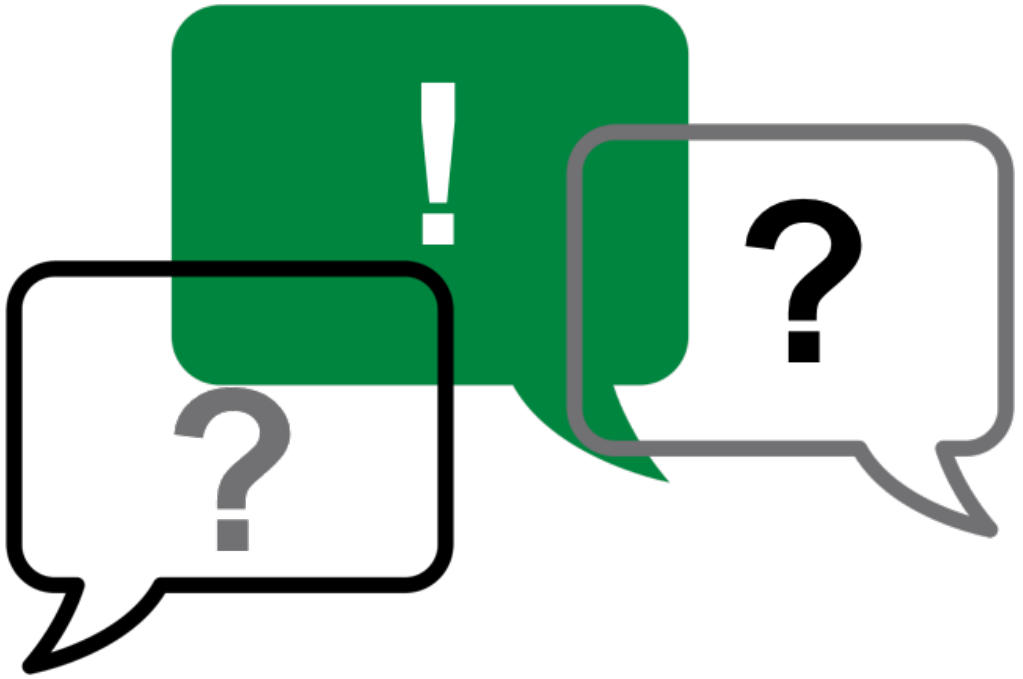
- Working on improving our permitting software.
  - More user-friendly customer interface.
  - Leveraging the systems automation capabilities.
  - Streamlining internal process workflows.
  - New system upgrade with advanced capabilities for both external and internal users.

- Improving both internal and external departmental coordination on development projects.
  - Development Services, Fire, and Public Works Departments, including County Environmental Health

- Economic Development Improvements
  - Streamlining the AB 2533 mandate – unpermitted ADU legalization.
  - Outreach to outside organizations such as the Bay East Association of Realtors, the Chamber of Commerce, and the Haward Rotary.
  - T.I.G.E.R program – A streamlined plan review process for qualifying commercial tenant improvement projects.

# T.I.G.E.R. Program

## (Tenant Improvement Guidelines for Expedited Review)

- **Purpose** – Support Small Business, economic growth
- **Qualification**
  - Must be a small business -Less that 100 employees and gross less than $15 million
  - Less than 5,000 square feet of improvement space
  - Occupant load less than 50 people
  - Not an Assembly, Residential, or Hazardous Occupancy
- **No Additional Cost**
- **Hands On Review Process**
  - Including a pre-lease site inspection (if desired) with Building & Fire
- **Reduced Plan Review Timelines**
  - 10 Business Days (5 days for rechecks)
  - Supported by Economic Development, Development Services, Fire, and Public Works Departments.
- **Project Types**
  - Retail, offices, coffee shops, sandwich shops, salons, and similar uses

# Questions