

PROBLEM CODES

Discipline: Commercial

Code Year: 2012

CODE	DESCRIPTION	COMMENTS
BPRC2A ACCML	MULTI-LEVEL ACCESS	At least one accessible route shall connect each accessible level (including mezzanines) of a multi-level building (Sec. 1104.4).
BPRC2A ACCON	ACCESS TO CONNECTED SPACES	The accessible route shall not pass through kitchens, storage rooms, or similar spaces (1104.5). This includes the accessible route to any public facilities required by section 403 of the International Plumbing Code.
BPRC2A ACGEN	CANNOT DETERMINE ACCESSIBILITY	Accessibility compliance cannot be determined at this time. Provide details and information on the plans that clarify compliance with accessibility requirements. Door approaches, restroom plans and elevations, and accessible route details may be required.
BPRC2A ASBTH	ASSEMBLY BOOTH SEATING	Fixed and booth seating require at least 5% of the total seating areas to be accessible (1109.11) and dispersed throughout the space (1109.11.1). Clearly show all the required accessible fixed and booth seating on the plans.
BPRC2A ASCTR	ASSEMBLY COUNTER SEATING	Counter and bar area seating require at least 5% of the total seating areas to be accessible (1109.11). Table seating in the immediate vicinity of the counter or bar may be substituted per IBC Commentary. Clearly show all the required accessible counter seating on the plans.
BPRC2A ASDIN	ASSEMBLY DINING SEATING	Dining areas require at least 5% of the total dining surfaces to be accessible and located on a level accessed by an accessible route (1108.2.9.1). Provide a seating count and accessible seating count on the plan. Clearly show all the required accessible seating on the plans.
BPRC2A ASRSD	ASSEMBLY RAISED SEATING	Restaurant raised floor areas shall be fully accessible (1108.2.9). Provide clear ramp and handrail details on the plan.
BPRC2A ASSEM	ASSEMBLY SEATING AREA REQ'D	Provide the correct number of wheelchair spaces for an assembly seating area (Table 1108.2.2.1.), integrated and dispersed in the space (1108.2.4 and 1108.2.5), with at least one companion seat adjacent to each wheelchair space (1108.2.3 and ICC/ANSI 802.7).
BPRC2A CHGRM	ACCESSIBLE CHANGING ROOM REQ'D	An accessible changing room must be provided (1109.12.1). The required bench shall be 20"-24" x 42" minimum (2009 ICC/ANSI A117.1 Section 903.3). The room shall be configured with a clear floor space complying with 2009 ICC/ANSI A117.1 Section 305, positioned for at least a parallel approach to the bench (2009 ICC/ANSI A117.1 Fig. 903(a)).
BPRC2A CLRFS	PARALLEL APPROACH IN ALCOVE	A parallel or forward approach where walls or fixtures form an alcove shall meet the minimum dimensions of 2009 ICC/ANSI A117.1 Section 305.7. See Fig 305.7. These restrictions apply even where the minimum dimensions shown in other sections of the accessibility standard have been met.

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BPRC2A CNTER	COUNTER HT. IS NOT ACCESSIBLE	Counter height is not accessible per 2009 ICC/ANSI A117.1 Section 904.
BPRC2A CNTHT	COUNTER HT. IS NOT ACCESSIBLE	Counter height is not accessible per 2009 ICC/ANSI A117.1 Section 904. The counter shall provide the same service afforded to a standing customer. It shall provide a single level surface from the customer to the service provider. This portion of the counter shall be a minimum of 36" wide. No purse or check writing ledges and/or pass-through openings permitted.
BPRC2A DOORS	DOOR APPROACHES NOT ACCESSBL	Door approaches do not have the required maneuvering clearances (ICC/ANSI A117.1 Section 404.2.3). 18" required on pull side. 12" required on push side where both closer and latch are provided (404.2.3.2).
BPRC2A DRIHL	DRINKING FOUNTAINS HIGH/LOW	Drinking fountains must comply with the requirements of IBC Sec. 1109.5. No fewer than two drinking fountains must be provided. At least one must be at an accessible height. Alternatively, a single "high/low" drinking fountain may be provided. If there is only one drinking fountain, a new fountain or a "high/low" can be installed under accessibility upgrades.
BPRC2A DRINK	DRINKING FOUNTNS NOT ACCESSBL	Drinking fountains shall be accessible in accordance with 2009 ICC/ANSI A117.1 Section 602
BPRC2A EXITS	ACCESSIBLE EXITS REQ'D	Exits must be accessible (1007.1).
BPRC2A FORM	ACCESSIBILITY FORM NOT CORRECT	Accessibility Compliance Form is not correct. Please use our current form located at: http://www.fairfaxcounty.gov/dpwes/forms/ada_form.pdf The form shall be signed by the registered design professional who sealed the plans. If the plans are not sealed, the responsible designer may sign the form. Attach a form with an original signature to the County plan set.
BPRC2A FORMA	ACCESS. FORM NOT CORRECT A	You have checked 'FULLY COMPLIANT' on the Accessibility Compliance Form. The accessible route, including the restrooms and drinking fountains that serve the space being altered, must FULLY comply with current accessibility standards (2012 VRC).
BPRC2A FORMB	ACCESS. FORM NOT CORRECT B	You have checked 'TECHNICALLY INFEASIBLE' on the Accessibility Compliance Form. 'TECHNICALLY INFEASIBLE' is only applicable when the existing restrooms cannot be upgraded because a load-bearing structural element would have to be moved, and the existing fixture count cannot be reduced under the current IPC. When 'TECHNICALLY INFEASIBLE' is checked, apply 20% over the cost of construction to a Family-Assisted-use toilet room (2012 VRC). See the definition in VRC Section 202.

