



BOAT Bulletin

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APPROVED CONSTRUCTION DOCUMENTS – CAN THEY BE FOUND ON SITE?

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Have you ever wondered what happens to the construction documents once they are reviewed and approved by the building department? Unfortunately, they do not always make it to the construction site. Doesn't make much sense, does it? One would think that those responsible for performing the construction would want ready access to the approved drawings. Additionally, if the approved plans are not on site, it is extremely difficult for inspectors to adequately verify compliance.

Section 106.3 of the 2006 International Building Code addresses this situation by providing for the review of construction documents before a permit is issued. This section also states that the approved construction documents are to be stamped by the building department. One set of the approved construction documents must be kept at the construction site and made available for review by city inspectors. The other stamped approved set of construction documents should remain on file in the building department. If a change is necessary, either before or during construction, the change should be submitted by the design professional for approval as an amended set of construction documents. Keep in mind that each change must be stamped and signed by the design professional before it is submitted for review and approval. Unless the proposed change is relatively simple, an e-mail, phone conversation, or letter is not typically acceptable. Until the change is reviewed and approved, the final inspection should not be performed, nor a certificate of occupancy issued.

Building department personnel should be asking to see the approved construction documents as part of the inspection process. If they are not available, ask that they be provided before continuing the inspection. If necessary, request that the work cease until the issue is resolved.

Consistent enforcement of this code section increases communication, provides accurate inspections, and ultimately results in better customer service.

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