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AI Pre-Check & the Georgia Permitting Shot Clock: Is Your Team Ready?

CivCheck Demo

Mark Wedge
Business Development Executive
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Safe Harbour Statement

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YOUR HOSTS

Meet the Team

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WHAT WE'LL COVER TODAY

Agenda

1. The new Georgia Shot Clock Law: The issues Municipalities & Residents face today
2. Where the gap lives in the permit journey
3. Where AI fits — and where it doesn't
4. How AI could support the resident experience
5. AI in action — live demo

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GEORGIA SB 447. SHOT CLOCK.

In effect since July 1, 2026: firm review deadlines for residential permits.

5 business days to determine if an application is complete. If no response, the application is treated as complete.
Fee refunds if deadlines are missed.

45 Days for initial permit review

20 Days for second review

14 Days for every later review

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THE PROBLEM

2 in 3 applicants submit incomplete applications



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Building trust starts with the first interaction



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MISSING.
WRONG.
INCOMPLETE.

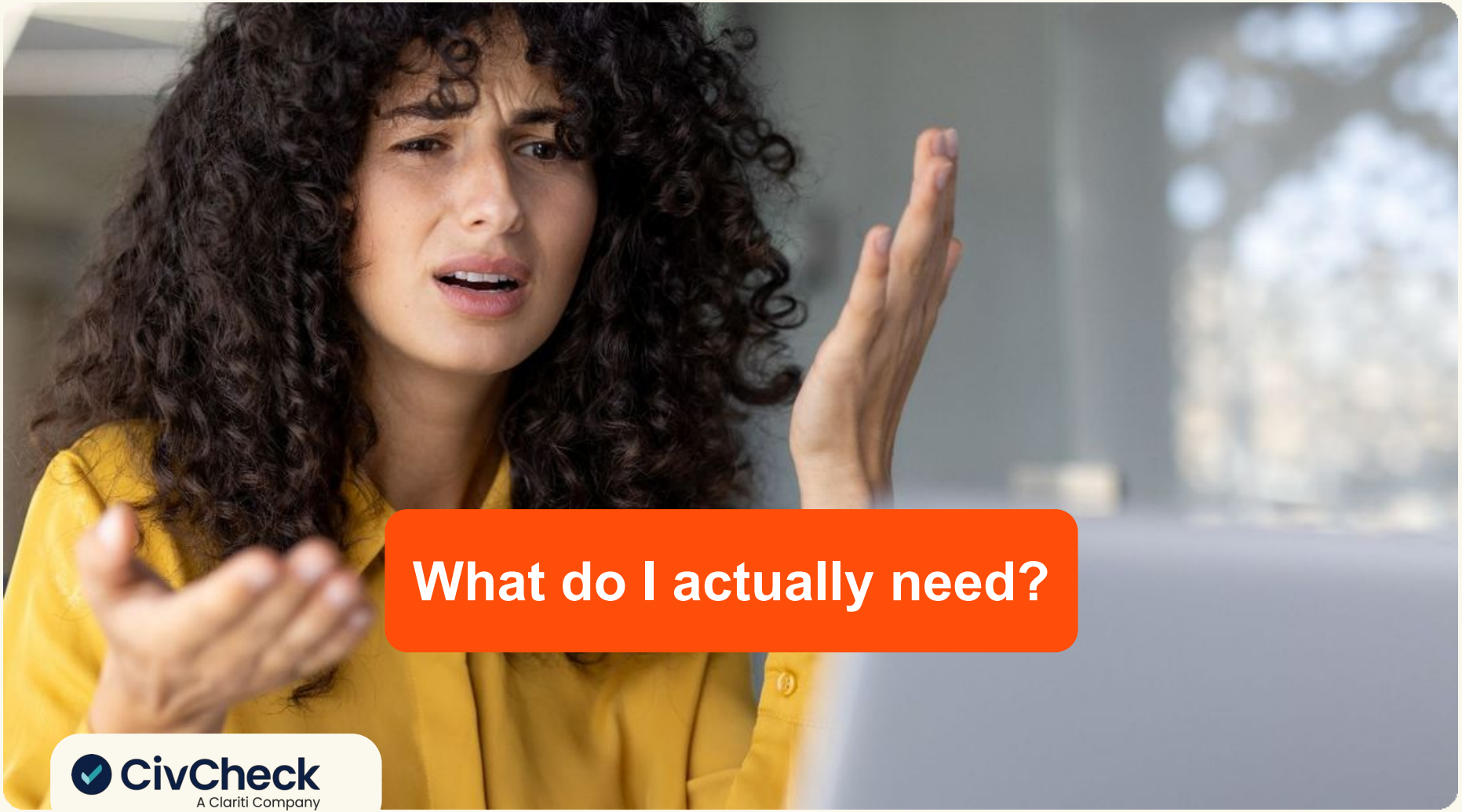
Problems begin before your staff even review the first line of a submission.

