



Policies / Interpretations / Procedures

BD-PP-0004

ACCEPTANCE OF REVERSED PLANS

Policy Summary:

States that the policy of the Community Development Department is to not accept reversed construction plans for plan review.

Background:

There are occasions when an applicant submits plans to this office which accurately reflect proposed construction with the exception that the plan is reversed from the manner that the structure will actually be built in the field. There are also occasions when plans are submitted which have been reproduced in reverse (i.e. the words and notations are displayed backwards) in an attempt to accurately reflect the manner in which a structure will be constructed.

Discussion:

These "reversed" plans are difficult to review for either the plans examiner or the field inspector. In the first case cited above the field inspector must constantly remember that everything is reversed from that depicted on the plans. In the second case cited above, the plans examiner usually has great difficulty reading the notes and comments on the plans. In both cases the subcontractors can become confused when attempting to implement the provisions of the plans. In discussing the matter with local representatives of the Homebuilder's Association, it became apparent that they would not submit plans which were reversed nor would they expect the City to accept these types of plans. It was further noted that the cost associated with redrawing reversed plans to make them accurately depict the manner in which a structure will actually be built is minimal.

Policy:

The Bulding/Safety Division will not accept any type of reversed plans for plan review purposes.