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BPRC2A FORMC	ACCESS. FORM NOT CORRECT C	You have checked 'UPGRADES REQUIRED' on the Accessibility Compliance Form. List the total applicable cost of construction on the form along with the items being upgraded and those associated costs. New construction does not qualify as an upgrade. Upgrades shall be limited to improvements to the existing accessible route to the altered area, including the restrooms and drinking fountains that serve that area. (2012 VRC)
BPRC2A KSINK	KITCHENETTE SINK ACCESSIBILITY	Kitchen and kitchenette sinks shall be at a maximum height of 34" (ICC/ANSI A117.1, Sections 804.4 and 606). A parallel approach is not permitted when a cook top or conventional range is provided.
BPRC2A MULTI	MULTI-LEVEL ACCESS	At least one accessible route shall connect each accessible level (including mezzanines) of a multi-level building (Sec. 1104.4).
BPRC2A RAMPS	RAMPS ARE NOT ACCESSIBLE	Ramps shall comply with IBC Section 1010 and 2009 ICC/ANSI A117.1 Section 405.
BPRC2A RFAMI	FAMILY RESTROOM IS REQUIRED	A Family or Assisted Use toilet room is required in M and A occupancies where an aggregate of six or more male and female water closets are required (1109.2.1).
BPRC2A RFAMR	FAMILY BATHING REQD IN REC	A Family or Assisted Use Bathing Room is required in recreational facilities where separate-sex bathing rooms or locker rooms are provided (1109.2.1).
BPRC2A RGRAB	INCORRECT RESTROOM GRAB BARS	Grab bars in restrooms shall comply with 2009 ICC/ANSI A117.1 Section 604.5. Unless previously provided, vertical grab bar(s) required. See Fig. 604.5.1 and 604.5.2.
BPRC2A RMPSL	RAMP SLOPE	Maximum slope of ramp is 1:12 (Section 1010.3).
BPRC2A ROUTE	ROUTE TO ACCESSIBLE RESTROOM	Where only one accessible route is provided, the route shall not pass through kitchens, storage rooms, restrooms, closets, or similar spaces (Section 1104.5).
BPRC2A RRAMB	AMBULATORY WATER CLOSET REQD	An ambulatory water closet compartment is required where six or more water closets and/or urinals have been provided in a single restroom (1109.2.2).
BPRC2A RRPRI	PRIVATE RESTROOM NOT COMPLIANT	A restroom serving only a single, private office shall be fully accessible except for the items specifically listed in 1109.2, exception 1.
BPRC2A RRUNI	FAMILY RESTROOM IS REQUIRED	A Family or Assisted Use toilet room is required in M and A occupancies where an aggregate of six or more male and female water closets are required (1109.2.1).

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BPRC2A RSTDR	WATER CLOSET DOOR INCORRECT	Door to water closet compartment shall comply with 2009 ICC/ANSI A117.1 Section 604.9.3. Opening shall be a maximum 4" from wall opposite water closet OR 56" from the wall closest to the water closet and shall align with clear floor space in the compartment. See Table 604.9.3.1 and See Fig. 604.9.3.1.
BPRC2A RSTRM	RESTRMS TO BE FULLY ACCESSIBLE	All restrooms are required to be fully accessible in accordance with IBC 1109.2 and 2009 ICC/ANSI A117.1 Chapter 6.
BPRC2A RUNIR	FAMILY BATHING REQD IN REC	A Family or Assisted Use Bathing Room is required in recreational facilities where separate-sex bathing rooms or locker rooms are provided (1109.2.1).
BPRC2A SHWRT	SHOWER NOT FULLY ACCESSIBLE	Transfer-type shower shall comply with 2009 ICC/ANSI A117.1 Section 608.2.1. Clear floor space shall extend 12" past the seat. The shower controls shall be on the wall opposite the seat. Show clear floor space, seat, and controls on plan. See Fig. 608.2.1.
BPRC2A TYPEB	TYPE B TO COMPLY WITH ANSI	The Type 'B' dwelling units shall comply with the 2009 ICC/ANSI A117.1, Section 1004. See the definition of Type 'B' dwelling unit in IBC Section 202.
BPRC2A UNITS	INDICATE ACCESSIBLE UNITS, RMS	Indicate which units/rooms are accessible and ensure the number provided complies with IBC Section 1107.6 and Table 1107.6.1.1 - ACCESSIBLE DWELLING AND SLEEPING UNITS.
BPRC2D DRARR	DOORS IN SERIES INCORRECT	The clear space between doors in series shall be 48"x 30" outside the arc of the door swing. Doors in series shall either swing in the same direction or away from each other (Section 1008.1.8).
BPRC2D DRGRL	SECURITY GRILLE INCORRECT	Security grilles are only permitted along a means of egress in Groups B, F, M, and S. All grilles shall be openable from the inside without the use of a key or special knowledge or effort (Section 1008.1.4.4). Provide details on the plan to clarify compliance.
BPRC2D DRLND	DOOR LANDING INCORRECT	A level floor or landing is required on each side of a door (Section 1008.1.5). Landings shall be at least as wide as the door served and have a length of at least 44" (Section 1008.1.6).
BPRC2D DROPH	DOOR HARDWARE INCORRECT	Doors hardware shall not require tight grasping or pinching to operate and shall be mounted between 34" and 48" above finished floor (Sections 1008.1.9.1 and 1008.1.9.2).
BPRC2D DROPP	DOOR OPERATION INCORRECT	Doors shall be readily openable from the egress side without the use of special knowledge or effort to operate (Section 1008.1.9).

