

Reading the Set, Governing the Building

How BuildPaid reads sealed construction documents, assembles the building, and refuses what the drawings do not establish

SP Prospective Partners LLC dba BuildPaid · September 11, 2026 · No NDA required to read this document

Everything in the other documents in this data room governs a **draw**. This one governs the **drawings**. It is the part of BuildPaid that reads a sealed construction set, assembles the building it describes, binds it to its parcel and jurisdiction, and declines to answer what the set does not say.

The claim, and the reason it is unusual

Most construction software will produce a number for anything you ask it. BuildPaid produces a number only where a drawing establishes one, and names what is missing everywhere else. A refusal carries what was checked, so an absence is a finding rather than a silence.

MULTI_PLANE — room C506
Two ceiling planes are tagged inside this room and they disagree, one at 9'-0" and one at 19'-1". No height is asserted. Both readings are published; neither is retracted.
A nineteen-foot volume priced as nine is an error nobody catches until the drywall is up. The room renders open.

It reads a set it has never seen

Two unrelated sets, different architects, different drafting conventions, one rotated ninety degrees. No page numbers, captions or edges are configured for either.

LaGuardia Community College	Cohen Building, floors 5–6 · 87 sheets · 87 of 87 title blocks read
Planet Fitness, Lindenhurst	25 sheets · 25 of 25 title blocks read · blocks on three different edges

The title block is found by the one property no drafting convention can break: it is the region of a sheet whose ruled geometry is identical on every sheet of the set. Inside it, a caption is text that repeats and a value is text that varies. No caption word is matched, so a set that words its fields differently reads the same way. On LaGuardia that was 14 identical rules out of 5,368; on Planet Fitness, 40 out of 1,375.

Then it assembles the building

Partitions	4,985 — face pairs measured, layers collapsed, gaps bridged
Linear feet	21,218.5 after removing double count
Removed as double count	10,376 — the same wall counted twice or three times
Openings recorded	1,535, of which 348 at door width
Partition tags classified	1,107 — full height, partial height or low wall
Rooms with walls bound	145, each wall knowing what is on both sides

The 10,376 feet is the figure worth pausing on. A wall drawn with its framing and its finish layers appears as three parallel face pairs and, counted naively, is three walls. The rule that separates them was derived from the drawings rather than chosen: across 53,670 pairs on one sheet, 51,361 had zero overlap and 1,873 had complete overlap, with almost nothing in between. Until this was built, the larger number is the one the system held.

Three kinds of fact, never mixed

- **Governed** — a person signed it, and it carries the event that records the signature and a path to retract it.
- **Advisory** — read off the paper and countersigned by nobody. It carries the sheet and the schedule page it came from.
- **Not established** — and the refusal names how many sheets were checked.

A draw reads the first and never the second. That rule is enforced in the kernel, not in a policy document.

It binds the building to the rules that govern it

A coordinate says where a building is. A parcel says which building department, which zoning resolution, and which wage schedule.

Parcel	BBL 4002730001 — Queens, block 273, lot 1
Zoning	M1-4 · FAR 7.32 built, 2.00 commercial, 6.50 facility
Owner of record	Dormitory Authority of the State of New York — a public authority, which is the first fact in the Labor Law 220 test
Jurisdiction	New York City. A BBL returns only for a city lot, so its presence is the test — no list of place names is kept anywhere

The block and lot printed on the architect's title block match the city's parcel record. So does the address. So does the area — 118,000 square feet on the set's own cover, 118,000 in the city's lot file.

ADDRESS_DIFFERS

The drawings print 29-10 Thomson Avenue on 86 of 87 sheets. The project was registered as 31-10. Those are not a typo apart — they resolve to two different tax lots, 282 feet from each other. Both are published; neither is chosen.

Scope comes out of the drawings

The finish schedule names the product and the partition legend names the materials, so the trade follows from what the drawings call the thing rather than from a template.

Painting · 09 91 00	29,135 SF — from “INTERIOR PAINT”
Wall covering · 09 72 00	12,623 SF
Resilient base · 09 65 00	3,822 LF — 4" height, from the schedule's own size field
Acoustical ceilings · 09 51 00	890 panels — 24"×24"
Doors and hardware · 08 00 00	60 each — door schedule rows

214 lines across 14 CSI trades, none unattributed. Paint gallons stay empty: a gallon count needs a spread rate, the finish schedule does not print one, and a gallon figure resting on a guessed rate is a number a painter loses money on.

And then it refuses to fund any of it

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NO_SCHEDULE_OF_VALUES - draw_eligible: false
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A draw is billed against a line and this project has no lines, so nothing here can be observed against, priced against or funded against. Eligibility stays false until a schedule of values exists, a trade is attributed to each line, and progress is observed against the geometry. Two of those three now exist.

Once a schedule of values is registered the comparison runs both ways. A line with no scope behind it bills for work the drawings do not show. A scope line with no contract line is work drawn and not in the sum. Neither is an error on its face and both are questions somebody answers before capital moves.

What it cannot do yet

A governance product that hides its own gaps has already broken its promise. These are measured, not estimated, and several were found by the OS scoring itself against a set.

- Text assembly is 18.7% incomplete on rotated sheets. Drawing text set at an angle still breaks into single characters on some sheets. Symbol patterns are correctly identified and left alone; ordinary words are not always rejoined.
- Joining walls at corners was measured and produced no usable threshold, so enclosure is taken from confirmed room boundaries instead.
- Openings are located and mostly not cut: 1,535 recorded, 12 carrying a height from a matched door schedule row.
- Rendering runs off-platform. The OS issues a render job and anchors the result against the scene it came from; the renderer itself is a worker that is run separately.
- Wage rates and cost indices are not read. No open source publishes them, so the OS names what it would need rather than producing a number.

How to check any of this

Open app.buildpaid.ai and onboard a project; no login is required to watch it be governed. Every governance decision commits a kernel event with a SHA-256 hash chained to the event before it, and the audit endpoint returns a deterministic verdict — authentic or tampered — without asking you to trust the answer.