

	STANDARD OPERATING POLICY AND PROCEDURE Community and Economic Development	Number: 1-13
Subject: Permit Requirements for All Businesses in Oro Valley		Approval Date: August 21, 2008
Approval: Chuck King, Building Official		Effective Date: August 21, 2008

1.0 PURPOSE

All businesses located in Oro Valley are required to have a building permit when they relocate, change ownership, make improvements or build a new structure. This policy describes the various types of permits to satisfy this requirement.

2.0 DISTRIBUTION

Public, Community and Economic Development (CED) Personnel

3.0 REVISION HISTORY

August, 2015
 March, 2109 –Code Update

4.0 CODE REFERENCE

2018 International Building Code (IBC), **Section 111 Certificate of Occupancy**

5.0 POLICY

All businesses located within Oro Valley require a building permit prior to occupying a space. This is true regardless of the size of the business, if the business changes ownership but makes no other changes, or if the business changes but no improvements are to be made to the tenant space. A separate permit application and review process is required for business signs.

There are three options for building permits that will result in a Certificate of Occupancy (C of O), and are outlined as follows:

1. Investigative Inspection Permit

This permit is for business owners who will occupy a space that was previously used for a similar purpose and occupancy type, or for an existing business that changes ownership where no improvements or other changes to the space will be made, other than cosmetic (i.e. -paint, floor coverings). The fee for this permit is based on a two hour (minimum) inspection at the currently adopted hourly rate. A basic floor plan showing layouts, exits, total area in square footage, and identification of use must be included with this application.

Note: An investigative inspection is not intended as a substitute for any type of tenant improvement permit.

2. Tenant Improvement Permit (TI)

This permit is for businesses that (1) change the type of occupancy or use of a building (2) make any mechanical, electrical, framing, or other changes to a structure to accommodate the new use (3) will occupy a space within a shell building that will be occupied for the first time, regardless of the amount of work performed in the space. The cost of the TI permit is based on the cost of construction for the work being done, inclusive of material, labor, profit and overhead. This includes all permanent systems or affixed elements.

3. Building Permit

This permit is for businesses that are occupying a structure that is designed and built for them in its entirety. The cost of the building permit is based on the cost of construction for the work being done, inclusive of material, labor, profit and overhead. This includes all permanent systems or affixed elements.