

Discipline: Residential

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CODE	DESCRIPTION	COMMENTS
BPRR2B ATDES	ATTIC DESIGN	Plans appear to meet the definition of "Attics, Habitable". Verify Minimum Uniformly Distributed Live Loads per Table R301.5. Provide Emergency Escape and Rescue Openings per R310.1. Provide Vertical Egress per R311.4. Provide Smoke Alarms per R314.3.
BPRR2B ATTIC	ATTIC HABITABLE	The proposed design contains a habitable attic (see definition) or an attic served by a fixed stair. Live load of the attic space shall be 30 psf per Table R301.5. If the attic is uninhabitable, "no storage" or "limited storage" loads apply; see Table R301.5 and associated footnotes.
BPRR2B BLOCK	BLOCKING BETWEEN THE TRUSSES O	"Where roof trusses or rafters bear on exterior braced wall panels, blocking between the trusses or rafters shall be attached to the wall top plate in accordance with 2012 IRC Sec. R602.10.8.2. If the distance from the top of the braced wall panel to the top of the rafter or truss is 9.25" or less, measured in the exterior plane of the braced wall panel, no blocking is required. Show detail(s) at all braced wall panel / roof intersections where blocking is required, identifying blocking to be provided and required nailing."
BPRR2B CARMO	CARBON MONOXIDE ALARMS	Show the location of the carbon monoxide alarms in accordance with R315.1, or provide details on the carbon monoxide detection system installed under R315.2.
BPRR2B CRAWL	CRAWL SPACE VENTILATION	Provide crawl space access and ventilation per Sections R408.1, R408.2, and R408.4. Unvented crawl spaces must meet R408.3.
BPRR2B DWW	DRAINAGE OF WINDOW WELLS	Your window well(s) serving emergency egress and rescue openings must be connected to the perimeter foundation drain of the house or addition, per the 2012 IRC with Virginia Amendments R310.2.2. Show connection details on plans.
BPRR2B EGRSS	EMERGENCY MEANS OF EGRESS	Means of emergency escape openings are required from bedrooms and basements. Provide locations and details for compliance with Section R310.1 (USBC) for below grade escape openings.
BPRR2B ELEV	ELEVATOR EQUIPMENT	Your plans indicate that an elevator will be installed in the proposed construction. Please identify the type of elevator to be installed and the location of the hoisting equipment. Submit the manufacturer's installation instructions. The structural members must be adequate to support the weight of the elevator assembly and the hoisting machinery.

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BPRR2B FIRED	DOORS TO GARAGES	Per Section R302.5, openings between garages and living spaces are limited to doors that must be constructed of one of the following:  1-3/8 inch solid wood,  1-3/8 inch approved steel doors, or  fire rated door with a 20 min. rating
BPRR2B FIREG	SEPARATION OF GARAGES	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), per Table R302.6. This shall include protection of all exposed beams and columns within the garage area.
BPRR2B FLOOR	FLOOR PLANS	Show the floor plans at the following locations. Make sure each room is functionally identified.
BPRR2B HATIC	HABITABLE ATTICS	Habitable attics greater than 400 square feet shall not be permitted in dwellings or townhouses that are three stories above grade plane in height, see definitions Attic, Habitable. Virginia Residential Code 2012. Show the worst case of your average grade plane around the basement for this subdivision.
BPRR2B INTER	INTERIOR EGRESS ROUTE	An interior passage route is required from certain rooms to the main egress door required by IRC R311.2. See R311.2.1 for details. Please indicate the extent of the route on your floor plan(s).
BPRR2B OPNGS	OPENINGS IN EXTERIOR WALLS	No openings are permitted in walls located less than 3 feet from the property line. Walls between 3 and 5 feet can have openings not exceeding 25% of the wall area. Table R302.1.
BPRR2B PROPL	EXT. WALLS, PROPERTY LINES	Per Table R302.1(1) and (2), fire separation is required when portions of the building are located within 5' of the property line (unsprinklered buildings) or 3' of the property line (sprinklered buildings). Fire rated designs can be located in the Fire Resistant Directory or IBC Table 720.1(2).
BPRR2B ROOM	ROOM FUNCTIONS	Identify the function of all rooms shown on the floor plans.
BPRR2B S/G	SAFETY GLAZING	Safety glazing is required in the following locations in accordance with IRC Section R308.1 and R308.4.
BPRR2B SMOKE	LOCATION OF SMOKE DETECTORS	Show the location of the smoke detectors in accordance with Section R314.3.

