



Building Dayton Faster

Permitting & Development Modernization

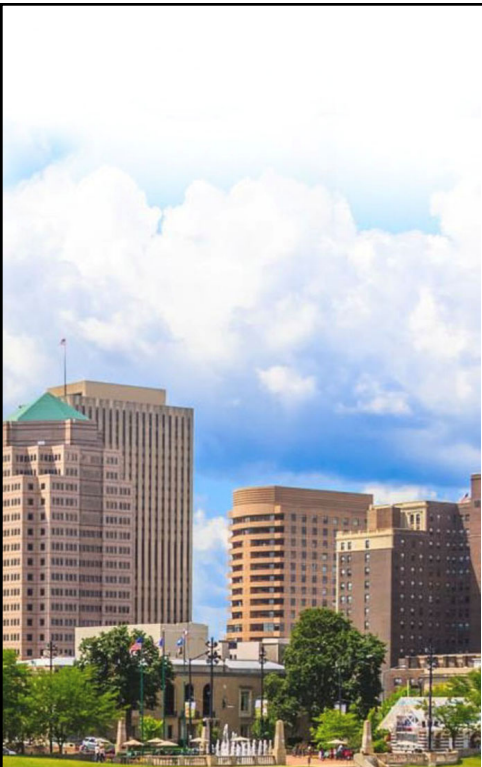


1

Permitting Shapes Our City

Permitting systems influence the pace and success of development across the city.

- **Housing Construction**
- **Small Business Openings**
- **Neighborhood Reinvestment**
- **Adaptive Reuse**
- **Development Efforts**



2

Early 2025: System Challenges

Internal Strain

- Historic staffing shortage
- Paper-based processes
- Fragmented review coordination
- Permit backlog
- Limited process visibility
- Delays in permit issuance

Developer Feedback

- Predictability concerns
- Lack of process visibility
- Permits stalled between reviews
- Communication gaps
- Unclear timelines

Needs for Predictability, Transparency,
Communication, & Coordination



3

First Steps: Fixing the Workflow

Same-day Permit Intake
&
Centralized Tracking
Through Accela

Improving Review Visibility
&
Interdepartmental Coordination

Increasing Process
Transparency

Cleaning Up Backlog
&
Restarting Stalled Projects

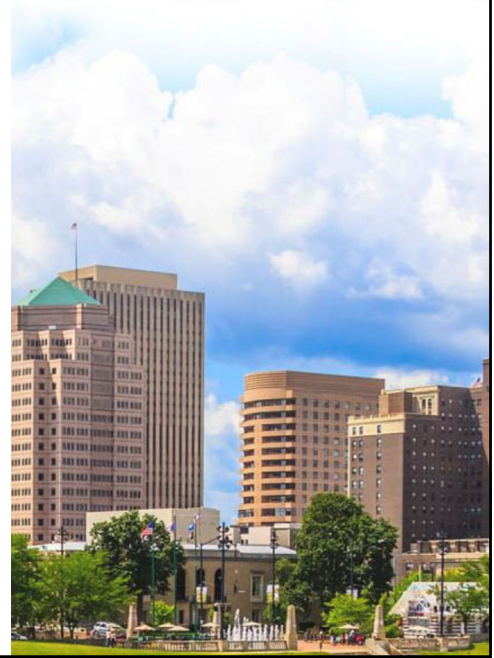


4

Recovering Capacity

- **Plans Examiner position refilled**
- **Plan review capacity increased**
- **Review turnaround improved**
- **System throughput expanded**

With workflow improvements and additional plan review capacity, the department is better able to keep pace with permit demand.

