



San Juan County
Community Development & Planning

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POLICIES / PROCEDURES / INTERPRETATIONS

Engineering Plans and Information

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ISSUE: What is the appropriateness of the current practice of accepting engineered construction requirements to be embedded within the engineer's calculation or to be identified on small or deduced plans without the required information being transferred or otherwise contained on the full scale design drawings? Also, what is the appropriate minimum scale required on plans to establish sufficient clarity for the purpose of performing plan reviews and field inspections?

ANALYSIS: When engineering is provided, for whatever reason, it has been accepted practice to allow the engineers design requirements to be embedded within his/her calculations and/or on reduced un-scaled drawings.

This has caused the plans examiners to assume the extra burden of transferring this information to the approved plans. This process is not only time consuming but also increases the liability to the jurisdiction for errors and omissions possibly associated with this transfer of information.

Alternatively, if the plans examiner does not transfer the information, the field inspector is left with this responsibility in often less than ideal field conditions. This adds to the time necessary to adequately perform the inspection and increases the inspectors work load. This is not only time consuming but also increases the liability to the jurisdiction for errors and omissions. There is also the possibility that the engineering calculations and/or reduced plans may have been inadvertently removed and not available to the inspector causing him/her to perform inspections based on incomplete documents.

Sections 106.1.1 of the IBC states that "Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Constructions shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provision of this code and relevant laws, ordinances, rules and regulations, as determined by the building official" Section R106.1.1 of the IRC contains similar language.

POLICY: Submitted Architectural and Engineering floor plans and elevations shall be drawn to a scale as represented on the standard American triangular scale. Unless approved by the building official, the minimum scale for such submitted plans shall be ¼ inch per foot.

When engineering is provided:

1. The associated engineering construction requirements shall be provided on full size drawings bearing the stamp and signature of the design professional in responsible charge for their development, or
2. The design professional in responsible charge shall oversee the legible transfer and highlight (cloud) of all engineering requirements (location and design of reinforcing, beams, headers, shear walls, hold downs, connections, etc.) to the full size plans; and shall stamp and sign such plans, identifying the limit and extent of his/her approval. Submittal of smaller or reduced plans or the practice of embedding the required information in the engineering calculation documents is not acceptable. Failure to adequately transfer the results of the engineering shall be cause to reject a plan review.

The Building Official or Plans Examiner shall be permitted to approve modifications to this policy for minor work or where special conditions exist.