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BPRC2D DRSIZ	DOOR SIZE INCORRECT	Doors are not compliant due to incorrect size (Section 1008.1.1). Each door shall provide the minimum required 32" clear width. Measured between the face of the door and the stop.
BPRC2D DRSWG	DOOR SWING INCORRECT	Doors shall be side-hinged and swing in the direction of egress travel where serving an occupant load of 50 or more (Section 1008.1.2).
BPRC2D HWFLS	FLUSH BOLTS NOT PERMITTED	Manually operated surface or flush bolts are not permitted on means of egress doors (Section 1008.1.9.4). Where egress doors are used in pairs, automatic flush bolts may be used on the inactive leaf provided no surface mounted hardware is mounted on that door leaf (Section 1008.1.9.3(3)).
BPRC2D HWLCK	KEYED HARDWARE INCORRECT	The main egress doors in Groups B, F, M, and S can only be equipped with a key-operated lock on the egress side when the door and lock comply with all 3 items of USBC Section 1008.1.9.3(2).
BPRC2D HWOPR	HARDWARE FUNCTION NOT CORRECT	All doors in a means of egress shall be readily openable from the egress side without the use of a key or special knowledge or effort (Section 1008.1.9).
BPRC2D HWPAN	PANIC HARDWARE	Each door (i.e., all doors) capable of latching or locking in a means of egress from a Group A or E occupancy with an occupant load of 50 or more shall be provided with panic or fire exit hardware (Section 1008.1.10).
BPRC2D HWPNH	PANIC HARDWARE IN HIGH HAZARD	Each door (i.e., all doors) capable of latching in a means of egress from a Group H occupancy or from an electrical room rated 1200 amperes or more shall be provided with panic hardware (Section 1008.1.10).
BPRC2D HWSCH	PROVIDE DOOR HW SCHEDULE	Door operation compliance with Section 1008.1.9 is not clear on plans. Provide a door hardware schedule on the plan. Exiting and accessibility reviews cannot be completed without knowing how all doors function.
BPRC2D HWSTR	STAIRWAY DOORS CANNOT LOCK	Interior stairway means of egress doors shall be openable from both sides without the use of special knowledge or effort (Section 1008.1.9.11). Stairway doors can only be locked if they meet all the conditions of one of the exceptions to Section 1008.1.9.11. Provide any details required to clarify full compliance on the plans.
BPRC2D HWTRN	TURNSTILES RESTRICT EGRESS	Each turnstile that restricts egress shall not be credited with more than a 50 person egress capacity (Section 1008.3) when it meets all the requirements of the exception. Where serving an occupant load of greater than 300, an additional side-hinged door is required within 50' (Section 1008.3.2). Provide all details on plan to clarify compliance.
BPRC2D HWUNL	UNLATCHING OF DOOR	The unlatching of any door shall not require more than one operation (Section 1008.1.9.5).

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BPRC2D SELFC	FIRE DOORS TO BE SELF-CLOSING	Fire doors must be self-closing and latching (NFPA 80----'07). Provide notes for hardware.
BPRC2D SPACD	SENSOR-RELEASE EGRESS DOOR	Sensor Release egress doors shall comply with all the requirements of Section 1008.1.9.8. Provide details on the plan to clarify compliance. Clearly state on the plan which doors meet this code section. Show location of the access device (card reader), motion sensor, and the manual unlocking device located within 5' of the door on the plans.
BPRC2D SPACT	SENSOR-RELEASE TENANT DOOR	IBC Section 1008.1.9.8 permits "sensor-release egress doors" only at entrances to buildings and entrances to tenants (from public corridors). It is our policy to treat these types of doors within suites as follows. While this requirement can be construed to mean literally what it says (i.e., doors which connect a discrete tenant space with either a common path of travel shared by other tenants, or directly with an exit discharge), we see no difference in the relative level of hazard to the occupants of a tenant space if an "sensor-release egress door" is located interior to the tenant space perimeter (perhaps at an access point to a secure work area) rather than at an "entry point" to the composite tenant space. However, we do see a potential increase in hazard with any increase in the total number of such "sensor-release egress doors" a building occupant must traverse to exit a building. The existing wording of Section 1008.1.9.8 effectively limits the number of "access-controlled egress doors" to two that may be encountered on any one egress path of travel (one at the building entrance doors and one at "entrance doors to tenant spaces"). Accordingly, it is our determination that so long as no more than two "sensor-release egress doors" will be encountered on any single path of egress travel to an exit discharge, and so long as all other provisions of Section 1008.1.9.8 are complied with, "sensor-release doors" may be placed anywhere within a building the owner or tenant chooses. Provide full-building egress door analysis.
BPRC2D SPDEL	DELAYED EGRESS DOOR	Delayed egress doors shall comply with all the requirements of VUSBC Section 1008.1.9.7. Clearly state on the plan which doors comply with this code section and specify that those doors will unlock in accordance with all 6 items listed in Section 1008.1.9.7. An occupant shall not be required to pass through more than one delayed egress door before entering an exit.
BPRC2D SPLCK	SPECIAL LOCKING DOORS	Doors with special locking arrangements such as Sensor-Release Egress Doors (1008.1.9.8), Delayed Egress (USBC 1008.1.9.7), and Stairway Doors (1008.1.9.11 and 403.5.3) require interconnection to the fire alarm system and inspection by the Fire Marshal. Please read all the requirements for Door Locks, Exits, and Security in the Fire Prevention Division's "Code Reference Package" at: www.fairfaxcounty.gov/fr/prevention/fmpublications/crp2009.pdf
BPRC2E		