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BPRR2B USTPR	UNDER STAIR PROTECTION	The enclosed area under the stairs that is accessible shall have the wall covered with 1/2 inch gypsum board on the enclosed side per Section R302.7.
BPRR2E BTWAG	BASEMENT WALL ABOVE GRADE	A wall at the lowest level of a residence that is more than 50% above grade is considered an above-grade wall. (E.g., basement-level walk-out.) Such a wall shall be insulated as for a mass wall or a wood-framed wall, depending on construction materials.
BPRR2E BTWRV	BASEMENT WALL R-VALUE	Under the prescriptive compliance approach, a basement wall must be insulated to R10 minimum when using continuous insulation over the entire wall surface (interior or exterior). Ref.2012 IRC with Virginia Amendments Table N1102.1.1. R13 is required if the basement wall has an interior stud wall or furring strips and insulation is placed in the resulting cavities. For unconditioned basements, the walls must still be insulated if the floor above the basement is not insulated.
BPRR2E CR-V	CEILING R-VALUE	Under the prescriptive compliance approach, ceiling or roof insulation must be R38 minimum. Ref. 2012 IRC with Virginia Amendments Table N1102.1.1. R30 is acceptable only if "raised heel" or "energy" trusses are used for roof framing; ref. Section R1102.2.1.
BPRR2E CSWRV	CRAWL SPACE WALL R-VALUE	Under the prescriptive compliance approach, a crawl space wall must be insulated to R10 minimum when using continuous insulation over the entire wall surface (interior or exterior). Ref.2012 IRC with Virginia Amendments Table N1102.1.1. R13 is required if the basement wall has an interior stud wall or furring strips and insulation is placed in the resulting cavities. Insulated crawl spaces are permitted only when they are unvented and there is a suitable vapor barrier over exposed earth. Ref. Sec. R1002.2.10. An unvented crawl space must also meet requirements of Sec. R408.3.
BPRR2E FLRV	FLOOR R-VALUE	Under the prescriptive compliance approach, floor insulation must be R19 minimum. Ref. 2012 IRC with Virginia Amendments Table N1102.1.1. This requirement applies to any floor below habitable space and above unconditioned space or above outside air, such as a cantilevered floor segment.

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BPRR2E INSCD	INSUFFICIENT CAVITY DEPTH	Plans specify R19 insulation in cavities of framed walls. Minimum 2x6 wall studs are required to accommodate typical R19 fiberglass insulation. Please clarify R-value and wall construction on plans.
BPRR2E MWRV	MASS WALL R-VALUE	Under the prescriptive compliance approach, a mass wall that is less than 50% below grade must be insulated to R8 minimum when all insulation is on the exterior of the wall. Ref. 2012 IRC with Virginia Amendments Table N1102.1.1. R13 is acceptable only if over half of the required R-value is installed on the wall interior; e.g., R7 on interior, R6 on exterior. Refer to Table footnote "i".
BPRR2E SBERV	SLAB EDGE R-VALUE	Under the prescriptive compliance approach, slab edge insulation must be R10 minimum at the slab perimeter, with an overall length (horizontal and/or vertical) of 2 feet. Ref. 2012 IRC with Virginia Amendments Table N1102.1.1. The slab edge need be insulated only when the slab (or some portion of its perimeter) is within 12" of grade; ref. Section R1102.2.9. When the slab itself is heated (e.g., via embedded hot water pipes), slab edge insulation must be increased to R15 where it is at or near grade.
BPRR2E SHGCM	SOLAR HEAT GAIN COEFFICIENT MISSING	Under the prescriptive compliance approach, all fenestration products must have a maximum solar heat gain coefficient of 0.40 (including skylights). Ref. 2012 IRC with Virginia Amendments Table N1102.1.1. Note maximum SHGC on plans.
BPRR2E UFACM	U-FACTORS MISSING	Under the prescriptive compliance approach, all fenestration products must have a maximum U-factor of 0.35 (0.55 for skylights). Ref. 2012 IRC with Virginia Amendments Table N1102.1.1. Also refer to Sec. N1101.9 for definition of fenestration. Note applicable U-factor(s) on plans for all covered products
BPRR2E WFWRV	WOOD-FRAMED WALL R-VALUE	Under the prescriptive compliance approach, wood-framed wall insulation must be R15 minimum when installed in wall cavities. Ref. 2012 IRC with Virginia Amendments Table N1102.1.1. R13 is acceptable in wall cavities only if R1 continuous insulation is used to sheath the entire wall surface; refer to Table footnote "h".

