



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Audit Findings



PLANNING & DEVELOPMENT
**PRESERVE
SHAPE
BUILD**

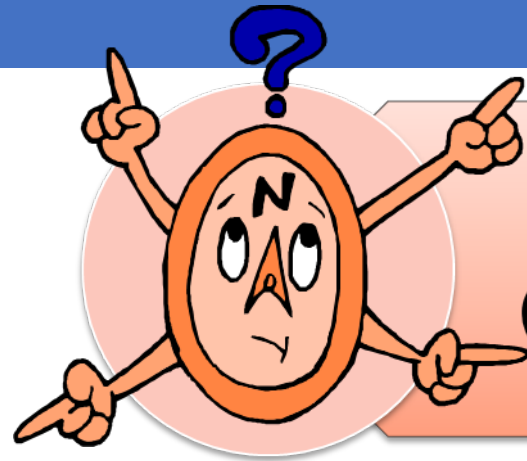
Audit Findings

- **The Most Common Audit Items**

Topping the list...



Audit Findings



Plans Lack
Coordination



Plans are
Incomplete



Coordination

Responsibility for Coordination of Plans

- Phoenix Building Construction Code Section 107.3.4 Design Professional in responsible charge
- Prime Professional per Arizona Administrative Code – R4-30-101
- The Self-Certifier
- YOU



Complete Drawings

- Provide the Project Scope – BE SPECIFIC
- Code Modifications
- Fire Department Appeals
- Special Inspection Certificates
- Deferred Submittals



Coordination

- Plan Sheets
- Detailing
- Coordination between architectural and engineering drawings



Technical Accuracy

- Checklists (TRT documents online)
- Meet with consultants
- Read the codes
- Use the Code Commentaries
- CALL US!!!



Plan Review Checklists

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The following documents are Plan Review Checklists used by both internal

- Accessibility
- Architectural
- Electrical
- Elevator
- Gas Piping
- Mechanical
- Plumbing, UPC
- Plumbing, IPC
- Residential
- Structural

[Planning and Development Plan Review Checklists \(phoenix.gov\)](https://www.phoenix.gov/pdd/topics-a-to-z/plan-review-checklists) –
<https://www.phoenix.gov/pdd/topics-a-to-z/plan-review-checklists>



Plan Review Checklist IBC General

Scope:

This checklist covers the general amended 2018 IBC building code requirements. It is not all inclusive. The code requirements are very heavily abridged. Compliance with all codes and ordinances as written is required.

