

Purpose

This handout summarizes the requirements for a complete plan submittal for new single family dwelling residential buildings. Current code regulations require building permits when buildings or structures are constructed, altered, repaired, moved, converted, or demolished before commencing any work.

Additional Requirements

Applicants shall make separate submittals directly to other local utility companies and county agencies as applicable.

- Yolo County Environmental Health (when installing a septic system or well)
- Separate plan submittal and permits are required for site installation of swimming pools, spas, or accessory structures (i.e., sheds, playhouses, trellises, gazebos, covered patios).
- For additions exceeding 500 SF, refer to engineering site requirements on New SFD Residential Buildings handout.
- Additions that increase the floor space of an existing building by more than 4,000 SF shall be considered new construction for the purpose of the 2022 California Fire Code.

Minimum Plan Requirements

COVER SHEET OR PLOT / SITE PLAN

- Project address; Assessor's Parcel Number (APN); sheet index
- Names, addresses and phone numbers of property owner and designer and/or licensed design professional
- All sheets shall be signed by designer if using conventional framing design
- Written work description (scope of work); current applicable codes; type of construction; occupancy classifications, if installing fire sprinkler system
- Square footage area breakdowns for existing and proposed areas (dwelling, garage, porches, patios, decks)
- North arrow; lot boundaries; easements; parcel size
- Setback distances from property lines to existing and proposed dwelling / accessory structures / easements
- Existing and proposed utility lines and connection points (water, sewer, electrical, gas, cable, fire hydrants, septic/well)

FLOOR PLAN

- Dimensioned floor plan identifying all room uses
- Door / Window / Room Finish Schedules and room ceiling elevations
- Identify occupancy separation location; fire-rating details; door/attic ratings
- Smoke and carbon monoxide (CO) detector locations
- Emergency escape & rescue openings and sizes
- Exterior landings

ELEVATIONS

- Minimum two exterior building elevations; roof height dimensions at all levels
- Roof and wall construction materials; roof pitch; fireplace height

ROOF PLAN

- Roofing material; felt; pitch; roof top equipment

- Attic vents calculations; vent type, size, vent location; attic opening
- Prefabricated truss calculations must be submitted with plans. Show complete roof/floor layout with truss I.D.# and manufacturer's name; truss splice detail, connections, plate sizes; gable bracing/bridge; stamped and signed calculations with single line truss diagram with all vertical/lateral loads, including bearing points coordinated with framing plan.

STRUCTURAL PLANS

- Structural notes to include design data and material requirements
- Foundation plan showing existing and new foundation elements
- Foundation details for slab, footings, piers, grade beam, holdowns, wall anchoring
- Foundation tie-in details with existing (if applicable)
- Floor framing plan showing size / spacing / direction of framing
- Shear Wall OR Braced Wall Schedule
- Roof framing plan showing size / spacing / direction of framing
- Complete detailing of structural connections for lateral and vertical stability
- Framing cross-sections applicable to altered area (two minimum)

ARCHITECTURAL DETAILS

- Stair / handrail / guardrail / deck location and framing support details
- Fireplace framing details
- Building cross-sections; insulation values; wall covering
- Roof eaves, gables, rakes

MECHANICAL, ELECTRICAL AND PLUMBING PLANS

- Electrical Plans: identify size and location of main / sub-panels; electrical outlets (GFCI locations), switches, lighting fixtures
- Mechanical Plans: identify size and location of HVAC and A.C. equipment; duct layout
- Plumbing Plans: identify size, location of DWV; site and storm; water (domestic and fire sprinkler supply including well, if applicable) and gas supply piping sizes

FIRE SPRINKLER PLANS

- If required, fire sprinkler plans shall be designed per NFPA 13D (2022 Edition) and City of West Sacramento Residential Fire Sprinkler Standards.
 - Fire Sprinklers are a separate permit and will require a separate submittal.
 - Sprinkler permits are required to be issued prior to a frame inspection occurring.

CALGREEN

- CalGreen checklist: <https://www.hcd.ca.gov/building-standards/calgreen/forms-and-worksheets>

Codes & Building Design Criteria

The City of West Sacramento Building Division enforces the following codes and design criteria:

BUILDING DESIGN

- 2022 California Building Code (based on 2021 International Building Code)
- 2022 California Green Building Standards Code
- 2022 California Mechanical Code (2021 UMC)
- 2022 California Plumbing Code (2021 UPC)
- 2022 California Electrical Code (2020 NEC)

Community Development Department | Building Division

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- 2022 California Fire Code (2021 IFC)
- 2022 California Energy Standards

STRUCTURAL DESIGN

- Wind Speed: <https://asce7hazardtool.online/>
- Wind Exposure Recommended factor: See Chapters 26-30 of ASCE 7 (2022 CBC, Volume 2, Section 1609 Wind Loads)
 - Exposure C should be used unless exposure B can be justified: 1) by a recognized engineering study; and 2) additional documentation in the form of aerial photos or topography maps may be required when determined by the Building Official
- Seismic Design Parameters: <https://asce7hazardtool.online/>

ENERGY DESIGN

- Climate Zone: 12

Fees

Due to the complexity of permit fees for new construction, it is recommended that you visit the Building and Engineering counter to review all applicable costs such as development fees, building fees, school district fees, etc. Construction data such as total valuation, site valuation, R/W valuation, itemized square footage areas, and type of construction are required for a complete fee assessment.

Questions?

Planning requirements on the site or Engineering questions *outside of the building's footprint* should be directed to the **Planning and Engineering Services** at:

Address: 1110 West Capitol Ave., 2nd floor

Phone: (916) 617-4645