

Fast Quotes

Fixed-fee TI structural packages — typically
quoted within one business day

The GC's Pre-Construction Structural Checklist for Commercial TIs

How to Scope, Kick Off, and Avoid Plan Check Rejections on Every Tenant Improvement

Fixed-fee TI structural packages. Target delivery dates. One email to get started.

By Palisade Engineering — Structural Engineers (PE-SE)



INSIDE THIS GUIDE

What You'll Learn

This guide gives you everything you need to identify structural scope early, kick off with complete information, and avoid the plan check rejections that add weeks to your TI schedule.

1

The 8-Item Structural Scope Checklist

Eight structural triggers to check at pre-construction. Flag these early and eliminate mid-permit surprises.

2

Top 5 Plan Check Rejection Causes on Commercial TIs

Real rejection causes we see regularly in Washoe County — each one adds 3-5 weeks of re-review. Every one is preventable.

3

Turnaround, Pricing & Deliverables

Fixed-fee ranges, target delivery dates, and what you'll get back — stamped calcs, structural plans, anchorage packages, and special inspection requirements.

4

How to Get Started: One Email, One Quote

Send the building address, your scope, and your permit deadline. We'll typically send back a fixed-fee quote within one business day.

Everything in this guide is usable on every TI you manage — whether you hire PE-SE or not.



MEET YOUR ENGINEERS

A Note from Paul & Joel



Fast Quotes

Fixed-fee TI structural packages — typically quoted within one business day

We built this guide because of a pattern we see on nearly every commercial TI that lands on our desk late. A GC calls three weeks before the permit deadline. The architect's plans are done, the tenant is pushing for occupancy, and someone just realized the structural scope wasn't identified until plan review flagged it.

We've engineered TI structural packages across Northern Nevada — medical offices, restaurants, retail buildouts, fitness centers, tech offices, cannabis facilities. The projects that go smoothly aren't the simple ones. They're the ones where the GC identified structural scope early and gave us complete information at kickoff.

You're managing three to five TIs simultaneously, the architect is still revising, and the owner wants a permit date. You don't have time for a structural engineer who takes two weeks to return a call and then sends back an incomplete package. That's why this guide exists.

Send us the arch plans, building address, and a one-paragraph scope description. One email — we'll typically reply with a fixed-fee quote within one business day.

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YOUR CHECKLIST

Structural Scope Identification Checklist

Run through this at lease negotiation or pre-construction — not after arch plans are done. Every item you flag early eliminates a mid-permit surprise.

Is any wall being removed or modified?
Assume bearing until confirmed for anything touching roof or floor structure above. SE required for bearing wall removal.

Is rooftop equipment being added or replaced?
HVAC, RTUs, exhaust fans, generators, or solar require roof framing check plus seismic anchorage. Get cut sheets early.

Mezzanine, platform, or interior stair?
Any new floor opening or elevated platform requires full structural framing design and guardrail attachment.

Are there heavy floor loads?
Server rooms, file storage, racking, or any use exceeding 125 psf requires a floor capacity check.

Pre-1985 building with unknown structure?
Older buildings may have no drawings on file. Budget extra time for investigation.

Deferred submittals from base building?
TI may need to coordinate with the base building SE's deferred package. Get the list before you start.

Does the occupancy or use change?
Office to medical, retail to restaurant, etc. changes design loads. Load path analysis may be required.

What's the permit deadline?
Tell us at first contact. We target firm delivery dates for GCs with consistent volume.



QUICK START: Send us the arch plans, building address, and a one-paragraph scope description in a single email. We'll typically reply with a fixed-fee quote within one business day. info@pe-se.com



AVOID THESE REJECTIONS

Top Plan Check Rejection Causes on Commercial TIs

Real rejection causes we see regularly on TI submittals in Washoe County. Every one can add weeks of re-review plus revision fees. Every one is preventable.

1

Structural modifications submitted without a lateral analysis.

