

PLACER COUNTY BUILDING DEPARTMENT

PLAN REVIEW SUBMITTAL REQUIREMENTS Permit #_____
FOR RESIDENTIAL STRUCTURES

The following items are required for a complete permit application. <u>Incomplete submittals may delay the plan check process.</u> The plans shall be drawn to 1/4", 3/16" or 1/8" scale. The site/plot may be 1" = 10, 20, 30, 40 or 50 foot scale based on lot size. The recommended plan sheet size is 24"x 36". All plan specific notes shall be on the applicable plan.

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STRUCTURAL ENGINEERING CALCULATIONS (If Applicable) Two Copies Wet Stamped And Signed. TITLE 24 ENERGY CALCULATIONS (Two copies signed.)
ELECTRICAL PLAN Smoke Detectors, Lights, Switches, Receptacle Outlets, GFCI Receptacle Outlets at Garage, Kitchen, Bathrooms, etc.
STRUCTURAL DETAILS Slab And/Or Raised Floor Details, Shear Transfer, Deck Ledger & Flashing, Guardrails With Height & Spacing, Stairs With Minimum Tread & Maximum Riser, Post And Beam Connections.
ELEVATIONS Of All Four Sides Of The Structure Showing Doors, Windows, Chimneys, Roof Pitch, Type Of Exterior, Grade And Slope, Roofing Typ And Classification.
CEILING JOIST PLAN (If Applicable) With Size, Species And Spacing Required. Hangers and/Or Positive Means of Connection.
TRUSS CALCULATIONS Two copies wet signed, letter of compliance from Engineer of Record
ROOF FRAMING PLAN (Two Copies of the Manufactures Specifications If a Roof Truss System Is To Be Used. Must Be Reviewed, Approved And Signed By The Project Engineer If Applicable) Truss Attachment & Hangers If Applicable. Include Rafter Size, Spacing, Species & Grade, Purlin Size With Bracing Size & Spacing, Beam Size, Species & Grade. Framing hardware. Posts Sizes & Locations. Ventilation. Straps and Drags. Clearly Identify All Bearing Walls.
FLOOR FRAMING PLAN (Not Applicable For Slab Construction) Including Floor Joist Size, Spacing, Type, Species And Grade, Beam & Post Sizes, Post Bases & Caps And Beam Hangers. Straps and Drags.
FOUNDATION PLAN Fully Dimensioned, Including Location of Braced/Shear Walls With Lengths, Holdowns With Shear Wall And Holdown Schedules. 3x Sill Plates If Required. Under Floor Ventilation & Access. Pier Locations & Schedules. Footing Locations & Sizes. Reinforcement.
FLOOR PLAN Fully Dimensioned With Square Footage Summary, Location of Braced/Shear Walls With Lengths, Holdowns & Shear Wall Schedules, All Rooms Labeled, Fire Separation Between Garage & House, Fireplace Type, Ceiling Height, Window Type And Size, Door Sizes, Location Of W/H & Furnace. Posts and Beam Sizes & Locations. Insulation R-Values Specified. Provide Extra Copy for Assessor's Office.
SITE/PLOT PLAN Including Grade Contour Lines, House Footprint That Matches Floor Plan, Propane & Septic Tank Locations, Driveway Location And North Arrow. See Site/Plot Plan Requirements For Additional Information. Provide A Scope Of Work For Additions And Alterations. Specify Square Footage for All Areas of Building (Living, Garage, Deck, Balcony, Covered Deck/Patio, Basement, Unfinished, storage, etc.). Get Approval From The Planning Department On The Site Plan In Both Sets Of Plans Prior To Submittal.
WILDLAND URBAN INTERFACE Chapter 7A of the CBC: <u>Applies for all new buildings including one and two family dwellings</u> , all materials must be listed approved by OSFM BML label and noted on the cover sheet of the plans for the following, roof coverings, attic vents, gutters, exterior siding exterior wall vents, exterior doors, windows, decking surfaces, and floor projections.
GEOTECHNICAL REPORT Click here <u>Soils Investigation Policy</u> to determine if your project will require Geotechnical report per (CBC 1802.2 and 1802.2.7) submit (one copy) if required. Geotechnical report <u>will not be required</u> when parcel is determined to be in SDC "C" or better unless expansive soils are known to exist.
COVER SHEET CBC 1603.1 shall indicate the following structural design information. Provide on the cover sheet Floor and Roof live loads, ground snow load, basic wind speed and wind exposure, seismic design category and site class, and flood design data if applicable, summary of the square footage for each occupancy type, list the adopted codes in effect at the time of your application.

Date

Signature