CITY OF SAN ANTONIO

DEPARTMENT OF DEVELOPMENT SERVICES

TO: Development Services Department Customers

SUBJECT: **INFORMATION BULLETIN 120c**
Fast-Track Plumbing Permits

DATE: May 16, 2006

The purpose of this information bulletin is to allow contractors to legally start work without delay on interior finish out projects in existing buildings before the final building construction plans for the interior finish out have been reviewed and approved.

To obtain this optional permit, a Fast-Track Metal Stud Permit must be issued to the general contractor. The licensed plumbing contactor completes a Fast-Track Plumbing Permit Application (attached) and pays a nonrefundable plumbing permit fee of $34.00 plus the 3% technological and 3% development services fees. Since plans will be under review for the interior finish out permit, design documents are not required to be submitted with a Fast-Track Plumbing Permit Application. The fee for the Fast-Track Plumbing Permit will not be credited toward the full permit fee. If separate permits are anticipated for various segments of the job, then separate Fast-Track Plumbing Permit applications will be required.

Issuance of a Fast-Track Plumbing Permit requires the acknowledgment by the plumbing contractor that the issuance of a Fast-Track Plumbing Permit is at his/her own risk and any work that is found not to comply with the approved plans shall be corrected. The issuance of a Fast-Track Plumbing Permit also provides no assurance that either the permit for the interior finish out will be issued or that a Certificate of Occupancy will be granted.

We hope this process will assist our customers with their construction process. If you have any questions about this new permit or about the procedures to follow, please feel free to contact the Development Services Engineer at 210-207-8394 or the Development Services Manager at 210-207-0159.

DEVELOPMENT SERVICES DEPARTMENT
FAST – TRACK PERMIT APPLICATION
OPTIONAL

☐ **Mechanical** ☐ **Electrical** ☐ **Plumbing**

APPLICANT: Please complete all of the following information. Please print.

Project Address: _____ Suite: _____

Project Name: _____

Scope of Work: _____

STATEMENT OF UNDERSTANDING

The undersigned requests that a Fast-Track Permit be issued to allow the work to proceed prior to the approval of the design documents. It is understood that all work performed prior to the approval of the plans and issuance of the full permit is done completely at the permit holder's own risk. Any work that is found to not comply with the approved plans shall be corrected. The undersigned acknowledges the following conditions:

- No work will be inspected without city approved plans on the jobsite.
- No work may be concealed without inspection approval.
- No Certificate of Occupancy will be issued without inspection approval.

Furthermore, the applicant agrees to proceed with the development and obtain approval of the design documents as soon as possible. All review issues shall be resolved, and the full permit shall be obtained without delay.

Finally, I understand that the issuance of Fast-Track Permit at my own risk provides no assurance that either the permit for the interior finish out will be issued or that a Certificate of Occupancy will be granted.

Check One:

____ Mechanical $25.00 ____ Electrical $25.00 ____ Plumbing $34.00

Subtotal: _____ + 3% Technological Fee = 3% Development Services Fee = Total: _____

** $3.00 Administrative Processing Fee for all applications other than web generated. Effective 10-01-04.

Contractor Name:	Contractor ID#:	Escrow: YES [ ] NO [ ]
Master License Holder:	License #:	
Authorized Agent Name:	Contact ID#: AC	
Telephone #:	Fax #:	Email:
Other Contact ID# (s) associated with this permit:		

REQUIRED:

FAST-TRACK METAL STUD PERMT NUMBER:_____ PERMIT DATE:_____

THIS APPLICATION MUST BE COMPLETED WHEN REQUESTING A PERMIT.
A DOUBLE FEE WILL APPLY FOR FAILURE TO OBTAIN A PERMIT BEFORE STARTING WORK.
FAILURE TO SUBMIT ACCURATE INFORMATION MAY RESULT IN A PROCESSING DELAY.
FAST-TRACK PERMIT IS ISSUED AT CONTRACTORS RISK. WORK FOUND NOT TO COMPLY SHALL BE CORRECTED BY CONTRACTOR
PLEASE BE ADVISED THAT IF WORK SITE IS LOCATED IN THE FLOOD OR HISTORIC DISTRICT ADDITIONAL APPROVAL MAY BE REQUIRED.

Revised 08/07/2006