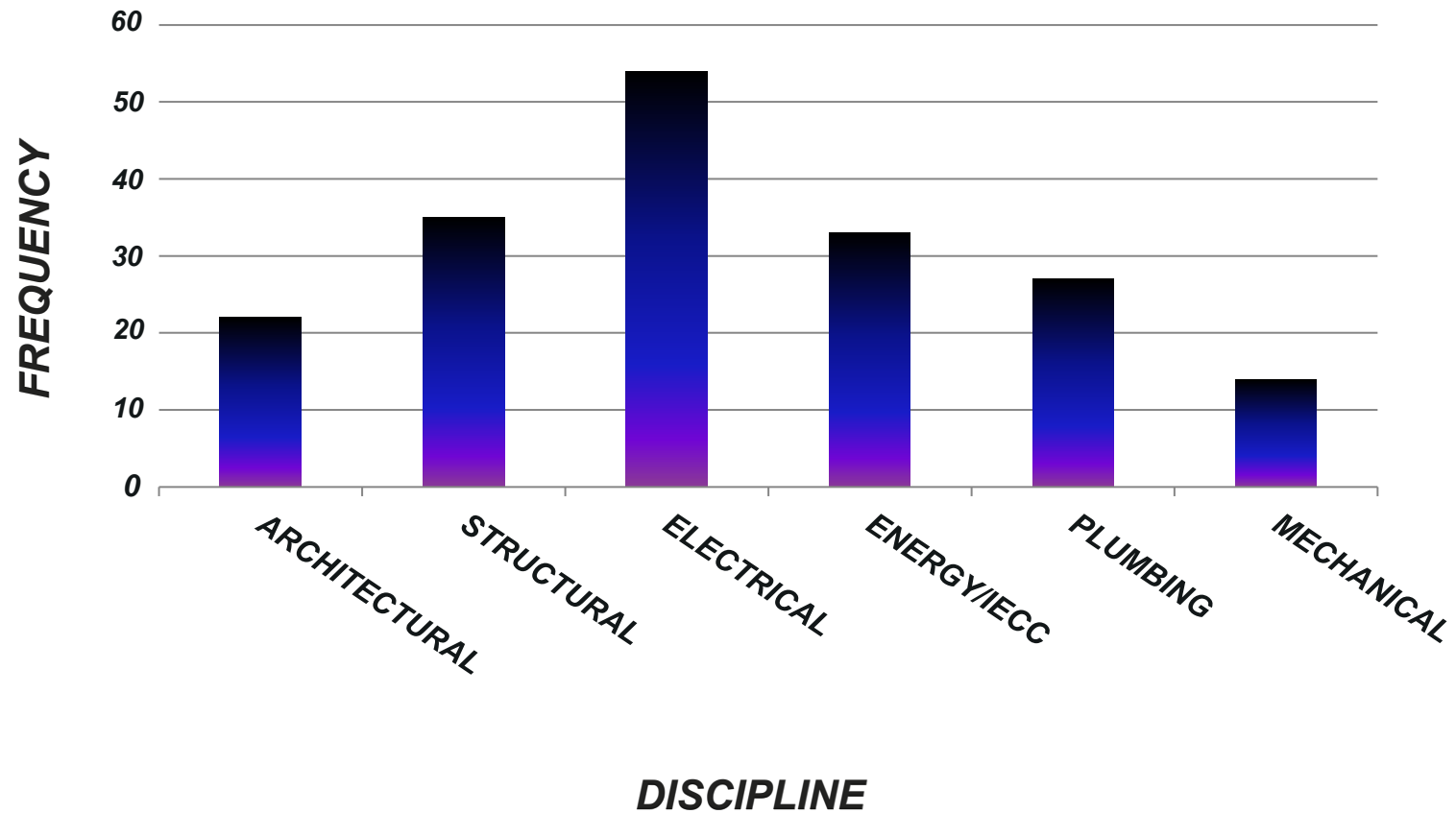
1. Cover Sheet and Code Data Sheets

1.A. General

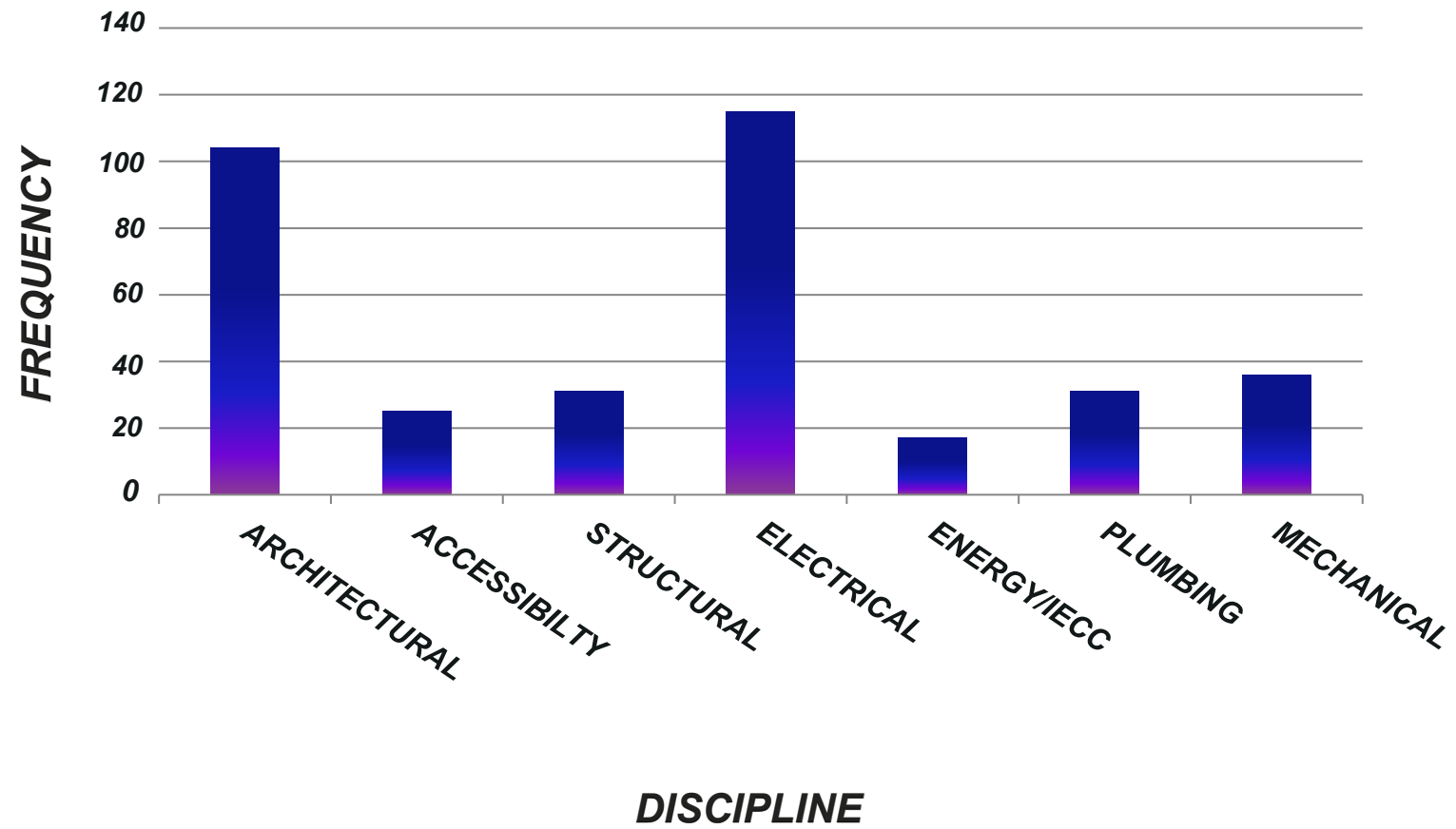
- A cover sheet or code data sheet is provided. **IBC 107.2.1**
- Designer's seal, signature, and date signed on all sheets, if not exempt per state law. **IBC(AMD) 107.1**
- A list of the year and name of the adopted applicable codes from the adopting ordinance. **IBC 107.2.1**
- A list that includes all the drawing sheets in this permit's scope. **IBC 107.2.1**
- A detailed description of the work involved in this permit's scope. **IBC 105.3**
- A list of *deferred submittals* with a note to not install until *approved*. **IBC 107.3.4.1, TRT# 00469.**
- The *registered design professional in responsible charge* is named, with contact info. **IBC 107.3.4**
- Egress stairs, guards (guardrails), and storage racking are not deferred. **IBC 107.3.4.1, TRT# 00469**



