

Code Officials Building a Safer World



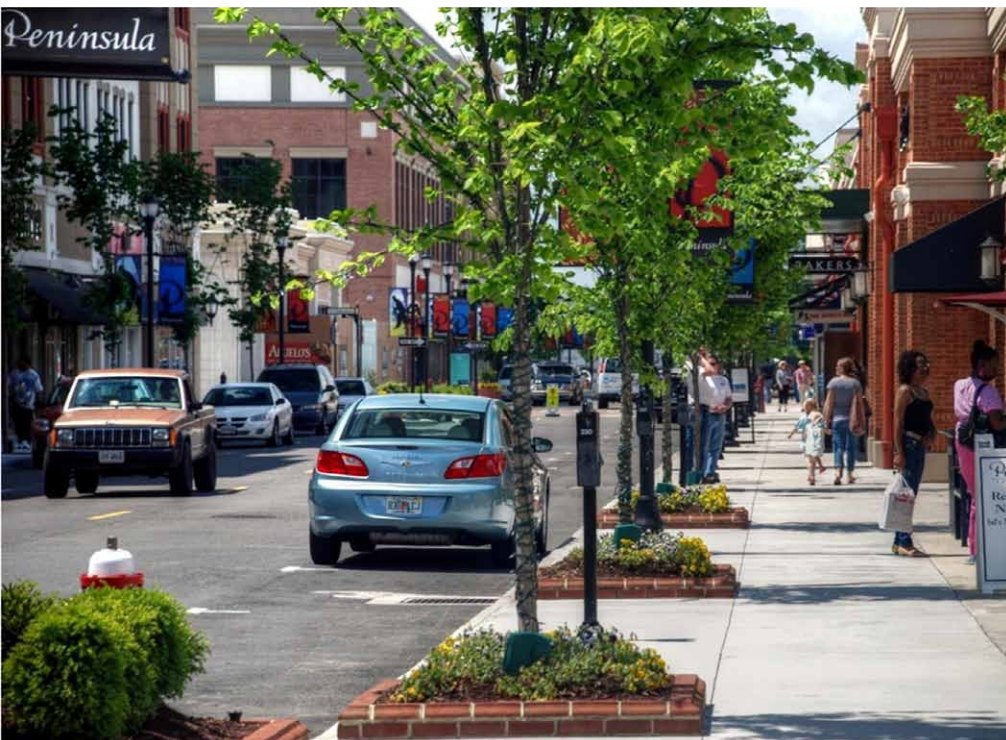
Plan Review Partnership Plays Decisive Role in Award-Winning Redevelopment

Quality. Community. Planning. These are the three words the [American Planning Association \(APA\)](#) panel of experts used when it selected the City of Hampton, Virginia, as the 2011 recipient of the *Donald E. Hunter Excellence in Economic Development Planning Award* from the Economic Development Division of the APA for the redevelopment of the Peninsula Town Center.

“It’s a tremendous honor to be given this award,” said Steve Shapiro, Deputy Director of Community Development for Hampton. “Our mission is to facilitate quality, code-driven construction throughout the community. We were especially pleased that the panel recognized the critical role of planning in the process, particularly in the permitting phase of the effort.”

The \$276 million, 1.1-million-square-foot, pedestrian-friendly [Peninsula Town Center](#), completed in

The speedy turnaround by ICC plan reviewers helped developers stay on schedule for a March 2010 grand opening – and win the APA’s *Donald E. Hunter Excellence in Economic Development Planning Award*.



The American Planning Association acknowledged the City of Hampton's flexible planning process as a tremendous value in getting the Peninsula Town Center structures ready for occupancy in just a few months.



The Bensi restaurant was one of many architectural plans evaluated by ICC Plan Review Services to ensure compliance with Virginia code specifications.

2010, incorporates four blocks of modern urban food, fun, office and living space.

Once construction of the core structures of the Peninsula Town Center finished in late 2009, potential tenants began submitting plans and permit requests to the Community Development Department, with the expectation of a speedy turnaround. All tenants wanted to be in place for the Peninsula Town Center's grand opening in March 2010. Shapiro said, "Over the course of about two months, more than 20 tenants would submit plans to our department, expecting a speedy response. We teamed with [ICC Plan Review Services](#) to meet the speedy plan review turnaround necessary to keep this process moving forward."

The City of Hampton requested that Code Council reviewers evaluate all submittals per Virginia code specifications for the building (structural and non-structural), electrical, mechanical/fuel gas, plumbing, energy and accessibility disciplines. ICC plan reviewers would work with the architect to resolve questions, missing details or errors related to code requirements. Once ICC code experts completed the review of the plans for all requested disciplines, they would email a plan review summary document to City of Hampton code officials and the design firm. Every plan review document identified the code sections evaluated,

along with a report identifying the deficiencies found in the review. The Code Council Plan Review staff also performed one recheck of all plans to ensure that all issues were resolved.

"We couldn't have done it without ICC's expertise and reliability. Our staff of three plan reviewers needed help to keep up with our workload, which doubled during that time. Working with ICC, the process was seamless and invaluable to our department and our customers," recalled Shapiro.

The Peninsula Town Center opened on schedule with all tenants in place as planned. A number of other restaurants and retailers will continue to submit plans to the Community Development Department for review throughout the year.

The *Excellence in Economic Development Planning Award*, accompanied by a \$1,000 grant, was formally given to the City of Hampton at the 2011 National Conference of the APA in Boston during the Economic Development Division's annual meeting and reception in April 2011. [bsj](#)

For more details about the ICC Plan Review Services, call (888) ICC-SAFE (422-7233) and talk to Chris Reeves at x4309 or Doug Connell at x5226.