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BPRR2F BWALL	BAS'T WALL DESIGN PER R404.1	The basement wall design shall be in accordance with Section R404.1 for 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.
BPRR2F FDN	FDN DESIGN MUST MATCH GEOT RPT	The foundation design assumptions must match the geotechnical report recommendations.
BPRR2F FDNPE	FDN MUST DESIGNED BY PE	In accordance with the approved plat, the foundation system must be designed by an engineer due to the presence of problem soils.
BPRR2F FSDTL	FRONT STOOP DETAIL	Please provide a complete detail for the front entry concrete stoop, including foundation.
BPRR2F FSSLB	FRONT STOOP SLAB OVERSTRESSED	Front stoop framed slab appears overstressed. Provide calculations for the submitted design.
BPRR2F FTGBG	MIN. BRG CAPACITY IS 2000 PSF	The maximum permitted soil bearing capacity is 2,000 PSF unless an original copy of the geotechnical report signed and sealed by an engineer registered in Virginia shows otherwise. Footing sizes must be designed accordingly.
BPRR2F FTGDP	DEPTH TO BOTTOM OF FOOTING	The minimum footing depth is 2 feet, measured from grade to bottom of footing.
BPRR2F GARFS	GARAGE SLAB OVERSTRESSED	Garage slab appears under-designed. Provide calculations for the submitted design.
BPRR2F GARGB	GARAGE GRADE BEAM OVERSTRESSED	Garage grade beam's appears under-designed. Provide calculations for the submitted design.
BPRR2F SOILM	SOIL MAP LATERAL EARTH PRESSUR	Fairfax County adopted and implemented updated soils classifications, as a result new data and new values for lateral earth pressure have been established. For more detail please go to <a href="http://www.fairfaxcounty.gov/dpwes/publications/lti/11_07_soilmap.pdf">www.fairfaxcounty.gov/dpwes/publications/lti/11_07_soilmap.pdf</a>
BPRR2F SOILT	SOIL TYPE DO NOT MATCH	The soil types shown on the grading or subdivision plan do not match the design values used for the basement wall. Provide a design that matches the soil types
BPRR2G FDN	FDN DESIGN MUST MATCH GEOT RPT	The foundation design assumptions must match the geotechnical report recommendations.
BPRR2G FDNPE	FDN MUST DESIGNED BY PE	In accordance with the approved plat, the foundation system must be designed by an engineer due to the presence of problem soils.

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BPRR2G GRD'G	SUBMIT GRADING PLAN	Submit a copy of the approved grading plan. Please note: approved grading plans received from Site Permits must then be submitted to Zoning for approval. Building Plan Review cannot sign off on the permit application until Zoning approval has been obtained. Houses that have septic system or wells must have the Health Department sign off before Building Plan Review final approval.
BPRR2G PLAT	SUBMIT APPROVED PLAT	Submit one copy of the approved plat and the Site and Address Approval sheet when applicable.
BPRR2G 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.
BPRR2G SUBDV	SUBMIT SUBDIVISION PLANS	Provide a current copy of the subdivision plan with all proffers, conditions and geotechnical information.
BPRR2P AMEND	PERMIT AMENDMENT REQ'D.	The revision submitted shows additional square footage when compared to the figure shown on the permit. A permit amendment must be obtained from the Permit Application Center on the 2nd floor of the Herrity Building.
BPRR2P BDOFR	BUILDING OFFICIAL REQUIREMENTS	This house is located on an existing foundation. Please contact the Permits Application Center for a letter entitled Building Official Review Comments requiring you to meet certain requirements. Please provide this letter signed to certify that you have met these requirements.
BPRR2P CALCS	PROVIDE SEALED CALCULATIONS	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.
BPRR2P COVER	COUNTY COVER SHEET	The Fairfax County "Townhouse & Single Family Dwelling Cover Sheet" must be attached to each set of drawings and shall be signed by the designer. Every space shall be filled out or indicated as "not applicable." The cover sheet is available at <a href="http://www.fairfaxcounty.gov/dpwes/forms">www.fairfaxcounty.gov/dpwes/forms</a> .