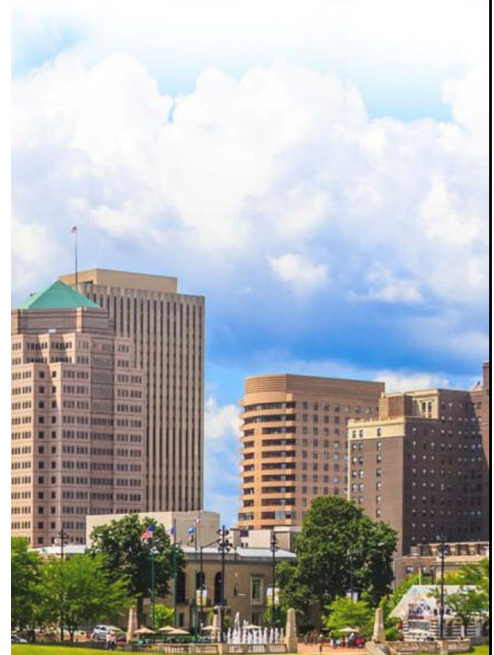


5

Moving to Digital Plan Revisions

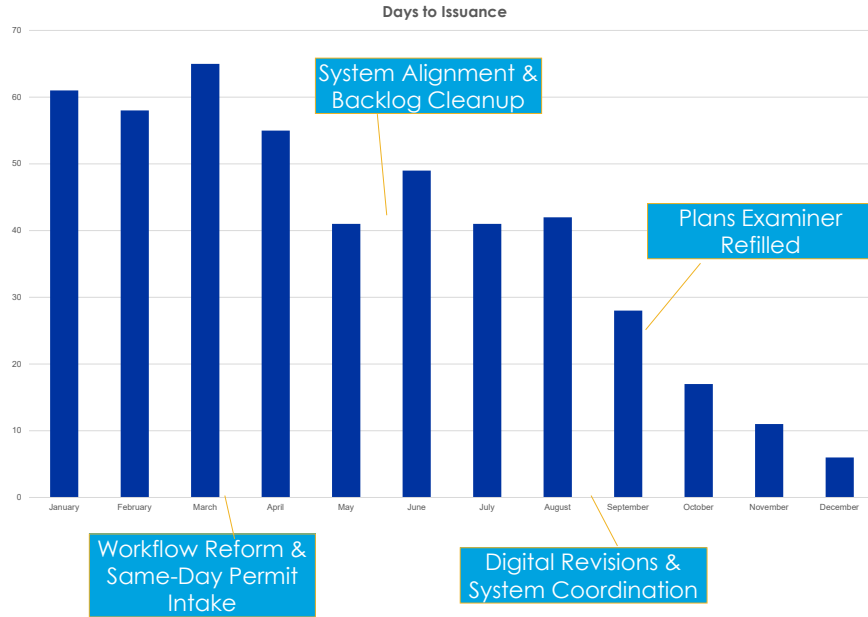
- **Accepting digital revisions**
- **Faster plan resubmittals**
- **Shortened review cycles**
- **Department coordination improved**

Implementing digital revisions allows applicants to respond to comments more quickly, shortening permit review cycles overall.



6

Performance Improvement Timeline



7

Next Steps:

Online Permitting

- Online permit applications
- Digital plan submissions
- Electronic plan review
- Online payments
- Real-time permit tracking

Launch Timeline:

- Q2: Zoning Permits & Site Plan Applications Online
- Summer: Additional Permits
- Q3: Full Digital Review



8

Predictable Permit Fees

Historical Challenges:

- Inconsistent valuation
- Applicant-reported costs
- Intake verification

Solution:

- Hybrid fee structure
- Square footage basis
- Following ICC cost standards



9

Supporting Housing Development

- Pre-approved housing plans
- Simplifying residential repair permits

- Builder outreach initiatives
- Permit education workshops
- Housing policy alignment



10

Supporting Small Business

- Adaptive reuse improvements
- Faster occupancy approvals

- Clearer code guidance
- Simplified review pathways



11

The Road Ahead

Next Phase of Modernization

Digital
Permitting
Expansion

Code
Alignment
Review

Housing Policy
Coordination

Process Improvement
Initiatives

Continuous
Performance Tracking

Faster permitting, greater transparency, & a predictable development process will lead to stronger housing production and support economic growth.



12