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BPRC2E CMPTH	COMMON PATH OF EGRESS EXCEEDED	The maximum length of the common path of egress permitted by Section 1014.3 has been exceeded. See Table 1014.3
BPRC2E CORCN	CORRIDOR CONTINUITY	Fire-resistance rated corridors shall be continuous from the point of entry to an exit and shall not be interrupted by intervening rooms (1018.6).
BPRC2E CORWD	CORRIDOR WIDTH	The corridor(s) do not meet the requirements for width (1018.2). See Table 1018.2.
BPRC2E DDEND	CORRIDOR DEAD ENDS	Corridor(s) exceed the limits for dead ends (1018.4).
BPRC2E DROPN	OPEN DOOR MAX PROJECTION	When opening, doors shall not reduce corridors, landings, and aisles to less than ½ the required egress width in accordance with Sections 1005.7, 1009.8., and 1017.1 (exception).
BPRC2E DRPRJ	OPEN FULLY DOOR PROJECT	When fully opened, the door and hardware shall not project more than 7" into the required egress width in accordance with Sections 1005.7, 1009.8, and 1017.1 (exception).
BPRC2E EXACC	ACCESS TO MIN. NUMBER OF EXITS	NUMBER OF EXITS. Two <i>exits</i> or <i>exit accessway stair-ways</i> or <i>ramps</i> shall be provided in accordance with section 1021.2.* Three or more exits required, shall be provided in accordance with Section 1021.2.4.
BPRC2E EXIT#	NO. OF EXITS INADEQUATE	EXITS FROM STORIES. The number of exits provided is not adequate for the use and occupant load. See Section 1021.2 and 1021.2.4. * For STORIES WITH ONE EXIT see Table 1021.2(1) and Table 1021.2(2)
BPRC2E EXWID	EXIT WIDTH INADEQUATE	The egress width provided is not adequate for the use and occupant load. See section 1005.1, MEANS OF EGRESS SIZING
BPRC2E FURPL	FURNITURE PLAN W/ OCCUP. LOAD	Provide a furniture plan that supports the indicated occupant load.
BPRC2E GUARD	PROVIDE GUARD DETAILS	Provide guard details on the plan complying with Section 1013.2 and 1013.3.
BPRC2E HNDIN	HANDRAIL DETAILS INCORRECT	Handrail details do not comply with Section 1013.
BPRC2E HNDRL	HANDRAIL DETAILS REQ'D	Provide handrail details complying with Sections 1012.2 through 1012.9 on the plans.
BPRC2E ILLEX	EXIT SIGNS REQUIRED	Provide exit signs at exits and along the means of egress placed in accordance with Section 1011.1
BPRC2E ILLUM	MEANS OF EGRESS ILLUM REQ'D	Provide means of egress illumination (Section 1006.1).

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BPRC2E INTRV	EGRESS THROUGH INTERVENING SPC	Egress through intervening spaces shall comply with 1014.2. A maximum of one exit access is permitted to pass through kitchens, store rooms, closets, or spaces used for similar purposes provided such a space is not the only means of egress, is accessory to the area served, is not subject to locking, and provides a discernible path of egress to an exit (IBC 1014.2 and USBC 1014.2(3)).
BPRC2E MEANS	MEANS OF EGRESS INADEQUATE	The number of means of egress provided are not adequate for this use and occupant load. See Table 1015.1 - SPACES WITH ONE MEANS OF EGRESS.
BPRC2E OCCAL	DETERMINE OCCUPANT LOAD	Occupant load shall be determined in accordance with Sec. 1004 and Table 1004.1.2. The occupant loads of rooms and spaces are based on the way the room or space is used, not necessarily on Occupancy Classification of the building, floor, or tenant. Be sure that functions of all rooms and spaces are identified on the plans.
BPRC2E OCCLD	SHOW NUMBER OF OCCUPANTS	Show number of occupants in each space per Section 1004.1 and Table 1004.1.2, MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT.
BPRC2E OCCRT	OCCUPANT LOAD CERTIFICATE	Assembly rooms and spaces with 50 or more occupants shall have the occupant load of the room or space posted (USBC 1004.3). Provide an occupant load computation for each separate assembly space on the plans. The occupant load shown on the approved plans for each assembly space will be used for the posted occupant load certificate. See Section 1004.1 for occupant load determination.
BPRC2E REMOT	EXITS NOT REMOTE	Exits or means of egress are not remote per USBC Section 1015.2.1 and 1015.2.2.
BPRC2F ATRSZ	FLOOR OPENINGS	The floor opening shown must comply with the provisions of Section 713.1, Shaft Enclosure Required.
BPRC2F ATSMK	ATRIUM SMOKE CONTROL SYSTEM	Atriums that connect more than two stories must have a smoke control system per Section 404.5, Smoke Control.
BPRC2F BLOCK	FIREBLOCKING AND DRAFTSTOPPING	Fireblocking and draftstopping shall be installed in combustibile concealed locations. Locations, techniques, and materials shall comply with Section 718, Concealed Spaces.
BPRC2F CORR	CORRIDOR RATINGS REQ'D	Corridors are required to be rated in accordance with USBC Section 1018.1, Construction, and Table 1018.1, CORRIDOR FIRE-RESISTANCE RATING.
BPRC2F DSGN#	FIRE RESIST. DESIGN # REQ'D	Provide a fire resistance design number (and a copy of the listing if other than UL) for each of the elements listed below.
BPRC2F EXTOP	EXT. WALL OPNGS EXCEED LIMITS	The amount of openings in the rated exterior walls exceeds the limits of Table 705.8, Openings.