In SDC D, removing or modifying a wall that provides lateral resistance requires a lateral force analysis — not just a gravity beam calc. Even non-bearing masonry walls can be part of the lateral system.

2

Rooftop equipment anchorage using outdated seismic parameters.

Since January 2026, all submittals must use ASCE 7-22 parameters. Anchorage designs using 2018-era parameters get rejected. Reusing calcs from a different address will typically be rejected.

3

No load path continuity shown for new point loads.

A beam calc that stops at "posts bear on existing slab" without verifying slab and footing capacity gets kicked back. Show the complete load path from new element to foundation.

4

Deferred submittals not coordinated with base building SE.

TI structural drawings that conflict with or ignore the base building SE's deferred package trigger an immediate hold. Get the deferred submittal list before you start.

5

Missing special inspection requirements for post-installed anchors.

In SDC D, post-installed anchors require a special inspection program per IBC Chapter 17. This must be identified at permit application — not after anchors are installed.

Every one of these rejections starts the same way: structural scope identified too late to do it right the first time. The checklist on the previous page prevents all five.



TURNAROUND & DELIVERABLES

Turnaround, Pricing, and What You'll Get Back

We typically quote within one business day of receiving complete project information. All TI structural packages are fixed-fee — no hourly surprises.

SCOPE	FIXED-FEE RANGE	TYPICAL TURNAROUND
Simple scope (single beam calc, one opening, bearing verification)	\$1,500 – \$3,000	3–5 business days
Mid scope (mezzanine, RTU anchorage, bearing wall + lateral)	\$3,000 – \$6,000	7–10 business days
Complex TI (full load path analysis, multiple structural mods)	\$6,000 – \$12,000+	14–21 business days
Fast-track (under 7 business days)	Rush fee applies — ask	Target date at quote

Complete info at kickoff = target delivery date. Incomplete info = the clock doesn't start until we have what we need.

PREFERRED CONTRACTOR RATE GCs with consistent TI volume receive priority scheduling and reduced turnaround. Ask about our preferred contractor rate — we reward the relationships that make structural the easiest part of your TI pipeline.

What You'll Get Back



PE-stamped structural calculations

Per 2024 IBC / ASCE 7-22, site-specific seismic parameters. Gravity and lateral analysis where required.



Structural plan sheets

Beam schedules, connection details, framing modifications, and foundation details — dimensioned and coordinated with the architectural set.



Seismic anchorage package

For rooftop equipment, mezzanine connections, or heavy floor-mounted equipment. Anchor schedule with specific products, embedment depths, and torque values.



Special inspection requirements

Called out on the drawings — inspector scope, frequency, and applicable IBC sections. No ambiguity for the GC or inspector.



Coordination notes

Deferred submittals, existing structural conditions, field verification requirements, and anything your crew needs for a clean install.



NEXT STEPS

Send Us the Address, Your Scope, and Your Permit Deadline.

1 Email us the building address and arch plans

info@pe-se.com — one email with a one-paragraph scope description and your permit deadline.

2 Get a fixed-fee quote, typically within one business day

Specific to your project — not a generic range. Target delivery date included.

3 Receive a stamped package ready for plan review

Designed to address Washoe County plan check requirements. Direct communication with your project engineer.

Our TI packages include lateral analysis, load path verification, special inspection requirements, and coordination notes — the items that trigger rejection when missing.

Permit deadline less than 2 weeks away? Call us directly — (775) 323-6633.

Licensed in: CA, NV, UT (active) | TX, VA, AZ, OR, WA (pending)



Scan to book a free
15-minute consultation

Three ways to reach us:

Email: info@pe-se.com

Phone: (775) 323-6633

Reply: If you received this PDF by email, reply directly — it comes straight to us

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Disclaimer: This guide provides general information about structural scope identification and the plan review process for commercial tenant improvements in Northern Nevada. It is not project-specific engineering advice. Actual structural requirements depend on building conditions, applicable codes, and the Authority Having Jurisdiction. All structural modifications require site-specific engineering analysis by a licensed professional.

