



# Plan Review Interpretation Report

**Report Date:** 2026-02-08

Detected 12 comments across 5 pages

This report is intended as an aid and does not replace a full manual review.

## Summary

The plan review identified several issues that need to be addressed, including requirements for footings, insulation reports, and structural details for framing and foundations.

## Issue Index

| #  | Sheet / Location | Issue                                          | Severity |
|----|------------------|------------------------------------------------|----------|
| 1  | G001             | Soil Analysis and Footing Design Required      | major    |
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| 3  | S101             | Roof Framing Design for Low Pitch              | major    |
| 4  | S101             | Foundation Plan and Load Verification Required | major    |
| 5  | A101             | Unclassified Review Comment (RID 2)            | moderate |
| 6  | S101             | Unclassified Review Comment (RID 7)            | moderate |
| 7  | A300             | Anchor Bolt Installation Requirements          | moderate |
| 8  | A300             | ICC-ES Report for Foam Insulation Required     | moderate |
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| 10 | S101             | Header Size Noted for Roof Framing             | moderate |
| 11 | S101             | 2nd Floor Deck/Balcony Details Required        | minor    |
| 12 | S101             | Framing Plan for Porch Floor Changes Required  | minor    |

## Issue Details

### 1. Soil Analysis and Footing Design Required (Item 1) (G001)

**Severity:** major

**Reviewer comment (raw):** Our GIS maps show that this property has a High Shrink-Swell Soil Capacity. As such, the soils must be analyzed and the footings designed by a soils/geotechnical engineer. Please provide a soils report and engineered footing design for this property.

**Occurrences:** p1 (Sheet G001)

**Reviewer intent:** To ensure the foundation is designed appropriately for the soil conditions.

**Where to address:** Site/Geo report

**What it means:** A soils report and engineered footing design are necessary to prevent structural issues.

**Why it matters:** Improper footing design can lead to foundation failure, risking the safety and stability of the structure.

**Typical resolution:** Obtain a soils report and have a geotechnical engineer design the footings.

**What to submit:**

- Soils report
- Engineered footing design

**Common mistakes:**

- Neglecting to analyze soil conditions
- Using standard footing designs without soil data

## 2. Continuous Foundations Required for Vestibule (Item 2) (S101)

**Severity:** major

**Code reference:** R403.1

**Reviewer comment (raw):** The Vestibule is an enclosed room with solid exterior walls/window. Per R403.1, all exterior walls must have continuous foundations and footings.

**Occurrences:** p8 (Sheet S101)

**Reviewer intent:** To ensure compliance with foundation requirements for the vestibule.

**Where to address:** Drawings

**What it means:** The vestibule must have a proper foundation to support its structure.

**Why it matters:** Failure to provide continuous foundations can lead to structural instability.

**Typical resolution:** Design continuous foundations for the vestibule as per code.

**What to submit:**

- Foundation design for the vestibule
- Details showing continuous footings

**Common mistakes:**

- Omitting foundation details for the vestibule
- Using inadequate footing designs

## 3. Roof Framing Design for Low Pitch (Item 5) (S101)

**Severity:** major

**Code reference:** R802.4.3

**Reviewer comment (raw):** Per R802.4.3, where the roof pitch is less than 3:12, hip rafters must be designed as beams and have appropriate bearing. Beams may not be supported on a ledger board, but must bear fully on top of a structural member

**Occurrences:** p8 (Sheet S101), p15 (Sheet S101)

**Reviewer intent:** To ensure that the roof framing is designed correctly for low pitch.

**Where to address:** Drawings

**What it means:** Hip rafters need to be designed as beams to support the roof properly.

**Why it matters:** Improper design can lead to roof failure, posing safety risks.

**Typical resolution:** Revise roof framing design to comply with the requirements for low pitch.

**What to submit:**

- Revised roof framing design
- Details showing beam support and connections

**Common mistakes:**

- Not designing hip rafters as beams
- Using ledger boards for support

**4. Foundation Plan and Load Verification Required (Item 6) (S101)**

**Severity:** major

**Reviewer comment (raw):** Provide a Foundation plan. Verify that the posts supporting the roof align directly over the foundation piers. Show the existing piers and footings. Note the size, thickness and depth to the bottom of the existing footings. Verify that the footings are sized to support the additional load of converting the roof to a deck.