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BPRC2F EXTRM	NONCOMBUSTIBLE EXT TRIM	Exterior trim, including balconies, decks, windows, doors, and siding, shall be noncombustible when installed over 40 feet in height above grade plane (IBC Section 1406).
BPRC2F EXTWL	EXT. WALL NOT PER TABLE 602	The fire resistance rating of your exterior wall is not per Table 602. See the definition of "fire separation distance" in Section 202.
BPRC2F FBSUP	FIRE BARRIER SUPPORT	Any structural element supporting or penetrating a fire barrier must have a rating equal to or greater than the shaft in accordance with 707.5, Continuity. 707.5.1 Supporting construction.
BPRC2F FDOOR	FIRE DOOR SELF-CLOSING	Fire doors must be self-closing and latching (NFPA 80-10). Provide notes for hardware on plan.
BPRC2F FWCNH	FIRE WALL HORIZ. CONTINUITY	The fire walls must meet the horizontal continuity provisions of Section 706.5, Horizontal Continuity.
BPRC2F FWCNV	FIRE WALL VERT. CONTINUITY	The fire walls must meet the vertical continuity provisions of Section 706.6, Horizontal Continuity.
BPRC2F FWCOL	FIRE WALL STRUCTURAL STABILITY	Fire walls must allow for the collapse of the structure on either side without damaging the wall per IBC, Section 706.2. This includes the collapse of items penetrating the wall such as piping, ducts, cables, raceways, etc. Designer shall show compliance on the plans by notes or details.
BPRC2F FWRAT	FIRE WALL RATING	Fire walls must be rated per Table 706.4, FIRE WALL FIRE-RESISTANCE RATINGS.
BPRC2F LOTLN	DISTANCE TO LOT LINES	Show the distance to lot lines and assumed property lines between buildings (USBC 109.2). See definition of "Fire Separation Distance" section 202, Table 602, and section 705.3.
BPRC2F MARK	FIRE-RATED ASSEMBLY MARKINGS	Concealed fire walls, fire barriers, fire partitions and smoke barriers shall be designated above ceilings; Signage shall indicate the fire-resistance rating and type of assembly. Note example: "ONE HOUR FIRE PARTITION". Section 703.7.
BPRC2F MEZFR	FIRE RATINGS APPLY TO MEZZ.	The fire ratings for this Construction Type also apply to the mezzanine. Provide the proper rated design numbers. See definition of "Mezzanine" in Section 202, 505.1, General, and Table 601, FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS.
BPRC2F MONTR	MONITORING IS REQUIRED	Monitoring of the suppression system is required (Section 903.4, Sprinkler System Supervision and Alarms) in order to take any code permitted allowances for a building "sprinklered throughout".

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BPRC2F NC603	COMB MATERIALS IN TYPES I&II	Use of combustible materials in types I and II construction is limited to those applications specified in IBC Section 603, Combustible Material in Type I and II Construction. Please indicate which item under Section 603 permits the use of combustible materials in your project.
BPRC2F OPNPR	OPENING PROTECTIVES REQUIRED	Opening protectives shall be rated per Table 716.5, FIRE DOOR AND SHUTTER FIRE PROTECTION RATINGS. Fire doors must be self-closing and latching.
BPRC2F RTGSM	RATINGS PER TABLE 601 MISSING	Fire resistance design numbers are missing for the required rated elements listed below per Table 601. Ensure all of the ratings are indicated with the correct 'listed' design numbers.
BPRC2F RTGSW	RATINGS PER TABLE 601 WRONG	Fire resistance design numbers are incorrect for the required rated elements listed below per Table 601. Ensure all of the ratings are indicated with the correct 'listed' design numbers.
BPRC2F SFTSP	SHAFT SUPPORTING ELEMENTS	Any structural element supporting or penetrating a shaft must have a rating equal to or greater than the shaft in accordance with 713.5, Continuity.
BPRC2F SHAFT	SHAFT RATINGS	Shafts must have a continuous fire resistance rating. Any supporting or penetrating structural elements must have a rating equal to or greater than the shaft in accordance with 713.5, Continuity.
BPRC2F SUPPR	FIRE SUPPRESSION SYSTEM REQ'D	A fire suppression system is required in accordance with Section 903.2, Where Required.
BPRC2F T601	RATINGS NOT PER TABLE 601	Fire resistance design numbers are required for all rated structural elements and separations as indicated in Table 601. Some items are missing or incorrect. Ensure all of the ratings are indicated with the correct 'listed' design numbers.
BPRC2F THRUP	THROUGH-PENETRATION PROTECTION	Provide details for the Through-Penetration protection system(s) per Section 714, Penetrations.
BPRC2G ACCES	ACCESSORY OCCUPANCIES	Accessory occupancies shall comply with Section 508.2. They must be subsidiary to the main occupancy and occupy less than 10% of the floor area. Accessory occupancies cannot exceed the tabular values of Table 503 for the specific accessory occupancy.
BPRC2G AREA	AREA EXCEEDS LIMITS	The area indicated appears to exceed the limits of Table 503, ALLOWABLE BUILDING HEIGHTS AND AREAS, as modified by Section 506, BUILDING AREA MODIFICATIONS, for the Type of Construction selected. Provide calculations showing compliance.
BPRC2G EXTRM	NONCOMBUSTIBLE EXT TRIM	Exterior trim, including balconies, decks, windows, doors, and siding, shall be noncombustible when installed over 40 feet in height above grade plane (IBC Section 1406.2.1(2)).