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BPRR2P CRITI	SPECIAL INSPECTION	<p>Third Party Inspection are required for the items listed below. You need to complete a "Request For Third Party Residential Inspections" form.</p> <p>This form can be found at <a href="http://www.fairfaxcounty.gov/dpwes/forms/">http://www.fairfaxcounty.gov/dpwes/forms/</a> under the Inspection Section.</p>
BPRR2P DESCR	PERMIT DESCRIPTION	<p>Plans do not appear to match the permit description. The plans show the following work occurring:</p>
BPRR2P EIFS	EIFS REQUIREMENT	<p>Please clarify if you are installing an exterior insulation and finish system (EIFS) by providing the installation instructions for the product you are using. Some proprietary EIFS are covered by an evaluation report from a third-party evaluation agency. If the report is available, it must be attached to your plan submission and installation must conform to the terms of the report. Otherwise the EIFS must be shown to comply with IRC Section R703.9. When installing barrier or drainable type EIFS per IRC, complete installation details shall be included on plans, including penetrations through EIFS elements, flashing for doors and windows, flashings at junctions with other building elements, water-resistive barriers, and EIFS terminations at perimeters.</p>
BPRR2P ENRGY	ENERGY CALC. COMPLIANCE	<p>Per Section N1102, the building thermal envelope must comply with 2012 IRC requirements through one of the following methods: prescriptive approach (Sec. N1102.1.1); U-factor alternative (Sec. N1102.1.3); total "UA" alternative (Sec. N1102.1.4); or simulated performance alternative (Sec. N1105). Refer to the County's "Energy Compliance" publication for more details. The compliance method selected shall be clearly noted on plans. NOTE: US DOE's REScheck software program is an acceptable method for the total UA alternative; see <a href="http://www.energycodes.gov">www.energycodes.gov</a> for free public access to the software.</p>
BPRR2P EVAL	DWGS DO NOT COMPLY W/ EVAL RPT	<p>The drawings do not comply with the requirements of the ICC-ES evaluation report. Ensure all items required by the report are incorporate into each plan set.</p>
BPRR2P EVALO	EVALUATION REPORT OUT-OF-DATE	<p>The submitted ICC-ES evaluation report is out-of-date. Provide a report that references the current code.</p>

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BPRR2P EXFBW	EX. FOUNDATION AND BSMT WALLS	Existing foundations and basement walls that will continue to be used must be certified by an engineer to be of adequate size and condition to carry new and existing loads. The signed and sealed certification statement must be attached to the plans prior to permit approval.
BPRR2P FORMS	FORMS AVAILABLE ONLINE	Copies of forms and publications are available at <a href="http://www.fairfaxcounty.gov/dpwes">www.fairfaxcounty.gov/dpwes</a> .
BPRR2P HGHT	HEIGHT OF STRUCTURE	Per the Fairfax County Zoning Ordinance, a single family dwelling cannot have a mean roof height greater than 35' above grade plane. Prove an elevation to show mean roof height is below 35'.
BPRR2P HGHTA	HEIGHT OF STRUCTURE ARCHITECT	The architectural plans must show the average grade around the perimeter of the dwelling and the mean roof height as required by the Fairfax County Zoning Ordinance and outlined in DPWES Letter to Industry #06-13 (available at <a href="http://www.fairfaxcounty.gov/dpwes">www.fairfaxcounty.gov/dpwes</a> ).
BPRR2P HGHTL	HEIGHT OF STRUCTURE	All bonded grading plans and infill grading plans for single family detached dwellings and all site plans for townhouses shall provide and certify the actual building height by providing the elevation of the average grade around the perimeter of the dwelling unit as required by the Fairfax County Zoning Ordinance and outlined in DPWES Letter to Industry #06-13 (available at <a href="http://www.fairfaxcounty.gov/dpwes">www.fairfaxcounty.gov/dpwes</a> ). Additions to homes that do not require a grading plan will also require the applicant to certify to the building height on the architectural drawings and may require a certified survey of the structure height.
BPRR2P IBAIN	INDUST BLDG AFFIDVT INCOMPLETE	The Industrialized Building Affidavit is incomplete. Please correct and attach it to each set of plans.
BPRR2P 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 <a href="http://www.fairfaxcounty.gov/dpwes/forms">www.fairfaxcounty.gov/dpwes/forms</a> .
BPRR2P IBTS	IBTS COUNTY CONTRACTOR	This plan was reviewed by a County contractor (IBTS). Please call (703)481-2025 for question about rejection comments.
BPRR2P ICCES	SUBMIT EVALUATION REPORT	An evaluation report issued by a certified listing agency is required for all products or material not specifically referenced in the building code. You may obtain valid reports from <a href="http://www.icc-es.org">www.icc-es.org</a> or <a href="http://www.architecturaltesting.com">www.architecturaltesting.com</a> . We only accept reports that are issued for the current code. Ensure a report is attached to EACH set of drawings.