**Occurrences:** p15 (Sheet S101)

**Reviewer intent:** To ensure the foundation is adequate for the proposed changes.

**Where to address:** Drawings

**What it means:** A foundation plan is necessary to confirm that the structure can support the new load.

**Why it matters:** Inadequate foundation design can lead to structural failure and safety hazards.

**Typical resolution:** Create a detailed foundation plan that meets the load requirements.

**What to submit:**

- Foundation plan
- Load calculations for the new deck

**Common mistakes:**

- Not aligning posts with foundation piers
- Omitting details on existing footings

**5. Unclassified Review Comment (RID 2) (A101)**

**Severity:** moderate

**Reviewer comment (raw):** All exterior doors must have a landing on the outside that is at least 36" deep and the width of the door

**Occurrences:** p3 (Sheet A101), p8 (Sheet S101)

**Reviewer intent:** Automatically added to prevent omission.

**Where to address:** Drawings

**What it means:** This reviewer comment must be addressed.

**Why it matters:** Unaddressed review comments may delay approval.

**Typical resolution:** Revise drawings and/or provide requested documentation to directly address the comment.

**What to submit:**

- Revised drawings and/or required documentation (as applicable)
- A brief response that addresses the reviewer comment.

**Common mistakes:**

- Omitting a direct response to the reviewer comment
- Failing to update the drawings/submittals accordingly

**6. Unclassified Review Comment (RID 7) (S101)**

**Severity:** moderate

**Reviewer comment (raw):** New door in place of window?

**Occurrences:** p15 (Sheet S101)

**Reviewer intent:** Automatically added to prevent omission.

**Where to address:** Drawings

**What it means:** This reviewer comment must be addressed.

**Why it matters:** Unaddressed review comments may delay approval.

**Typical resolution:** Revise drawings and/or provide requested documentation to directly address the comment.

**What to submit:**

- Revised drawings and/or required documentation (as applicable)
- A brief response that addresses the reviewer comment.

**Common mistakes:**

- Omitting a direct response to the reviewer comment
- Failing to update the drawings/submittals accordingly

## 7. Anchor Bolt Installation Requirements (Item 3) (A300)

**Severity:** moderate

**Reviewer comment (raw):** Anchor bolt may not be installed in space between brick & block. Must be in grouted solid CMU cell

**Occurrences:** p5 (Sheet A300)

**Reviewer intent:** To ensure proper installation of anchor bolts for structural integrity.

**Where to address:** Drawings

**What it means:** Anchor bolts must be installed correctly to ensure they provide the necessary support.

**Why it matters:** Incorrect installation can compromise the structural stability of the building.

**Typical resolution:** Revise anchor bolt installation details to comply with requirements.

**What to submit:**

- Revised anchor bolt installation details
- Confirmation of compliance with installation requirements

**Common mistakes:**

- Installing anchor bolts in incorrect locations
- Not following installation guidelines

## 8. ICC-ES Report for Foam Insulation Required (Item 4) (A300)

**Severity:** moderate

**Reviewer comment (raw):** Provide ICC-ES report for the foam insulation

**Occurrences:** p5 (Sheet A300)

**Reviewer intent:** To verify that the foam insulation meets code requirements.

**Where to address:** Product submittal

**What it means:** An ICC-ES report is necessary to ensure the insulation is approved for use.

**Why it matters:** Using unapproved materials can lead to code violations and potential safety issues.

**Typical resolution:** Obtain and submit the ICC-ES report for the foam insulation.

**What to submit:**

- ICC-ES report for foam insulation
- Documentation of compliance with insulation standards

**Common mistakes:**

- Failing to provide necessary product approvals
- Using materials without proper documentation

**9. Cross-Section Detail Required (Item 7) (S101)**

**Severity:** moderate

**Reviewer comment (raw):** Provide a cross-section detail. Show the framing, the sheathing, underlayment, and roof finish. Note the connections between all members

