



New Residential Plan Requirements

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

- 2016 California Building Code (CBC)
- 2016 California Mechanical Code (CMC)
- 2016 California Plumbing Code (CPC)
- 2016 California Electrical Code (CEC)
- 2016 California Fire Code (CFC)
- 2016 California Energy Code (CEC)
- 2016 California Residential Code (CRC)

Geographical Information:

- Wind Speed- 110 MPH
- Wind Exposure- C
- Seismic Zone - 4
- Rainfall - 3" Per Hour
- Climate Zone - 10

Minimum Plan Submittal Requirements

Custom Homes	3 Sets of Complete Plans
Tract Homes	4 Sets of Complete Plans

Plans shall be drawn to scale, include a graphic scale, be on substantial paper (minimum 24" x 36") and are required to be blue printed or ink drawn. All plans prepared by professionals shall bear the seal and signature of same in original ink. No reproductions will be accepted.

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. **Plot Plan:** Three plot plans with the following information: Owner's name and address, site address, Assessor's Parcel Number (APN), contractor's name and address, legal description of property, lot size, setbacks from property lines, distance between proposed and existing structures, a North arrow the LPG tank, the sewer line or sewage disposal system, wells, watercourses and 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.
3. **Soils Report:** Two sets of soils reports are required for tract and custom homes.
4. **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.
5. **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 (fluorescent) lighting or energy saving switches on the plans.

6. **Finish Schedule:** Show wall, ceiling and floor finish. Identify the U-factor of the proposed glazing.
7. **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.
8. **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.
9. **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.
10. **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 be shown including manufacturer, model and efficiency. The Certificate of Compliance and Mandatory Measures shall be completely filled out, signed by the proper individuals and printed on the plans. All other applicable worksheets and forms shall be included.
11. **Electric:** Provide a single line diagram and load calculations for the electrical service.
12. **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.
13. **Structural:** If the residence/addition does not meet the "Conventional Light Frame Wood Construction Provisions" in Section 2308 of the CBC, two sets of structural calculations shall be submitted and the plans shall be sealed and wet signed by the professional responsible for the calculations.