



Yue (Kyle) Cao, PE • ICC Master Code Professional

Third-Party Peer Review & Plan Review

KCY Engineering Code Consulting, LLC

I am a licensed Professional Engineer in Civil, Electrical, and Fire Protection, and an ICC Master Code Professional, providing independent third-party peer review and plan review across all disciplines. For small and mid-size projects I handle the review personally; larger plan sets are reviewed by a full multi-discipline professional team — a single point of contact either way.

SERVICES

- **Third-party plan review.** We perform the official building-code plan review in place of the AHJ — once we approve, the agency does not re-review. The review that used to wait months in the agency queue is done in days.
- **Independent peer review.** Full structural and code-set review across every discipline, in-house, standing in for the AHJ's review — not a second opinion submitted on top of it.
- **Zoning & regulation checklist pre-screen.** We can also provide a zoning / regulation checklist pre-screening service, so the project clears the zoning gate too.
- **Code consulting (preliminary design).** We can also provide early help on the tricky items — change of use, existing-building (IEBC) alterations, occupant load, fire protection, egress, energy code — solved at design, before they cost schedule.

WHY IT WORKS

- **We are the review, not a pre-check.** Our approval is the code review — the AHJ does not review it again. The months-long agency queue becomes a few days.
- **One point of contact, scaled to the project** — small and mid-size sets reviewed personally; larger plan sets by a full multi-discipline professional team, across all trades (Building, Mechanical, Electrical, Plumbing, Fire Protection, Energy).
- **All disciplines in-house** — Building, Mechanical, Electrical, Plumbing, Fire Protection, Energy, and zoning reviewed under one roof, with direct access to the PE who signs it.

AHJ / JURISDICTIONS SERVED

Currently accepted on the third-party / pre-approved reviewer lists in:

- **Washington, DC** • third-party plan review & inspection (DOB)
- **Fairfax County, VA** • third-party peer review

Additional jurisdictions and states are being added — plan review and peer review are available broadly; many AHJs simply do not maintain a pre-approval list. Ask about a specific jurisdiction.

CREDENTIALS

- **Professional Engineer (PE)** — licensed in Civil, Electrical, and Fire Protection — and ICC Master Code Professional (MCP).

PRICING

- **\$150 per reviewer-hour**, plus a one-time \$200 for certificates, reports, record cards, stamp, and documentation.
- **Minimum \$1,000** for a small plan set (under 10 pages).
- **Small commercial / new residential** typically \$1,500–\$3,000.
- **Larger projects** quoted by complexity.

Yue (Kyle) Cao, PE, FPE, MCP • 571-365-6937 • ycao@kcyengineer.com