**Occurrences:** p15 (Sheet S101)

**Reviewer intent:** To ensure that all components of the roof assembly are properly detailed.

**Where to address:** Drawings

**What it means:** A cross-section detail is necessary to verify the construction methods and materials.

**Why it matters:** Incomplete details can lead to construction errors and code violations.

**Typical resolution:** Create a detailed cross-section showing all components and connections.

**What to submit:**

- Cross-section detail
- Connection details for framing members

**Common mistakes:**

- Omitting details of connections
- Not showing all layers of the roof assembly

**10. Header Size Noted for Roof Framing (Item 8) (S101)**

**Severity:** moderate

**Reviewer comment (raw):** Note the size of the headers that will support the roof framing

**Occurrences:** p15 (Sheet S101)

**Reviewer intent:** To ensure that the headers are adequately sized for the roof load.

**Where to address:** Drawings

**What it means:** Proper header sizing is critical for supporting the roof structure.

**Why it matters:** Under-sized headers can lead to structural failure and safety risks.

**Typical resolution:** Provide details on header sizes and their load capacities.

**What to submit:**

- Header size specifications
- Load calculations for headers

**Common mistakes:**

- Using incorrect header sizes
- Failing to provide load capacity information

**11. 2nd Floor Deck/Balcony Details Required (Item 10) (S101)**

**Severity:** minor

**Reviewer comment (raw):** 2nd Floor Deck/Balcony

**Occurrences:** p15 (Sheet S101)

**Reviewer intent:** To clarify the design and structural requirements for the deck/balcony.

**Where to address:** Drawings

**What it means:** Details are needed to ensure the deck/balcony is safely constructed.

**Why it matters:** Lack of details can lead to construction errors and safety issues.

**Typical resolution:** Provide detailed drawings for the 2nd Floor Deck/Balcony.

**What to submit:**

- Detailed drawings for the 2nd Floor Deck/Balcony

**Common mistakes:**

- Not providing sufficient details for the deck/balcony
- Omitting load calculations

## 12. Framing Plan for Porch Floor Changes Required (Item 9) (S101)

**Severity:** minor

**Reviewer comment (raw):** If there will be any changes/work on the porch floor framing below, provide a 1st Floor Framing Plan

**Occurrences:** p15 (Sheet S101)

**Reviewer intent:** To ensure that any changes to the porch floor are properly documented.

**Where to address:** Drawings

**What it means:** A framing plan is necessary to verify the structural integrity of the porch.

**Why it matters:** Without a proper framing plan, structural issues may arise during construction.

**Typical resolution:** Create a 1st Floor Framing Plan if changes are made.

**What to submit:**

- 1st Floor Framing Plan

**Common mistakes:**

- Not providing a framing plan for changes
- Omitting details of existing framing

## Drawing Actions Checklist

- Soil Analysis and Footing Design Required: Obtain a soils report and have a geotechnical engineer design the footings.
- Continuous Foundations Required for Vestibule: Design continuous foundations for the vestibule as per code.
- Anchor Bolt Installation Requirements: Revise anchor bolt installation details to comply with requirements.
- ICC-ES Report for Foam Insulation Required: Obtain and submit the ICC-ES report for the foam insulation.
- Roof Framing Design for Low Pitch: Revise roof framing design to comply with the requirements for low pitch.
- Foundation Plan and Load Verification Required: Create a detailed foundation plan that meets the load requirements.
- Cross-Section Detail Required: Create a detailed cross-section showing all components and connections.
- Header Size Noted for Roof Framing: Provide details on header sizes and their load capacities.
- Framing Plan for Porch Floor Changes Required: Create a 1st Floor Framing Plan if changes are made.
- 2nd Floor Deck/Balcony Details Required: Provide detailed drawings for the 2nd Floor Deck/Balcony.
- Unclassified Review Comment (RID 2): Revise drawings and/or provide requested documentation to directly address the comment.
- Unclassified Review Comment (RID 7): Revise drawings and/or provide requested documentation to directly address the comment.

## Risk Flags

**Engineering required:** true

**Resubmittal risk:** High

**Jurisdiction sensitivity:** Moderate