

PWD Review Timelines 2021

Updates to the [real estate tax abatement](#) for new residential construction projects will take effect on January 1, 2022. To apply for a real estate tax abatement under the existing abatement schedule, applicants must obtain an issued building permit from L+I by **December 31st, 2021**.

Some PWD development project reviews can average 8 months to complete.

Use the guidance below to ensure reviews are completed in the shortest time possible.

PWD Pre-requisite Approvals for L+I Building Permit

Stormwater Management Review Timeline:

- Required for all projects that propose 5,000 square feet or more of earth disturbance
- Average of 8-months for **Post-Construction Stormwater Management Plan (PCSMP) Approval** (>15,000 SF in most watersheds).

i *This includes time spent with PWD for review (5 days per Conceptual Review, 15 days per PCSMP Review), but **the majority of time is spent with the applicant for revisions.***

- Average of **one month** for **PCSMP Exemption** (5,000 SF–15,000 SF in most watersheds)

➤ **Further guidance about Stormwater Management Reviews:**
www.pwdplanreview.org

Utility Plan Review Timeline:

- Required for all building permits and projects proposing connections to PWD infrastructure.
- Submit Utility Plan at least **two months** in advance of submitting the building permit application. If Private Cost review is required, the Applicant should plan for additional review time.

➤ **Further guidance about Utility Plan Review:**
www.pwdplanreview.org/water-and-sewer-connections

Sewage Facilities Planning (Act 537) Timeline:

- Required for all building permits and projects that will generate sanitary sewage.
- Act 537 review is normally completed within **10 business days** of submission.

➤ **Further guidance about Act 537 Review:**
www.pwdplanreview.org/water-and-sewer-connections

5 ways to shorten Review Timelines

- Respond quickly to each review comment and consider including a response letter indicating how comments were addressed.
- Reduce time between stormwater review stages by submitting the PCSMP as soon as Conceptual Approval is obtained. The average time between Conceptual Approval and PCSMP submission is 3-months.
- Thoroughly review plans prior to submissions to reduce comments.
 - [Stormwater plan and report requirements](#)
 - [Utility Plan Checklist](#)
- Choose a "green" stormwater management design that qualifies for [Expedited PCSMP Review](#). This will reduce PWD's PCSMP review from 15 days per review to 5 days.
- Avoid common mistakes.
 - [Sample Stormwater plans and other resources](#)
 - [Sample Utility Plan](#)

The Role of eCLIPSE

L+I's Electronic Commercial Licensing, Inspection and Permitting Services Enterprise (eCLIPSE) allows customers to apply for permits, schedule inspections, and obtain approvals from multiple departments. **All PWD reviews must be completed outside of the eCLIPSE system, however, PWD will use eCLIPSE to affirm their pre-requisite approval on permits.**

- PWD approval must be obtained before L+I may issue the permit to the Applicant.
- Once a permit enters the review queue, it may take up to 10 business days for PWD to provide review.
- The outcome of PWD's review will be either "Revisions Required" or "Accepted". If "Revisions Required", please refer to the comments provided by PWD found on the review tab of the permit or applicant revisions resubmissions screen.
- Once the pre-requisite PWD review is complete, the Applicant must resubmit in eCLIPSE for PWD to mark the status as "Accepted".

eCLIPSE Resources:

[PWD eCLIPSE FAQ](#)

[L+I Information Sheet - Prerequisite Approval Process in eCLIPSE for PWD](#)