
VOIDANCE OF APPLICATIONS AND PROJECT RE-SUBMITTAL

IR A-17

References:

California Code of Regulations (CCR), Title 24
Part 1, California Administrative Code, Section 4-318 (c)

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Discipline: All

This Interpretation of Regulations (IR) is intended for use by the Division of the State Architect (DSA) staff, and as a resource for design professionals, to promote more uniform statewide criteria for plan review and construction inspection of projects within the jurisdiction of DSA which includes State of California public elementary and secondary schools (grades K-12 and community colleges), and state-owned or state-leased essential services buildings. This IR indicates an acceptable method for achieving compliance with applicable codes and regulations, although other methods proposed by design professionals may be considered by DSA.

This IR is reviewed on a regular basis and is subject to revision at any time. Please check the DSA web site for currently effective IRs. Only IRs listed in the document at <http://www.dgs.ca.gov/dsa/Resources/IRManual.aspx> at the time of plan submittal to DSA are considered applicable.

Purpose: The purpose of this Interpretation of Regulations (IR) is to provide clear consistent criteria under which an application becomes void during the plan check phase of a project.

Background: The California Building Standards Administrative Code, Title 24 Part 1, Section 4-318(c), defines criteria under which an application may be voided. The voidance is "at the discretion of DSA." This IR clarifies the criteria under which the DSA will void the application during the plan check phase of a project. The reason the DSA has determined to exercise the discretion to void the applications is because excessive elapsed time from a submittal to subsequent submittals causes ineffective use of DSA staffing resources leading to delays in processing other projects. Some examples are:

- Projects are placed in the DSA filing system for an undefined time period, causing a backlog of projects with unknown status, causes staff time tracking the status of these projects and causes additional staff time filing and re-filing.
- The knowledge and understanding of the technical aspects of the project obtained during the plan check become lost as time elapses causing additional staff time spent regaining knowledge of the project intricacies.
- The contract for DSA contract plan checkers, when used, expires in the elapsed time causing contractual issues. This sometimes results in DSA staff assuming the remaining work and always requires DSA staff time to resolve.
- Original plan comments become potentially archaic as new codes, standards and regulations become effective.

1. Implementation: DSA will implement discretionary authority to void projects. The following criteria under which a project will be voided during the plan check phase are herein clarified:

1.1 Prints from the corrected plans or corrected original plans must be filed for backcheck within 6 months after the date of return of checked plans to the architect or engineer.

- The DSA may, upon request, grant an extension. The extension would typically not exceed 6 months.
- The backcheck must be completed within 2 months after being initiated.

1.2 For incremental projects, subsequent incremental plans and specifications must be submitted to DSA for checking within 6 months after the approval of the previous increment has been issued.

2. Re-submittal of Voided Projects: Any project application or approval that has been voided by DSA can be re-submitted as a new project by filing a new application and fee in accordance with Title 24, Part 1, Sections 4-315 and 4-320. Plans, specifications and design shall comply with the requirements of the current California Code of Regulations, Title 24.