



DEPARTMENT OF COMMUNITY PLANNING HOUSING AND DEVELOPMENT
Inspection Services Division

#1 Courthouse Plaza, Suite 1000 2100 Clarendon Boulevard Arlington, VA 22201
TEL 703.228.3800 FAX 703.228.7046 WEBSITE: building.arlingtonva.us

Common Plan Review Rejection Reasons

Submitted plans must contain sufficient information for plan reviewers to be able to verify that the proposed construction complies with the Virginia Uniform Statewide Building Code (VUSBC). When submitted plans do not meet a minimum level of completeness, ISD cannot provide detailed rejection comments.

Below is a list of common plan review rejection reasons. Please review your plans carefully before submitting for permit application.

Residential Construction:

PROCEDURAL

- 1) Compliance with the energy efficiency provisions of Chapter 11 is required. A completed copy of an energy worksheet or REScheck is required with EACH set of plans. Make sure the insulation values shown on the worksheet correspond to those indicated on the plans. The worksheet provided was not done properly or the proposed design does not appear to meet the minimum code requirements.
- 2) Note name, address and occupation of designer on drawings. Minimum drawings size for submission is 18" x 24". Drawings must be to scale.
- 3) Provide structural calculations with an original seal, signature and date of an architect or engineer registered in the Commonwealth of Virginia showing the structural adequacy of the proposed construction.
- 4) An evaluation report is required for all products used that are not specifically referenced in the building code. Valid reports from ICC, BOCA, SBCCI, ICBO or NER are accepted. Attach a copy of the report to each set of plans.
 - a) The items listed in the evaluation report have not been complied with. Read all items required by the report and incorporate them into the plan sets.
 - b) The evaluation report submitted is out-of-date. Provide a report that references the current code.
- 5) Truss shop drawings may be submitted after plan approval but prior to installation. Submit at least two sets. Both copies need to have an original signature and date of the Engineer.
- 6) When resubmitting revised plans for review, the originally reviewed sheets must be submitted. Minor corrections may be made on the original sheets if initialed by the designer. Mark the sheets being replaced as VOID. Indicate changes by clouding or similar method. Make sure each comment has been addressed. It is helpful if you include a letter indicating how and where each item has been addressed.

STRUCTURAL

- 7) The design of the footing may be inadequate. The minimum depth to the bottom of the footing is required to be 2 feet. The maximum permitted soil bearing capacity is 2000 PSF unless you provide an original copy of the geotechnical report signed and sealed by an architect or engineer registered in the Commonwealth of Virginia. Footing sizes must be designed accordingly.



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- 8) The basement wall design shall be in accordance with the soil classification found on site. If a brick ledge is used, the reduced thickness must be accounted for. Provide a detail on the plans that corresponds to the design selected.
- 9) Provide Structural calculations with an original seal, signature and date of an architect or engineer registered in the Commonwealth of Virginia showing the structural adequacy of the proposed construction.
- 10) The bolt spacing at the ledger attachment is not sufficient to carry the applied loads.
- 11) The wall bracing shown on the plans does not conform to the requirements of the VRC.
- 12) Show construction of the exterior wall for the two story open spaces. Verify that wall is adequate for required wind load, roof load, and wall height.
- 13) When ceiling joists or rafter ties are located above the rafter bearing points the rafter sizes may need to be increased.
- 14) Floor joists under oversized tubs must be doubled or calculations must be submitted to show adequacy of the floor system provided.
- 15) Provide separate framing plans for the floor, ceiling and roof. A truss layout drawing is needed and shall include the location of any proposed girder trusses. Make sure all loads are adequately transferred to the foundation. Indicate column sizes under beams and headers.
- 16) Provide the manufacturer's specifications for any manufactured floor joists (I-joists) and laminated composite beams (LVL's).

BUILDING PLANNING

- 17) Garages shall be separated from all living spaces with ½ inch gypsum board applied to the garage side of walls and ceilings (5/8 inch type 'x' required on ceilings below habitable space). This shall include protection of all exposed beams and columns within the garage area. Openings between the garage and living spaces are limited to doors that must be constructed of 1- 3/8 inch solid wood or be fire rated for 20min.
- 18) Show the location of the smoke detectors.
- 19) Exterior walls located less than 5 feet from the property line are required to have a fire resistance rating of not less than 1 hour and may have limitations on openings.
- 20) Emergency escape openings are required from bedrooms and basements. Below grade emergency escape openings may require window wells.