2 in 3 — Applications incomplete at submission

4–5× — Average review cycles before approval

Weeks — Lost per permit to correction letters

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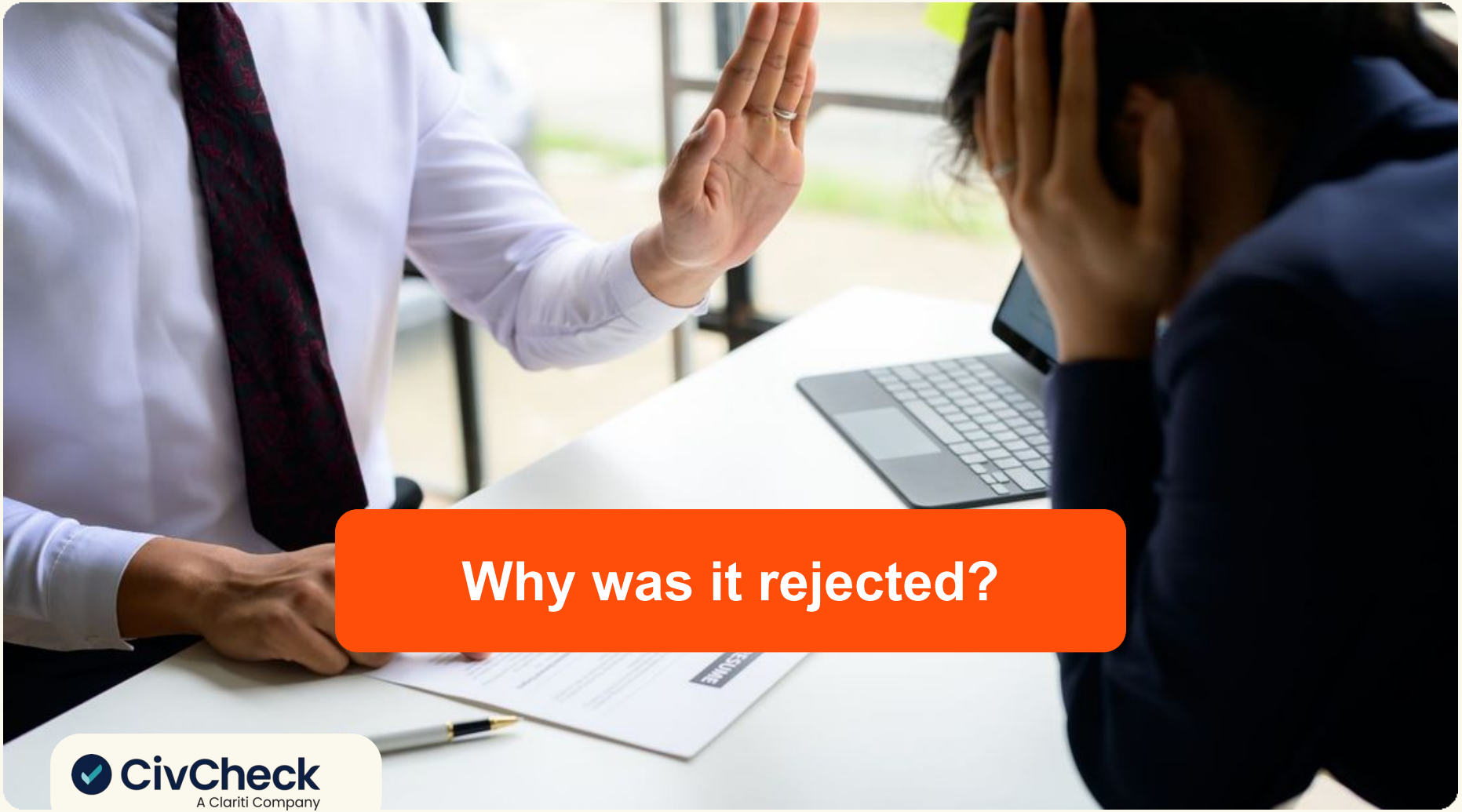

What do I actually need?
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Why was it rejected?
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What AI Plan Review Should be — and Shouldn't be

What it should be

- ✓ A co-pilot — AI assists, humans decide
- ✓ Code-specific to YOUR jurisdiction
- ✓ Explainable — every flag has a citation
- ✓ Configurable and overridable by staff

What it shouldn't be

- ✕ A replacement for licensed reviewers
- ✕ A black box — no mystery decisions
- ✕ Auto-approval software

Principle: In permitting, decisions affect public safety — humans must always retain final authority.

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How do we fix it?

Two models have emerged.

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YOU FIX IT

- Staff hunts down issues after submission
- Review cycles multiply per application
- Reviewers become correction editors
- High cost, slow throughput

or

APPLICANT SELF-CORRECTS

- **AI flags issues before submission**
- **Only complete apps reach the queue**
- **Staff reviews, not edits**
- **Faster approvals, lower cost**

Easy as 1-2-3

1

Upload

Applicant submits plans and documents through the portal

2

Completeness Check

AI screens for missing documents, required fields, and submission requirements

3

Code Compliance

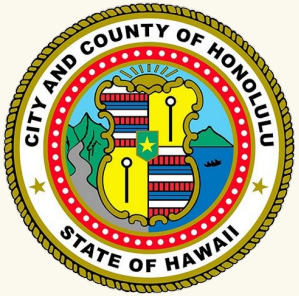
AI reviews plans against your jurisdiction's active code — every flag is cited

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When the stakes are high, experience matters.



NYC





DENVER
THE MILE HIGH CITY





Seattle

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Here’s what our clients are seeing

- Honolulu cut residential plan review time by 70% and total review time by 64%.
- Denver selected Clariti specifically to reduce the cycle of repeated corrections, which was hurting their first-round approval rates.
- Across our customer base, we’re seeing up to an 80% reduction in approval times on the AI-checked portion of review.

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Let's talk

about how CivCheck can help your municipality meet the Georgia Shot Clock law and improve customer service.



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