



DEVELOPMENT SERVICES DEPARTMENT MOST COMMON DEVELOPER DELAYS AND DISCREPANCIES

BUILDING (Residential)

- Missing or insufficient wind bracing plans (locations of braced wall panels, minimum length, and ends of braced wall lines)
- Missing or expired Fire Flow tests for dwellings over 3,600sf
- IB 101-Energy conservation related information such as Manual J, Manual S, thermal envelope, and continuous air barrier
- Missing UD form when required
- Missing or insufficient framing plans/information: ceiling joists, floor joists, rafters, and beams
- Walls in excess of 10 ft. requiring engineered design
- Not showing/detailing required fire-resistant-rated walls
- Deck details – ledger attachment, lateral load connection
- Type of sprinkler system for proposed townhomes (NFPA 13D or NFPA 13R)

BUILDING (Commercial)

- Zoning (permitted use) not verified prior to building permit submittal
- Proposing combustible material in Type I and Type II construction
- Life Safety/Egress Plan not corresponding with location of exit signs in proposed electrical lighting plans
- Site plans with incorrect building numbers (as assigned per addressing)
- Scope of work description on application not matching what is proposed in construction documents (not complete description of work)
- Construction building and/or retaining walls over platted easements
- Missing or incomplete Code Analysis
- Missing doctor's letter to determine the correct occupancy classification of medical facilities (indicating number of patients incapable of self-preservation, etc...)
- Engineer letter not provided for new roof top units imposed load
- Missing owner letter to determine the correct occupancy classification of daycare facilities (indicating age and number of children to be cared for). Information also missing on proposed floor plan

ELECTRICAL (Commercial)

- Plans submitted with no information
- Plans not sealed by engineer when required by state law or local ordinance
- Disconnecting means for HVAC equipment does not comply
- Lighting compliance certificate missing, not signed, or plans do not match and lighting is not in compliance with the recommended IECC
- Multiple services to one building not in compliance with CPS standards
- Location of service and panels is not indicated or is in a noncompliant location
- Electrical equipment and feeders not in compliance with proposed load
- Grounding electrode system is not in compliance

- Load calculations/one line diagram of feeders and panel schedules are missing or incorrect
- Insufficient information regarding emergency systems to include fire pumps and generators

TRAFFIC (Commercial)

- Site does not meet minimum parking required
- Submit a site plan to scale showing existing and proposed improvements for the entire site
- Clarify the uses and areas (square feet, gross floor area) for the existing buildings on site
- A minimum foot throat is required, delete parking spaces as required
- Only one approach is allowed along A Rd.
- A minimum foot corner clearance is required, relocate proposed approach as required
- TIA is currently under review, fee pending
- Submit a plan and profile to determine curb feasibility and placement
- Sidewalks and approaches shall be reconstructed to current City and TAS specifications
- Engineer/Architect shall address all redline comments/stamps prior to next submittal

DRAINAGE (Commercial)

- Drainage information currently under review by Platting – Land Development/Drainage information currently under Storm Water Engineering- Public Works to determine if Fee-In-Lieu-Of Detention is acceptable or if Detention is required
- Provide Water Surface Elevations, cross-sections for Detention Pond/outfall structures
- Provide Q and velocity calculations and depth for flow discharging through saw tooth curb/sidewalk box drains/approaches
- Show flow path taken to derive Time of Concentration (Tc) and justify the existing and proposed Tc.
- Minimum pipe size in a Drainage Easement/ROW does not meet requirement of 24 inches
- No structures/retaining walls shall be erected within the Drainage Easement. Engineered prints required for retaining walls greater than three feet.
- Submit a site grading plan illustrating existing/proposed contours based off a USGS benchmark
- For proposed CMP/HDPE pipe in Drainage ROW/Easement, submit a warranty letter from the Manufacturer's Engineer asserting the pipe will have a minimum life expectancy of 50 years
- An original Storm Water Management Participation Form with original signatures shall be submitted
- Site resides in the 0-year Flood Plain and a Development Permit may be required

TREE (Commercial)

- Need 3rd copy of plan
- Trees missing from survey
- Inadequate root protect zone
- Incorrect preservation calculation
- Incorrect TA/trees on site
- Tree inventory incorrect
- Incorrect measurements/species
- Need tree preservation notes
- Tree preservation details

MECHANICAL (Commercial)

- Inadequate access and service space
- Combustible material in return air plenum
- Lack of fire and smoke dampers when required
- Duct insulation requirements inadequate
- Using rated corridor as a return air plenum
- Equipment not meeting the minimum energy efficiency ratio as required by IECC
- Plans not sealed by engineer when required by state law
- Lack of IECC compliance report
- Dryer exhaust exceeds ft. length limitation
- Inadequate details to convey code compliance

PLUMBING (Commercial)

- Where tempered water is provided in public hand washing facilities, no water temperature limiting device is provided
- Not enough restrooms
- Insufficient amount of toilets, urinals in restrooms
- Combination waste/vent not properly sized, vented and properly installed per code
- Grease interceptor undersized
- Drainage risers not properly illustrated as per fixtures, sized drain trap, ventilation in approved manner
- Plans submitted without proper layout of roof, overflow drains where parapet walls are involved
- Plans not complete, lack of detail of work being done
- The recirculating hot water pump is not controlled per the 2015 IECC C404.6.1
- Sewer piping not correctly sloped as per the International Plumbing Code

FIRE PROTECTION (Commercial)

- Fire Flow report is missing, or more than 12 months old
- Missing commodity letter
- Missing hydraulic calculations for new fire mains (public and private)
- Insufficient number of hydrants for area and type construction
- Improper hazardous material storage

- Improper storage of flammable or combustible liquids
- Incomplete fire protection site plan
- Inadequate fire lane; width and turning radii
- Inadequate hose lay
- Inadequate roadway surface for fire truck access

LANDSCAPE (Commercial)

- Landscape: Need electives/point calculations
- Wheel-curb stops
- Need/correct shading calculations
- Show size of plants to be used
- Need mandatory shade parking area
- Diversify plants for screening
- Inadequate root protect zone
- Need landscape architect seal
- Buffers: adjoining street and adjoining zoning districts
- Missing third copy of plan

IRRIGATION (Commercial)

- Letter of conformity not attached or on plan
- Meter backflow, master valve, electric valves, controller, and rain stat not shown in design
- Head spacing and correct nozzle do not show typical arc of heads used
- Water schedule not shown on plan
- Missing detail sheet
- Plans not signed and sealed by a licensed irrigator
- Need to show bubblers for all new trees
- Missing pressure loss calculations
- Need to show point of connection on plan
- Missing third copy of plan

TREE (Residential)

- Missing tree canopy calculations to meet 38 percent
- Missing aerial photos for A1 or A2 submittals
- Missing tree survey and tree inventory for A4 submittals
- Missing a third copy of site plan with building footprint and all driveway/other impervious cover