

BUILDING SAFETY DIVISION

A Division of the Engineering
and Building Department

Presented By:
Jason Huckleberry, Director



DIVISION OVERVIEW

The division is responsible for:

- Reviewing permit applications for compliance with all applicable state and local building codes and regulations.
- Performing field inspections on all permits issued to verify compliance with codes, ensuring new construction in Visalia is constructed in accordance with standards of safety.

- ✓ **Permit Counter - Intake**
- ✓ **Plan Check**
- ✓ **Building Inspections**

DIVISION STAFFING

**Front
Counter
4
Staff**

**Plan
Review
5
Staff**

**Building
Inspection
10
Staff**

**Admin
2
Staff**

- **17 - Full-Time Staff Members**
- **2 - Consultant Inspectors**
- **1 - Half-Time Office Assistant**

FRONT COUNTER PERMIT INTAKE & INFORMATION

Key Responsibilities:

- ✓ **Permit Initialization and Triage**
- ✓ **Permit Information & Guidance**
- ✓ **Assist in Inspection Questions**
- ✓ **Perform Plan Review for Minor Permits**
- ✓ **Issues Over the Counter Permits**

7:30am to 5pm Monday thru Thursday

Online Permit Submittals Are Always Available



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BUILDING PLAN REVIEW

Key Responsibilities:

- ✓ **Plan Review – Residential and Commercial**
- ✓ **Meet/Manage Established Plan Review Timelines**
- ✓ **Assist Architects/Engineers/Property Owners in Code Interpretations**

5,132 Permits Issued in 2024



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BUILDING INSPECTIONS

Key Responsibilities:

- ✓ **Inspection of Residential, Commercial, and Industrial Buildings**
- ✓ **Assist Contractors and Owners**
- ✓ **Perform Plan Review When Necessary**

Inspections Within 24-Hours

Average 65 to 95 Stops per Day





Residential Plan Reviews

- 20 Days - First Review
- 10 Days - Subsequent Reviews



Residential Plot Plans

- ~~10~~ 5 Days



Commercial Plan Reviews

- 30 Days - First Review
- 15 Days - Subsequent Reviews



Miscellaneous Permits

- 10 Days – Minor Alterations
- ~~10~~ 5 Days – Electrical, Including EV Chargers & Pools
- Immediate Over the Counter

PLAN REVIEW TIMEFRAMES

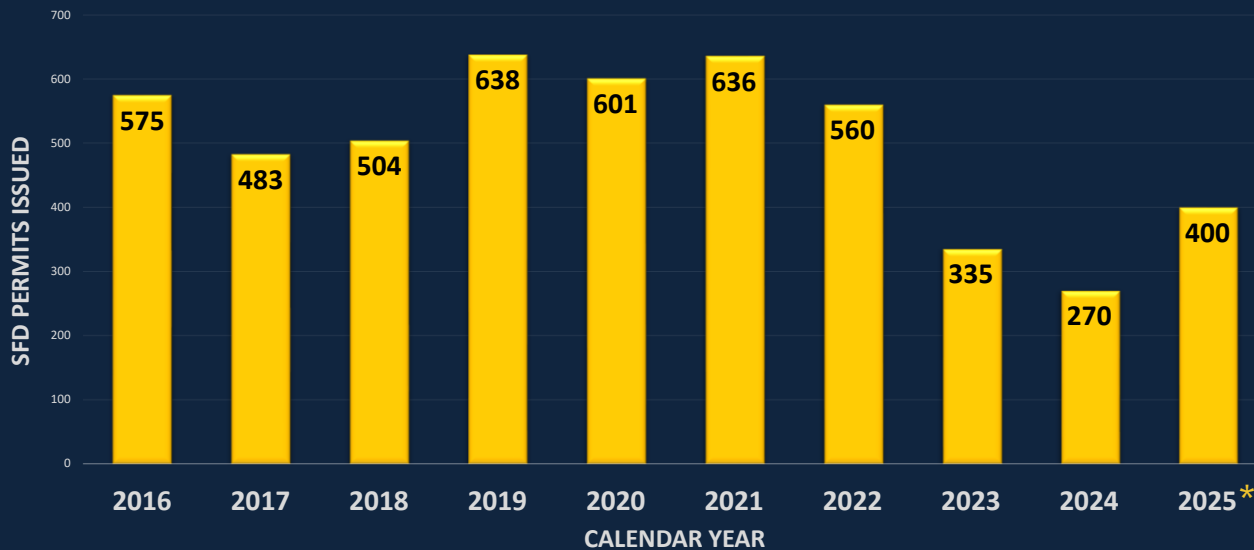
- Permits are tracked with specific deadlines
- Managers use reports to identify issues and make staffing adjustments as needed prior to the deadline
- Permits are being reviewed by Building Safety, Planning, and Engineering

Staff Has Successfully Met and Exceeded Plan Review Timeframes for over 2.5 Years

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PERMIT STATISTICS

SINGLE FAMILY DWELLING - ISSUED PERMITS



2025 Total Permits Issued

Projecting 5,937 Issued
15% Increase Over 2024

2025 Commercial Permits

Projecting 802,000 SF
More than 2X Over 2024

2025 Building Inspections

Projecting 11,200 Stops
Correlates to
Approximately 23,000
Inspections
20% Increase Over 2024

* Through Aug 2025
(Estimated 560 at Year End)

UPCOMING DIVISION IMPROVEMENTS



Permit System Moving to Accela Cloud in 2026

- New Electronic Plan Check Program – E-Permit Hub Digital Plan Review
- Expand Online Permit Services



Comprehensive Fee Update



2025 CA Building Code Update

Monitoring CA AB 130 for Code Update Guidance

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THANK YOU!



visalia.gov



permits@visalia.gov



559-713-4444



315 E Acequia Ave
Visalia, CA 93291