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BPRR2P INDUS	INDUSTRIALIZED BLDG AFFIDAVIT	The "Industrialized Building Affidavit" is missing or incomplete. This form is required for modular construction and must be attached to each set of plans. The form is available at <a href="http://www.fairfaxcounty.gov/dpwes/forms">www.fairfaxcounty.gov/dpwes/forms</a> .
BPRR2P MFHGT	MASTERFILE HEIGHT	For masterfile plans, height shall be shown by providing the distance from first floor to the mean elevation of the highest roof per the Zoning Ordinance, and by indicating the maximum allowable distance from first floor to any grade plane. The overall height shall comply with the Zoning Ordinance. (Example: zoning height = 35', first floor to mean roof = 29'-6", maximum allowable distance from first floor to any grade plane = 35 - 29.5 = 5.5'). All grading plans, when submitted, must then show that the actual distance from first floor to grade plane is less than or equal to that number (5.5' in the example). This information must be shown on the grading plan.
BPRR2P NAME	NAME ADDRESS OCCUPATION	Please note name, address and occupation of the designer on the plans. State law requires the designer to be a person, not a company.
BPRR2P OPT'N	OPTIONAL ITEMS	Your plans include items or features labeled as "optional," which are not permitted under single family custom home permits. If the "optional" item will be built, delete all references to "optional" and include full construction details. If it will not be built under the current permit, delete all references to the item on all affected drawings.
BPRR2P PFIRP	PRE-FAB FIREPLACE	Manufacturer's design specifications for pre-fabricated fireplaces must be attached to the plans. Please provide one for each set of plans.

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BPRR2P RESUB	RESUBMISSION OF PLANS	<p>When resubmitting corrected plans for review, the County plan set must contain ALL originally reviewed and stamped sheets and documents. If a County sheet is marked up for revision, do not obscure originally reviewed information. The other set(s), which will be returned to the customer after plan approval, should contain the latest revised sheets and documents only. Please follow these simple steps when resubmitting:</p> <ol style="list-style-type: none"> <li>1. The bottom set becomes the County set of plans; new sheets should be inserted in front of each corrected sheet in the County set only.</li> <li>2. Mark sheets being replaced as "VOID" in large letters in the County set.</li> <li>3. In all other sets of plans, please remove "VOIDED" pages and include only the latest revisions.</li> <li>4. Indicate changes by clouding or highlighting or similar method on all sets of plans. Include initial and date of change.</li> <li>5. Minor changes do not require you to replace the sheet. You must still highlight, initial, and date the change.</li> <li>6. It is required that you include a letter indicating how and where each comment has been addressed in the revised plan set.</li> <li>7. Be sure each comment has been addressed. Failure to address any comment is grounds for a subsequent disapproval.</li> <li>8. All plans should have an index page and identify each sheet in your plan.</li> </ol>
BPRR2P SCALE	DRAWINGS MUST BE TO SCALE	Drawings must be to scale. Minimum acceptable scale is 1/8" = 1'-0".
BPRR2P SECSI	SECURED SIGNATURE	<p>When certifying a set of drawings, each page must have an original seal and signature and be dated. When a table of contents is included the remaining pages may be unsealed or may have a copy of the seal and signature of the registered design professional. If your plans do not bear the original signature we will accept electronic signature at bprmail.com. State regulations for electronic signature apply. The subject line of the e-mail must include the corresponding permit number of the project. Please only send the table of contents.</p>

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BPRR2P STCO	STUCCO REQUIREMENT	You have indicated on your plans that the exterior finish will be stucco; this does not include exterior insulation finish systems (EIFS). Provide complete details of the installation, including type of vapor barrier, the type of lath, the number of coats, and size and placement of the weep screed. See materials and components on the Fairfax County web site for more detailed information. <a href="http://www.fairfaxcounty.gov/living/buildingpermits">http://www.fairfaxcounty.gov/living/buildingpermits</a>
BPRR2P TRUSS	SUBMIT TRUSS DRAWINGS	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 <a href="http://www.fairfaxcounty.gov/dpwes/forms/trusscvr.pdf">www.fairfaxcounty.gov/dpwes/forms/trusscvr.pdf</a>
BPRR2P TUB	TUB INFORMATION	Over sized soaking tubs or whirlpool tub manufacturer's information showing loading requirements must be attached to the plans. Please provide one for each set of plans.
BPRR2P TYPCN	TYPE OF CONSTRUCTION	R-5 construction is limited to 3 stories above grade. Provide complete elevations and calculations to show that this structure will be 3 stories above grade plane, otherwise the plans shall note a fire sprinkler system will be installed in the entire house.
BPRR2P VALAW	CODE OF VIRGINIA 54.1-406	Code of Virginia 54.1-406 requires any person, partnership, corporation or other entity who promotes through the use of the words "architecture", "engineering" or any modification or derivative there of in its name or description of its business activity to be licensed with DPOR. Building plans designed by a registered design professional must have the original signature and be sealed and dated.
BPRR2S 2FOYR	2-STORY FOYER CONSTRUCTION	Show construction of the exterior wall for the two story open foyer. Insure wall is adequate for required perpendicular wind load, roof load, and wall height.

