

New Residential Plan Requirements

This document lists the minimum submittal requirements for new residential projects.

All construction requirements are based on the California Code of Regulations (CCR) Title 24:

- 2019 California Building Code (CBC)
- 2019 California Mechanical Code (CMC)
- 2019 California Plumbing Code (CPC)
- 2019 California Electrical Code (CEC)
- 2019 California Fire Code (CFC)
- 2019 California Energy Code (CEC)
- 2019 California Residential Code (CRC)
- Temecula Adoption & Amendments – Temecula Municipal Code 15.04

Geographical Information:

- Wind Speed- 97 MPH
- Wind Exposure- C
- Seismic Zone - 4
- Rainfall - 3" Per Hour
- Climate Zone - 10

NOTICE: As of January 1, 2022, Building and Safety permits will require digital submissions for the following permit types:

- New custom homes
- New tract homes

1. **Grading Plan:** For tracts & custom homes, **grading plans must be submitted to Public Works PRIOR** to submitting any plans. Building & Safety **needs a copy of the grading plan** that is submitted.
2. **Digital Submissions:** All digital submissions must meet our [Digital Submittal Requirements \(CD3\)](#) available in our forms center at [TemeculaCA.gov/build](#). Plans can be submitted at [TemeculaCA.gov/CSS](#). New custom homes and tract homes must be submitted digitally.
3. **Drawing Sizes:** Plans shall be drawn to scale, include a graphic scale, be on substantial size format (minimum 24" x 36") and are required to be printed. All plans prepared by professionals shall bear the seal and signature of same in original ink. No reproductions will be accepted.
4. **Accessory Dwelling Units (ADUs) & Junior Accessory Dwelling Units (JADUs):** Existing or proposed ADUs/JADUs must be clearly labeled on the plan sets and must include separate square footage calculations. ADUs/JADUs must comply with [Chapter 17.23](#) of the Temecula Municipal Code as well as all Planning approvals (if applicable). Visit [TemeculaCA.gov/ADU](#) for more information.
5. **FINAL Conditions of Approval:** Projects that require any Planning Application will require the FINAL Conditions of Approval to be placed on the full-sized plan sheets in a legible manner. Conditions of Approval should NOT be a separate print-out or document.
6. **Plot Plan:** Plot plans with the following information:
 - Owner's name, phone number, e-mail, and address

- Architect's name, phone number, e-mail, and address
 - Contractor's name, phone number, e-mail, and address
 - Engineer's name, phone number, e-mail, and address
 - Landscape Architect's name, phone number, email, and address (if applicable)
 - Site address
 - Assessor's Parcel Number (APN)
 - Legal description of property
 - Lot size
 - Setbacks from property lines
 - Distance between proposed and existing structures
 - A North arrow
 - The LPG tank(s)
 - Sewer line or sewage disposal system (septic)
 - Wells
 - Watercourses
 - Easements
 - Provide a site plan with driveway dimensions and slopes and accurate contours or spot elevations generally in accordance with Ordinance 93-04.
 - The topographical information may be obtained from Rancho California Water District or other engineering surveys.
7. **Soils Report:** Two sets of soils reports are required for tract and custom homes.
 8. **Foundation Plan:** Fully dimensioned plan view of the foundation showing the location of all footings and masonry walls. Provide cross-sectional details of the footings showing distance below natural grade, height above adjacent grade, anchor bolt size and spacing, and reinforcement as required by the soils report.
 9. **Floor Plan:** Full dimensioned plan view showing room size and use, size and location of all headers, doors and windows, size, spacing, type and direction of ceiling joists, location of smoke detectors, plumbing fixtures, gas and electrical appliances and electrical outlets (lights, plugs and switches). Show high efficacy lighting or energy saving switches on the plans.
 10. **Finish Schedule:** Show wall, ceiling, and floor finish. Identify the U-factor of the proposed glazing.
 11. **Roof Plan:** Provide complete roof plan including HVAC and flashing requirements. Truss calculations are required for a proposed truss roof, or if conventionally framed indicate size, spacing, and direction of rafters. Identify roof finish, sheathing underlayment, and structural connection details, with ICC # or UL Listing for hardware / equipment. The truss professional civil or structural engineer.
 12. **Elevations:** Provide four elevations using North, South, East, and West identifications. Show the location of doors, windows, chimneys, and attic vents. Exterior finish, veneer, planters, and roof covering shall also be indicated.
 13. **Construction Details:** Provide cross-sectional elevations, showing the foundation, underpinning, floor joists, studs, ceiling joists, rafters, pitch of roof and location of intermediate roof supports. The cross-section shall specify ceiling, wall, and floor insulation R-values.
 14. **Energy:** Submit two sets of calculations showing compliance with the California Energy Commission Regulations for new residential construction or use the Package method for Climate Zone 10. The location of the water heater(s), furnace and air conditioning units are to



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be shown including manufacturer, model, and efficiency. The Certificate of Compliance and Mandatory Measures shall be filled out, signed by the proper individuals, and printed on the plans. All other applicable worksheets and forms shall be included.

15. **Electric:** Provide a single line diagram and load calculations for the electrical service.
16. **Plumbing:** Provide a plumbing isometric or line drawing showing sewer, drain, waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. State on the plans whether the properties is serviced by natural gas or propane and show the location of gas meters or regulators and all gas piping sizes and lengths on outlet side of meter and the demand at each outlet.
17. **Structural:** If the residence/addition does not meet the Conventional Light Frame Wood Construction Provisions from Section R602 of the 2019 California Residential Code, two sets of structural calculations shall be submitted, and the plans shall be sealed and wet signed by the professional responsible for the calculations.
18. **Other Departments:** Please consult with the following Departments prior to your submission to Building and Safety. Pre-submittal requirements may be required.

Department	Website	Phone	Requirements
Planning	TemeculaCA.gov/planning	951-694-6400	<ul style="list-style-type: none"> • Planning Applications • Development Code Compliance
Public Works	TemeculaCA.gov/374	951-694-6411	<ul style="list-style-type: none"> • Possible grading permits • Possible soils reports • Water Quality Management Plans
Fire	TemeculaCA.gov/232	951-694-6405	<ul style="list-style-type: none"> • Fire sprinklers • Other Fire requirements

19. **Outside Agencies:** Please consult with the following outside agencies to understand submission requirements, fees, and timelines:

✓	Contact	Service	Phone
	Architects/Engineers/Contractors	N/A	N/A
	Eastern Municipal Water District*	Sewer/Water	951-928-3777 x 2081
	Homeowners Associations*	HOA Review	N/A
	Rancho California Water District	Water	951-296-6900
	Riverside County Environmental Health*	Septic	951-955-8980
	SoCal Gas	Natural Gas	1-877-238-0092
	Southern California Edison (SCE)	Electricity	1-800-950-2356
	Temecula Valley Unified School District	School Fees	951-506-7915

*These agencies may or may not apply to your project. This list is not meant to be an all-inclusive list, as requirements will vary project by project.