
	BUILDING DEVELOPMENT POLICIES AND PROCEDURES RESIDENTIAL PLAN REVIEW GENERAL	Effective Date: July 1, 2009
		Supersedes Policy Dated: November 16, 2006
	3.1.3 Framing Plans for Conventional Lumber and I-Joist	Issued by: Eric M. Mays, P.E.  Building Official

This policy is to clarify the requirements for the residential floor framing plans that use the manufactured I-Joist system. The requirements are similar for conventional lumber and I-Joist floor-framing plans. Following are the requirements:

1. The framing plan must be submitted and incorporated into the approved building plans. If the builder changes the material (i.e. conventional lumber to I-Joist or the manufacturer of the I-Joist) the approved building plans must be revised in advance of the Close-In Inspection.
2. The floor-framing plan must have sufficient details to include: the type and size of each framing member; bracing requirements; and the connections of the framing members. When an I-Joist system is being used, the ICC National Evaluation Research Report or appropriate Legacy Research Report must be referenced.
3. All required engineering calculations must be signed and sealed by a Virginia Registered Design Professional. Structural calculations are required when:
 - The floor framing is carrying a point load.
 - The floor framing is carrying non-uniformly distributed loads.
 - A special connection is required between the floor framing and another material or product.
4. If the builder has chosen the Residential Priority Plan Process (e.g. Waived Residential Plan Review), all floor-framing plans must be signed and sealed by the architect or engineer of record. The builder also still retains the option to submit the floor-framing plans for a full plan review.