Residential Audits



Commercial Audits



Architectural Comments

- Providing a complete architectural site plan; showing fire separation distances, projection distances, exterior wall openings allowed, path of exit discharge and accessible routes
- Showing the means of egress in sufficient detail; all components sized, number of occupants in each space
- Providing adequate fire-resistance rated detailing with actual listed assemblies and openings, joints and penetrations



Structural Comments

- Deferral of stair and guardrail design
- Showing all of the required design data from IBC Section 1603.1
- Providing a lateral force resisting system that is adequately detailed on the drawings and supported in the calculations to justify a complete load path



Mechanical/Plumbing Comments

- Civil drawings do not match plumbing drawings. Meter sizes and water and sewer line sizes are not coordinated.
- Missing or incorrect outside air mechanical ventilation calculations
- Incomplete information regarding Type 1 exhaust hoods



Fire Comments

- Inadequate hazardous materials and processes evaluation
- Listing of deferred life safety submittals; distinguishing NFPA 13 and 13R fire sprinkler systems



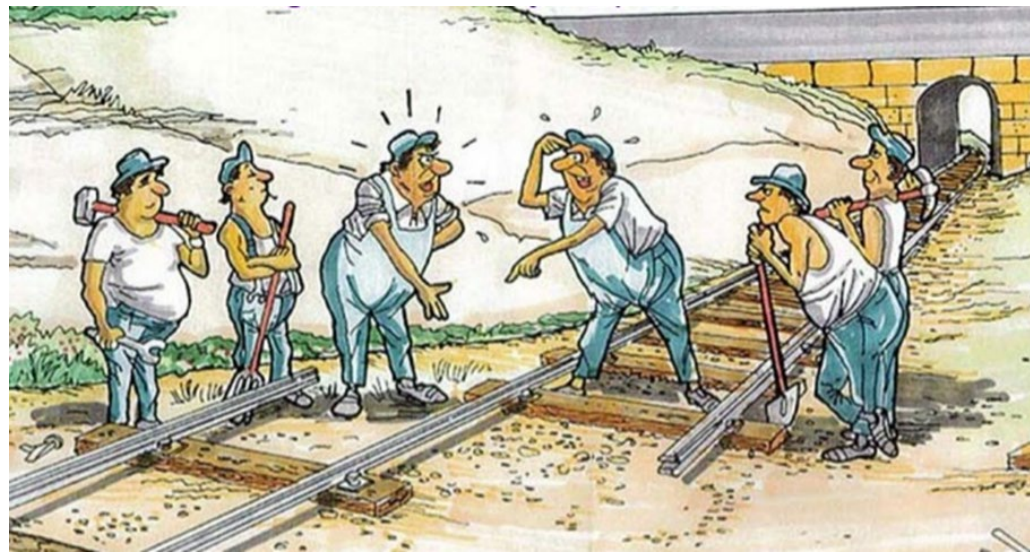
Electrical Comments

- Fault current calculations
- Load calculations
- Electrical feeder sizing
- Grounding/ bonding
- Healthcare-related occupancies; complex electrical systems
- Electrically classified (hazardous) locations



Civil Comments

- Address zoning stipulations
 - Include all zoning action stipulations
 - Consistency with the preliminary site plan
- Coordinate site, civil & landscape plan



Successful Plans

- Ingredients for a successful audit include....



Quality Control



**Complete and
Coordinated Plans**



Technical Accuracy



Questions

