



## Top 5 Plan Review Mistakes - Residential Construction

1. Missing required documents. Regional Building has published handouts that provide lists and examples of documents that are needed for a number of different projects. Following these lists would help cut down on the amount of rejections because something wasn't provided.
2. Lack of details on plans. Plans that are missing dimensions, materials, sizes, notes, etc. can stop the review in its tracks. There is no such thing as too much information.
3. Incorrect design criteria or codes. For example, trusses designed to wrong codes, loads that don't match construction documents, or missing code information all together will limit the review that can be performed.
4. Unclear scope of work. This is especially true with electronic submittals, but does happen with printed submittals as well. If the plan reviewers aren't sure what is being done, a review cannot be performed.
5. Missing PE stamp on projects with non-conventional construction or elements that exceed prescriptive requirements. The IRC is very limited on what materials or construction methods can be used. The IRC and a PE can be equated to different tool boxes. The IRC is like the little tool box you have in the trunk of your car – maybe some pliers, a wrench and screwdriver. A PE is like a Snap-On tool truck – all the same tools, but all sorts of specialty ones too. Their tool box is bigger, which allows them to look at more things.