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BPRR2S ARWAY	AREAWAY DESIGNS	Provide a complete areaway detail to include but not limited to: areaway base size, slab thickness, stair pocket size at base, rebar size and spacing through out stair, slab and wall details. Clearances of rebar to concrete edge, concrete thickness on stair, tread depth and riser height, landing top and bottom, guard rail design, connection, spans, member sizes and identify material.
BPRR2S BOLT	LEDGER BOLT SPACING INADEQUATE	The bolt/lag spacing at the ledger attachment appears to be insufficient to carry the applied loads. Provide calculations in accordance with the current National Design Specification (NDS) for the attachment detail.
BPRR2S BOLTA	BOLT/LAG SCREW ATTACHMENT	The edge distance of the bolt/lag screws do not meet the requirements of the National Design Specification (NDS).
BPRR2S BWALL	BAS'T WALL DESIGN PER R404.1	The basement wall design shall be constructed in accordance with R404 or other approved structural standards. If a brick ledge is used, please account for the reduced thickness. Provide a detail on the plans that corresponds to the design selected.
BPRR2S COLLR	COLLAR TIES PER R802.5	When ceiling joists or rafter ties are located above the rafter bearing points, the rafter sizes shall be increased in accordance with the rafter span adjustment factor in Tables R802.5.1(3) and R802.5.1(5). Details and calculations shall be included to address rafter/ceiling joist heel joint connections per Table R802.5.1(9)
BPRR2S COLSZ	INDICATE COLUMN SIZES	Indicate column sizes under beams and/or headers.
BPRR2S DKLAT	DECK LATERAL LOADS	Decks attached to the primary structure shall be anchored for both vertical and lateral loads. The 2012 IRC defines the lateral load design capacity to be not less than 1500 pounds. Please detail how you will resist lateral loads.
BPRR2S DLLC	DECK LATERAL LOAD CONNECTION	Per R507.2.3 Hold-down tension devices shall be provided in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 lb. The IRC includes hold down tension devices as a prescriptive means to achieve compliance with the lateral load connection requirements without requiring engineering. In lieu of the prescriptive hold down tension device specified, an alternate engineered connection detail is permitted or the deck can be designed to be free-standing.

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BPRR2S ELSTS	ELEVATED STRUCTURAL SLAB	When using elevated slabs in your structure you must provide structural calculation for the design. When using a pan provide the manufactures specification with approved certification or approve evaluation report.
BPRR2S ESLAB	ELEVATED SLAB	When using elevated slabs in your structure you must provide structural calculation for the design. When using a pan provide the manufactures specification with approved certification or approve evaluation report.
BPRR2S FMGP2	FRAMING PLAN REQUIRED	Provide a complete framing plan for the following construction.
BPRR2S FMGPL	FRAMING PLAN REQUIRED	Provide a complete framing plan for the following construction:
BPRR2S FOOTG	FOOTING DESIGN INADEQUATE	The design of the footing may be inadequate, see Section R403. The minimum depth to the bottom of the footing is required to be 2'. The maximum permitted soil bearing capacity is 2,000 PSF unless you provide an original copy of the geotechnical report signed and sealed by an engineer registered in Virginia. Footing sizes must be designed accordingly.
BPRR2S GRADB	GRADE BEAM/STOOP OVERSTRESSED	Provide a detail for front entry concrete stoop. Garage grade beams/ garage framed slab appear overstressed. Provide calculations for the submitted design.
BPRR2S GUADR	GUARD RAILS	Properly identify the material for the guard system. Please include (when applicable) type of steel, grade of aluminum, or species and grade of wood. Detail all members and include connections, span of top rail, length of pickets and location of post. Provide post-to-deck connection detail.
BPRR2S HEADR	EXIST. CONSTRUCTION INADEQUATE	Existing headers, beams, columns and/or footings need to support the loads from the new and existing construction. Make sure all existing framing details are shown, including spans, and that all members can support any additional loads being applied.
BPRR2S IJOIS	NAME, SIZE, SERIES OF I-JOIST	Provide the manufacture's name, size and series number for the manufactured floor joists (I-joists) and laminated composite beams (LVL's).
BPRR2S LDPTH	PROVIDE LOAD PATH	Ensure framing plans show an adequate load path to the foundation.
BPRR2S LEDGE	LEDGER ATTACHMENT	Explain how the ledger board is attached to the supporting structure. Clearly identify the structure: solid masonry, rim board, etc. Specify type of hardware used and hardware spacing.