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BPRC2G H&A	HEIGHT & AREA EXCEEDS LIMITS	The height and area indicated appear to exceed the limits of Table 503, ALLOWABLE BUILDING HEIGHTS AND AREAS, for the Type of Construction selected. Provide calculations showing compliance.
BPRC2G HGT	HEIGHT EXCEEDS LIMITS	The height indicated appears to exceed the limits of Table 503, ALLOWABLE BUILDING HEIGHTS AND AREAS, as modified by Section 504, BUILDING HEIGHT, for the Type of Construction selected. Provide calculations showing compliance.
BPRC2G INCID	INCIDENTAL USES	Incidental use areas shall comply with Section 509 and Table 509, INCIDENTAL USES.
BPRC2G INSEP	INCIDENTAL USES SEP	Incidental use areas shall be separated and or protected in accordance with Section 509.4, SEPARATION AND PROTECTION of INCIDENTAL USES.
BPRC2G MEZ13	MEZZANINE NOT PER 505	The mezzanine is not in compliance with Section 505.2.1, AREA LIMITATION. The size can be no more than 1/3 of the room it is open to.
BPRC2G MEZEG	MEZZANINE EGRESS	Means of egress from a Mezzanine shall comply with applicable provisions of Chapter 10. (number of exits, travel distance, common path of travel)
BPRC2G MEZSZ	MEZZANINE NOT PER 505.2	The mezzanine is not in compliance with Section 505.2.1, AREA LIMITATION. The size can be no more than 1/2 of the room it is open to for noncombustible, sprinklered buildings with voice alarm..
BPRC2G MXUSE	MIXED-USE PROVISIONS	Clearly show compliance with the mixed-use provisions of 508.1, on the plans. Indicate if you have designed as separated, non-separated, or accessory occupancies. Provide the required ratings for the separation assemblies per Table 508.4, REQUIRED SEPARATION OF OCCUPANCIES.
BPRC2G NONSP	NONSEPARATED OCCUPANCIES	Nonseparated occupancies shall comply with Section 508.3.2, Allowable Building Area and Height. The entire nonseparated area or building shall meet the height and area restrictions of Section 503 for the most restrictive occupancy. The most restrictive provisions of Chapter 9 shall apply throughout the whole building.
BPRC2G OCCCL	OCC. CLASSIFICATION MISSING	The occupancy classification is missing. Indicate the correct occupancy classification(s) on the plan in accordance with Chapter 3.
BPRC2G OCCIN	OCC. CLASSIFICATION INCORRECT	The occupancy classification(s) indicated on the plan are incorrect (Chapter3).

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BPRC2G OCCRT	OCCUPANT LOAD CERTIFICATE	Assembly rooms and spaces with 50 or more occupants shall have the occupant load of the room or space posted (USBC 1004.3). Provide an occupant load computation for each separate assembly space on the plans. The occupant load shown on the approved plans for each assembly space will be used for the posted occupant load certificate. See Section 1004.1 for occupant load determination.
BPRC2G TCMIS	TYPE CONSTRUCTION MISSING	The Type of Construction is missing. Please reevaluate the project and indicate the construction type on the plans in accordance with Chapter 6.
BPRC2G TCWRG	TYPE CONSTRUCTION WRONG	The Type of Construction is wrong. Please reevaluate the project and indicate the construction type on the plans in accordance with Chapter 6.
BPRC2G TCZON	TYPE CONST NOT PER ZONING RCDS	The Type of Construction indicated is not consistent with County records for this structure. County records indicate type ___ construction per Chapter 6 of the IBC. If the building owner or designer has original building plans or permits that contradict our determination, submit those documents with the corrected plan submittal.
BPRC2G UMECH	MECH EQUIP GUARD	Rooftop mechanical equipment requiring service shall have a guard where the equipment is located within 10 feet of the edge of a roof (Sec. 1013.6). Guards shall be constructed per Section. 1013.6.
BPRC2P ACFIN	ACC COMPLIANCE FORM INCOMPLETE	The "Accessibility Compliance Form" is INCOMPLETE. The designer must complete and attach the original to the County plan set and a copy to each additional set of plans. The form is available at www.fairfaxcounty.gov/dpwes/forms .
BPRC2P ACFMS	ACC COMPLIANCE FORM MISSING	The "Accessibility Compliance Form" is MISSING. The designer must complete the form and attach the original to the County plan set and a copy to each additional set of plans. The form is available at www.fairfaxcounty.gov/dpwes/forms .
BPRC2P ACFWG	ACC COMPLIANCE FORM INCORRECT	The "Accessibility Compliance Form" is INCORRECT. The designer must make corrections and attach the original to the County plan set and a copy to each additional set of plans. The form is available at www.fairfaxcounty.gov/dpwes/forms .
BPRC2P ADA	ACCESSIBILITY COMPLIANCE FORM	The "Accessibility Compliance Form" is missing or is incomplete. The designer must make corrections and attach the original to the County plan set and a copy to each additional set of plans. The form is available at www.fairfaxcounty.gov/dpwes/forms .
BPRC2P BIFIN	BLD INFO FORM INCOMPLETE	The "Building Information Form" is INCOMPLETE. Please complete and attach it to each set of plans.

