



New Commercial Building Express Review Scheduling Thresholds

*NEW COMMERCIAL CONSTRUCTION

New Commercial Construction (not Addition, Alteration, etc.) categorized as one (1) or more project types listed in the table below MUST complete one (1) standard review cycle, OR a Building Comments-Only review PRIOR to submitting through Express Review.

New Commercial Building Express - Scheduling Thresholds				
<ul style="list-style-type: none"> - <u>Applicable only to *New Commercial Construction¹</u> (not Addition, Alteration, etc.), - Projects categorized as one (1) or more project types listed in the table below will be considered a ‘<u>Major Project</u>’, - Major Projects shall complete one (1) standard commercial review cycle OR a Building Comments-Only review prior to submitting through Express Review, - Non-Major Projects will be eligible for Express Review with the 1st Cycle. 				
NEW COMMERCIAL CONSTRUCTION ONLY				
MAJOR PROJECTS	Project Type	Total SQFT	Use	Express Review Days Reserved
	Covered & Open Malls	< 100,000	Mixed	1 Day
		≥ 100,000		2 Day
	High Rise ²	< 100,000	Single	1 Day
		≥ 100,000	Mixed	2 Day
	Mix Construction Podium Building	< 100,000	Mixed	1 Day
		≥ 100,000		2 Day
	Group I Occupancy	< 50,000	Single	1 Day
		≥ 50,000		2 Day
	Group E Occupancy	< 50,000	Single	1 Day
≥ 50,000		2 Day		
Group A Assembly	≥ 20,000	Single	1 Day	
	≥ 100,000		2 Day	
Multiple Building Typical on 1 Plan	≥ 4 Non-typical	Single	1 Day	
	≥ 4 Non-typical	Mixed	2 Day	
‘Major Projects’ shall require a Pre-Construction Meeting prior to work commencing.				

Projects listed below are **NOT ELIGIBLE** for Commercial New Building Express Review due to complexity and special requirements, and therefore must go through Standard Commercial Review:

- Underground Building, per Section 405 of the NC Building Code
- Aircraft Occupancy, per Section 412 of the NC Building Code
- Hazardous Occupancy, per Section 414 of the NC Building Code

TO SCHEDULE YOUR COMMERCIAL NEW BUILDING EXPRESS REVIEW
VISIT THE [EXPRESS ONLINE SCHEDULING CALENDAR](#).

1. New Construction ‘Foundation-Only’ reviews may be considered directly in Express on a case-by-case basis.
2. Projects defined as ‘High-Rise’, per NC Building Code (Section 202), will require 1 standard review cycle prior to switching to an Express path.