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BPRR2S LINTE	LINTEL SIZES	Lintel sizes for brick or stone veneer are not provided, or are incomplete.
BPRR2S LOADS	DESIGN LOAD CRITERIA MISSING	Some design load criteria are missing. Please check to see that live load, dead load, snow load, wind load, soil bearing capacity at footings and lateral earth pressure on basement walls have been provided in an appropriate location. All designs must meet or exceed these parameters. (For Fairfax County: ground snow load = 25 psf, wind speed = 90 mph)
BPRR2S MAT'L	PROVIDE LIST OF MATERIAL SPECS	Provide a list of material design specifications used, to include minimum wood species & grade (Sections R502.2, R602.3 and R802.2), concrete strength per Section R402.2, grade of structural steel, brand and series of any engineered wood products.
BPRR2S MISS	STRUCTURAL ELEMENTS MISSING	Some of the structural members appear to be missing. Provide size and material for the following members:
BPRR2S NAILR	NAIL PLATE TO STEEL BEAM	Provide a detail or note relative to how the connection of the 2x wood nailer plate to the top flange of the steel beam(s) is made; note through bolts or other methods to insure continuous lateral support of top flange.
BPRR2S NDS	WOOD ALLOWABLES NOT PER NDS	The wood allowable stresses noted on the drawings are not in compliance with the 2005 NDS.
BPRR2S SOILT	SOIL TYPE DO NOT MATCH	The soil types shown on the grading or subdivision plan do not match the design values used for the basement wall. Provide a design that matches the soil types.
BPRR2S SRLVL	NAME, SIZE, SERIES OF LVL	Provide the manufacture's name, size and series number for the laminated composite beams (LVL's).
BPRR2S SRTJI	NAME, SIZE, SERIES OF I-JOIST	Provide the manufacture's name, size and series number for the manufactured floor joists (I-joists) and laminated composite beams (LVL's).
BPRR2S STLBM	JOIST ATTACHED TO STEEL BEAM	When attaching joist to the side of steel beams, please provide details of the web filler attachment; include size and spacing of fasteners.
BPRR2S STRUC	STR. ELEMENTS UNDERDESIGNED	Some of the structural framing elements appear to be undersized. Provide calculations for the following members:
BPRR2S TRUSS	TRUSS LAYOUT PLAN	A truss layout drawing is required and shall include the location of any proposed girder trusses.

**Discipline: Residential**

**Code Year:**

CODE	DESCRIPTION	COMMENTS
BPRR2S TUBS	JOISTS UNDER OVERSIZED TUBS	Floor joists under oversized tubs must be doubled or calculations must be submitted to show adequacy of the floor system provided.
BPRR2V EAPRO	EASY THE PROCESS	You may want to consider hiring a licensed contractor or design professional to help you with preparing the plans, their knowledge and expertise will make this process much easier for you.
BPRR2V MINPL	MINIMUM PLAN REQUIREMENTS	<ol style="list-style-type: none"> <li>1. Minimum scale of 1/4 inch = 1 foot; all dimensions must be shown.</li> <li>2. Name, address and occupation of the building designer.</li> <li>3. Code year used for design.</li> <li>4. List of material specifications including but not limited to; grade and species of lumber, concrete strength and steel strength.</li> <li>5. Foundation plan and footing detail.</li> <li>6. Structural framing plans for each level accurately detailing all members, sizes, spans lengths and spacing.</li> <li>7. Ceiling height.</li> <li>8. Structural details of connections.</li> <li>9. Floor plan of all levels with all rooms labeled.</li> <li>10. Typical wall section with sheathing thickness and type.</li> <li>11. Structural roof framing plan. Show birds eye view detailing all members. Provide elevation, show location of rafter ties if applicable.</li> </ol>

Discipline: Residential

Code Year:

CODE	DESCRIPTION	COMMENTS
BPRR2V MNPFB	MIN PLAN REQ. FINISH BSMT	<p>1.Minimum scale of 1/4 inch = 1 foot; all dimensions must be shown.</p> <p>2.Name, address and occupation of the building designer.</p> <p>3.Code year used for design.</p> <p>4.Layout of the finished basement showing rooms, dimensions and function of each area.</p> <p>5.Location of stairs, furnace and water heater.</p> <p>6.Clearances to furnace and water heater and louver locations in furnace rooms.</p> <p>7.Ceiling height.</p>
BPRR2V PROHE	PROFESSIONAL HELP	You may want to consider hiring a licensed contractor or design professional to help you with preparing the plans, their knowledge and expertise will make this process much easier for you.
BPRR2W 2FOYR	2-STORY FOYER CONSTRUCTION	The exterior wall does not meet requirements for wind loads acting perpendicular to the wall face. Studs must be full length in accordance with Table R602.3.(5) or an alternative compliance technique must be provided. Show the construction details of the exterior wall for the two story wall.
BPRR2W BLCK	BLOCKING BETWEEN TRUSSES	"Where roof trusses or rafters bear on exterior braced wall panels, blocking between the trusses or rafters shall be attached to the wall top plate in accordance with 2012 IRC Sec. R602.10.8.1. If the distance from the top of the braced wall panel to the top of the rafter or truss is 9.25" or less, measured in the exterior plane of the braced wall panel, no blocking is required. Show detail(s) at all braced wall panel / roof intersections where blocking is required, identifying blocking to be provided and required nailing."
BPRR2W WIND	WALL BRACING INADEQUATE	The wall bracing shown on the plans does not conform to the requirements of the 2012 VUSBC Section R602.10. Location and length of braced panels shall be in accordance with Table R602.10.3(1) - (4).
BPRR2W WINDC	CONTINUOUS PORTAL FRAMING	The plans do not meet the requirements of the 2012 VUSBC Figure R602.10.6.4 for Continuously Sheathed Portal Frame Panel Construction.

**Discipline: Residential**

**Code Year:**

CODE	DESCRIPTION	COMMENTS
BPRR2W WINDD	PANEL LOCATION AND DETAILS	Per the requirements of the 2012 Virginia Residential Code, Section R602.10, construction documents shall clearly show all braced wall lines and braced wall panels including methods and location of panels along the braced wall lines.
BPRR2W WINDE	SHEAR WALL EVALUATION REPORT	Please provide the evaluation report NUMBER AND AGENCY and include details, on the plans, for installing this product that are job specific (Please refer to the Prescriptive Design Guide for the product to obtain this information). Please check that all proprietary shear wall products are identified by the manufacturer's name and model number at every location where they will be installed.
BPRR2W WINDF	HOW TO COMPLY WITH WIND	For more information on how to comply with the wall bracing provisions of the IRC, please visit <a href="http://www.fairfaxcounty.gov/dpwes/publications/wind_bracing">www.fairfaxcounty.gov/dpwes/publications/wind_bracing</a> We recommend that when you resubmit your plans you submit the wind bracing work sheet offered on our web page. You will find that we offer a interactive work sheet that is easy to use.
BPRR2W WINDG	WIND CALCS DO NOT COMPLY	The submitted calculations for the wind bracing system noted on the drawings are insufficient for the following reasons; please refer to <a href="http://www.fairfaxcounty.gov/dpwes/publications/wind_bracing">www.fairfaxcounty.gov/dpwes/publications/wind_bracing</a> for more information.
BPRR2W WINDH	WIND LOAD METHODOLOGY	When you can not follow the prescriptive wall bracing requirements of the IRC, you have to follow an engineered methodology such as chapter 23 of the IBC. The engineered method must include a complete wind load analysis such as described in Section 1609 in the IBC. Include complete design calculations for all elements and indicate what design standard you used. Indicate on the plans where the design elements will be located and include fastener and connection details.
BPRR2W WINDI	LATERIAL LOAD RESISTANCE	The typical assemblage of post and beam elements are not inherently resistant to lateral loading . How will you brace the lower area of this structure for wind loading? Provide calculations and complete details of your braced frame in accordance with an approved design standard.

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**Code Year:**

CODE	DESCRIPTION	COMMENTS
BPRR2W WINDJ	INTERACTIVE WORK SHEET	We recommend that when you resubmit your plans you submit the wind bracing work sheet offered on our web page. You will find that we offer an interactive work sheet that is very easy to use. Please follow this link: <a href="http://www.fairfaxcounty.gov/dpwes/publications/wind-bracing">www.fairfaxcounty.gov/dpwes/publications/wind-bracing</a>