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BPRC2P BIFMS	BLD INFO FORM MISSING	The "Building Information Form" is MISSING. Please attach a completed form to each set of plans. The form is available at www.fairfaxcounty.gov/dpwes/forms .
BPRC2P BIFWG	BLD INFO FORM INCORRECT	The "Building Information Form" is not filled out correctly. Please correct and attach it to each set of plans.
BPRC2P BINFO	BUILDING INFORMATION FORM	The "Building Information Form" is missing, incomplete, or is not filled out correctly. Please correct and attach the original to the County plan set and a copy to each additional set of plans. The form is available at www.fairfaxcounty.gov/dpwes/forms .
BPRC2P CODES	CLARIFY CODES USED IN DESIGN	All plans submitted through July 13, 2014 shall be designed using the 2009 USBC. All plans submitted after July 13, 2014 and through July 14, 2015 can be designed per the 2009 USBC or the 2012 USBC. Beginning July 15, 2015, compliance with the 2012 USBC is mandatory. Clarify and coordinate the codes and standards used in this design. The 2009 USBC references 2009 IBC, 2009 IMC, 2009 IPC, 2008 NEC, as amended by the USBC/VCC, and 2003 ANSI A117.1. The 2012 USBC references 2012 IBC, 2012 IMC, 2012 IPC, 2011 NEC, as amended by the USBC/VCC, and 2009 ANSI A117.1.
BPRC2P EIFS	EIFS EVAL. REPORT REQ'D	Provide a copy of the ICC-ES evaluation report for the EIFS used.
BPRC2P EIFSE	EIFS EVAL. REPORT DETAILS	The drawings shall include EIFS installation details on the plans consistent with the ICC-ES evaluation report.
BPRC2P FORMS	FORMS AVAILABLE ONLINE	Copies of forms and publications are available at www.fairfaxcounty.gov/dpwes .
BPRC2P IBAIN	INDUST BLDG AFFIDVT INCOMPLETE	The Industrialized Building Affidavit is INCOMPLETE. Please complete and attach it to each set of plans.
BPRC2P IBAMS	INDUST BLDG AFFIDAVIT MISSING	The Industrialized Building Affidavit is MISSING. Please attach a completed form to each set of plans. The form is available at www.fairfaxcounty.gov .
BPRC2P INDUS	INDUSTRIALIZED BLDG AFFIDAVIT	The Industrialized Building Affidavit is missing or incomplete. Please correct and attach the original to the County plan set and a copy to each additional set of plans.
BPRC2P KEYPL	KEY PLAN REQ'D	Provide a key plan for the building showing all exits, core facilities, and the location of work.
BPRC2P LETTR	RESUBMITTAL LETTER REQD	When resubmitting corrected plans for re-review, you must submit a letter addressing each rejection comment. Please state where the corrections can be found on the plans.

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BPRC2P NAME	NOTE NAME, ADDESS, OCCUPATION	Provide the name, address, and occupation of the person responsible for designing this project in accordance with the Virginia Uniform Statewide Building Code.
BPRC2P PEER	PEER REVIEWED PROJECTS	Peer Reviewed plans: The county record set of plans must include a Peer Review certification stamp and each sheet must include the Peer Reviewers stamp with original initials. The revised plan set for re-submission and all new and altered sheets must include the Peer Reviewers stamp and initials. The plan will not be accepted at the counter if the Peer Reviewers stamp and or initials are missing.
BPRC2P PMADJ	ADD'L PERMIT FOR ADJACENT TEN	These plans alter the existing, adjacent tenant space(s). An additional building permit is required for the existing tenant. Please coordinate and revise accordingly. (USBC 108.1 and 109.1)
BPRC2P PMTFT	ADD'L PERMIT FOR FUTURE TENANT	An additional permit is required for each future tenant location.
BPRC2P PMTMF	ADD'L PERMIT FOR SYS FURNITURE	An additional permit is required for any modular furniture installation.
BPRC2P PROFF	BUILDING RELATED PROFFERS	This project has proffers or development conditions indicated on the site plan. Any that are related to the structure must be complied with and incorporated into the architectural plans prior to plan approval. Identify how you have complied with each building related proffer or condition.
BPRC2P SEAL	DWGS, CALCS MUST HAVE A/E SEAL	Drawings details and calculations shall bear an original seal, signature, and date of an architect or engineer registered in the Commonwealth of Virginia in accordance with USBC 109.3. When certifying a set of drawings, each page must be sealed, signed and dated. However, if the coversheet containing a full table of contents is certified, the remaining pages may contain a copy of the seal, signature and date. To determine when a Seal is required, see informational brochures at http://www.fairfaxcounty.gov/dpwes/publications/tenant.pdf
BPRC2P SITEP	SITE PLAN REQ'D	Provide a current copy of the site plan with all proffers, conditions, and geotechnical information.
BPRC2P SUBNB	SUBMISSION REQUIREMENTS NEW BL	Plans do not show the minimum plans submission information. See Fairfax County publication for "New Commercial Buildings" at: http://www.fairfaxcounty.gov/dpwes/publications/ .
BPRC2P SUBTL	SUBMISSION REQUIREMENTS TENANT	Plans do not show the minimum plans submission information. See Fairfax County publication for "Tenant Layouts" at: http://www.fairfaxcounty.gov/dpwes/publications/ .

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BPRC2P TRUSS	SUBMIT ROOF/FLOOR TRUSS DRWG	The roof or floor truss shop drawings may be submitted after permit issuance, but prior to installation. At least two sets shall be submitted. One set must include an original seal and signature of the truss design engineer. A county "Truss Plan Cover Sheet" must be completed by the designer and attached to each set of shop drawings. You can find the cover sheets on our Web site www.fairfaxcounty.gov/dpwes/forms/trusscvr.pdf
BPRC2S BEARG	SPECIFY BEARING PRESSURE	Specify the allowable bearing pressure on the plans and coordinate the foundation design assumptions with the geotechnical report if applicable
BPRC2S CALCS	STRUCTURAL CALCS REQ'D	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 in accordance with USBC 109.3.
BPRC2S CSMTG	SPECIAL INSPECTIONS MEETING	Prior to issuance of a permit, a Special Inspections meeting is required. Call Critical Structures Inspections Division 703-324-1060 to schedule a meeting.
BPRC2S LLOAD	LIVE LOADS REQ'D ON PLANS	The construction documents shall clearly indicate all live loads as required by Section 1603.1. and listed in Table 1607.1.
BPRC2S LOADS	STR. LOADS & FACTORS REQ'D	The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.0. For Fairfax County ground snow load = 25 PSF, Basic 90 mph 40 m/s, Ultimate (Vult) 115 mph 51 m/s and earthquake spectral response accelerations $S_s = 0.129$ and $S_1 = 0.053$.
BPRC2S SEISM	SEISMIC LOAD, FACTORS REQ'D	The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.1.5. Include seismic use group, spectral response coefficients, site class, basic seismic-force-resisting system, design base shear, and analysis procedure. For Fairfax County earthquake spectral response accelerations $S_s = 0.129$ and $S_1 = 0.053$.
BPRC2S SNOW	SNOW LOAD & FACTORS REQ'D	The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.1.3 for roof snow load. Include P_g , P_f , C_e , I , and C_t . For Fairfax County ground snow load = 25 PSF.
BPRC2S SOILS	SOILS REPORT REQ'D	Submit an original copy of the geotechnical report signed and sealed by an architect or engineer registered in the Commonwealth of Virginia. The maximum assumable soil bearing capacity without a geotechnical investigation is 2,000 PSF.
BPRC2S SSI	SSI FORM MISSING	The "Statement of Special Inspections" is MISSING. Attach a completed copy to each set of drawings. The form is available at www.fairfaxcounty.gov/dpwes/forms .

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BPRC2S SSIC	SSI FORM INCORRECT	The "Special Inspection Form" is not filled out correctly. Please correct and attach it to each set of plans.
BPRC2S SSIIN	SSI INCOMPLETE	The "Statement of Special Inspections" is INCOMPLETE. Ensure page one is complete and all items on pages two and three are marked with a "yes" or "no."
BPRC2S WIND	WIND LOAD & FACTORS REQ'D	The construction documents shall clearly indicate all structural design loads and related factors as listed in Section 1603.1.4 for wind load. Include basic wind speed, Importance factor, wind exposure, internal pressure coefficient, and design wind pressure for components and cladding. For Fairfax County Basic wind 90 mph 40 m/s, Ultimate (Vult) 115 mph 51 m/s
BPRC2T AFFIN	INDUST BLDG AFFIDAVIT INCOMPLE	The Industrialized Building Affidavit is incomplete. Please correct and attach it to each set of plans. Attach the original to the County plan set (13 VAC 5-91).
BPRC2T AFFMS	PROVIDE INDUST BLDG AFFIDAVIT	The Industrialized Building Affidavit is missing. Please attach a completed form to each set of plans (13 VAC 5-91). The form is available at http://www.fairfaxcounty.gov/dpwes/publications/
BPRC2T ALTER	ALTERATION OR CHANGE USE	Interior alterations or a change in use to an industrialized building will require complete architectural plans. See the County publication on 'Tenant Layouts'. http://www.fairfaxcounty.gov/dpwes/publications/
BPRC2T FMAN	MANUFACTURERS INSTLTN INSTRUCT	Provide the manufacturer's installation instructions with the plans (13 VAC5-91-100).
BPRC2T FOUND	IND BLDG FOUNDATION	Provide foundations for the industrialized building and for any stairs or ramps used as an accessible entrance (13 VAC 5-91). The minimum frost depth for footings is 24" (Section 1809.5).
BPRC2T FTDWN	IND BLDG TIE DOWNS	Provide tie-down details per the manufacturer's recommendations to show proper anchorage of the structure (13 VAC 5-91).
BPRC2T IBACC	IND BLDG ACCESSIBILITY	60% of the public entrances to the building are required to be accessible (Section 1105.1). Provide details (e.g., elevations, ramps) on the plan that show how at least one entrance is accessible.
BPRC2T IBRGR	IND BLDG RAMP GUARDRAIL	Guards are required where ramp or landing surfaces are more than 30" above grade (1013.1). Guards shall meet the requirements of IBC, Sections 1013.2 and 1013.3.
BPRC2T IBRHR	IND BLDG RAMP HANDRAIL	The handrails for the ramp shall comply with IBC, Section 1012. Show clear details on the plan. Provide handrails on both sides of any ramp with a rise greater than 6". Handrail extension shall be provided (1012.5).

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BPRC2T IBRMP	IND BLDG RAMP	The ramp shall comply with all the requirements of IBC, Section 1010. Maximum ramp slope is 1:12. Maximum rise is 30" in any ramp run. Minimum width is 36". Edge protection required (1010.9).
BPRC2T IBRST	IND BLDG RAMP STRUCT PLAN	Provide a complete framing plan for the ramp (USBC, Section 109.3). The ramp cannot be supported by the industrialized building. The design live load for a means of egress ramp is 100 psf (Section 1607.1).
BPRC2T PLUMB	PLUMBING REVIEW REQUIRED	Plumbing review required for all industrialized buildings with restrooms (sanitary hook-up) and to determine adequate availability of toilet fixtures.
BPRC2T SITEP	SITE PLAN REQUIRED	Provide a site plan showing the location of the industrialized building in relation to all property lines and other buildings on the same property (13 VAC 5-91). Compliance with IBC, Section 602 for Fire Separation Distance is required. At a minimum, the building(s) must be at least 10' from any property line and 20' from any other buildings on the property. See IBC, Table 602 and Section 705.
BPRC2X ADISC	EXIT DISCHARGE GENERAL	Exits shall discharge to the exterior of the building and have access to a public way. Section 1022.2. Section 1027.
BPRC2X NOSPS	NORMALLY OCC SPACES PASSAGEWAY	Openings into exit passageway enclosures are limited to doors from normally occupied spaces (1023.5 Openings and Penetrations).
BPRC2X NOSTR	NORMALLY OCC SPACES STAIR ENCL	Openings into exit stair enclosures are limited to doors from normally occupied spaces. Section 1022.4. Openings .
BPRC2X RTDSP	EXIT CONSTRUCTION CONTINUITY	Exit stairway enclosure and exit passageway walls shall be supported on construction having the same rating as required for the exit (IBC 1022.1, 1023.3, 707.5, 708.5, and 712.4).