



INTAKE REQUIREMENTS FOR ALL PLANS AND ASSOCIATED DOCUMENTS
FOR RESIDENTIAL STRUCTURES

The following items are required for a complete permit application. The plans shall be drawn to 1/4", 3/16", or 1/8" scale. The site / plot plans may be 1" = 10, 20, 30, 40, or 50-foot scale based on lot size. The recommended plan sheet size is 24"x36". All plan specific notes shall be on the applicable plan.

SUBMITTAL DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

See attached sheet for details. Deferred items are not allowed unless approved by the Building Official.

NOTE: THE BUILDING CODES ARE COMPLEX. WE RECOMMEND THAT APPLICANTS RETAIN THE SERVICES OF A DESIGNER, LICENSED PROFESSIONAL OR LICENSED CONTRACTOR FAMILIAR WITH THE BUILDING CODES AND PLACER COUNTY REQUIREMENTS.

YES N/A

Is this a digital submittal? If yes, please skip to the "All plan sheets" section.

Number of submittal plan sets and document copies required:

- 2 complete sets of plans and documents (See below)
4 extra Site & Floor Plan sets

All plan sheets shall include:

- Name of designer / architect / engineer and contact information
Stamp (if licensed) and signature
Scale / Date
Project title, location, owner's name
Plan title / Sheet #

Cover Sheet / Site / Plot Plan to include:

- Design criteria
Sheet index
Scope of work
Applicable building codes
Wildland Urban Interface (WUI) requirements, if applicable

Typical Plan Sheets:

- Floor plan(s)
Foundation
Floor framing (raised floor)
Roof framing
Ceiling joist, if applicable
Structural / construction details
Elevations / sections
Electrical
CALGreen Mandatory Measures (see County handout)
Fire sprinkler system / hydraulic calculations, if applicable (Placer County Fire jurisdiction)
Will serve letter from water purveyor, if applicable

Typical Additional Project-Associated documents:

- Structural calculations
Truss calculations / Engineer compliance letter
Energy code Certificate of Compliance (CF-1R) and Low-Rise Residential Mandatory Measures Summary
Solar PV system (see Placer PV Submittal Checklist)
Construction Waste Management Plan (CWM)
Special Inspection, Structural Observation and Testing Agreement

Modular / Manufactured Home requirements:

- Foundation Plan, Marriage Line Highlighted in the Installation Manual

I understand applications for building permits will be reviewed for plan completeness.

An incomplete submittal package may be returned, and additional fees assessed, for subsequent reviews.

SIGNATURE: DATE:

DETAILED RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS

- **COVER SHEET / SITE / PLOT PLAN** (CRC R106.1.1 & R301) Provide the following information:
- **Design Criteria:** Floor and roof live loads, ground snow load (Pg), basic wind speed, wind exposure, seismic design category, site class, flood design data if applicable, elevation (AMSL) and Climate Zone (11 or 16)
 - **Site Plan:** Building footprint, North arrow, contours, driveway (per Placer County requirements), service connections, utility line locations to building, propane tank (above/below ground), septic tank and leach field, well or water supply, storm water management requirements (e.g. wattle lines and detail) and location of material staging area and wash out
 - **Plan Index:** Sheet titles and numbers
 - **Scope of Work / Project Summary:** Provide floor areas including any additions and alterations, for each area of building (Living, Garage, Deck, Balcony, Covered Deck/Patio, Basement, Unfinished, Storage, etc.) and insulation R-values
 - **Applicable Building Codes:** List adopted codes in effect at the time of your application including Placer County Code
 - **Wildland Urban Interface (WUI) Requirements** (CRC R337): (All new buildings) LRA or SRA Fire Hazard Severity Zone, applies to all new buildings, all exterior materials/components listed approved by OSFM BML label including: roof coverings, porch ceilings, exterior siding, wall and eave vents, windows, skylights, doors, decking, floor projections, accessory structures and vegetation management compliance. Provide gutters with leaf/debris guards
- **TYPICAL PLAN SHEETS:**
- **Floor and/or Existing Floor:** Fully dimensioned with square footage summary, location of braced/shear walls with lengths, hold-downs and shear wall schedules, all rooms labeled, fire separation between garage and house, fireplace type, ceiling height, window type and size, glazing in hazardous areas, egress window in bedrooms, door sizes, location of water heater and furnace. posts and beam sizes and locations
 - **Foundation:** Fully dimensioned, including location of braced/shear walls with lengths, hold-downs with shear wall and hold-down schedules, 3x sill plates if required, under floor ventilation and access, pier locations and schedules, footing locations and sizes, reinforcement and shower pan details (see Placer County handout)
 - **Floor Framing (Raised floor):** Floor joist size, spacing, type, species and grade, beam and post sizes, post bases and caps, beam hangers, straps and drags
 - **Roof Framing:** Truss system calculations or wood framing, truss attachment and hangers (if applicable), rafter size, spacing, species and grade, purlin size with bracing size and spacing, beam size, species and grade, framing hardware, post sizes and locations, post and beam connectors, ventilation calcs and locations, attic ventilation for cooling fan (if any), straps and drags. Clearly identify all bearing walls, draft stop for attic area 3,000 square feet maximum and fire blocking. Provide Class A roof assemblies for all buildings. For metal, clay, concrete tile or similar provide ESR or UL Test reports for roofing material and underlayment confirming Class A compliance.
 - **Ceiling Joist** (if applicable): Size, species, and spacing required, hangers and/or positive means of connection
 - **Structural/Construction Details:** Slab and/or raised floor, shear transfer, CA overroof, deck ledger and flashing, guardrails with height and spacing, stairs with minimum tread and maximum riser, wall assembly, roof assembly at eave, etc.
 - **Elevations/Sections:** All four sides of the structure showing doors, windows, chimney(s), roof pitch, type of exterior, grade and slope, grade plane at building (sloping site), roofing type and classification/ Minimum two sections
 - **Electrical:** Smoke alarms, carbon monoxide alarms, luminaires and efficacy, controls (switches), dimmers, occupancy sensors, photo sensors, timer switches, receptacle outlets, tamper-resistant receptacles, arc-fault circuits, GFCI receptacle outlets at garage, kitchen, bathrooms, outdoors, etc., humidistat controller in bathrooms, IAQ fan or heat recovery ventilator (HRV) and cooling fan (if any), kitchen exhaust fan, dryer exhaust path, makeup air (if required)
 - **CAL Green:** Grading and paving, water conserving plumbing fixtures and fittings, outdoor water use, rodent proofing, construction waste reduction, disposal and recycling, building maintenance and operation, fireplaces, pollutant control, interior moisture control, indoor air quality and exhaust; and environmental comfort. See handout.
 - **Fire Sprinkler / Hydraulic Calculations** (CRC 313.2.1 or NFPA 13D) (Placer County Fire Plan Jurisdiction): Required in new homes, provide fire sprinkler plans, hydraulic calculations, cut sheets, pump/tank for wells, flow test for water supply
 - **Water Purveyor Letter for Fire Sprinklers** (City water, Placer County Fire Plan Jurisdiction): Will serve letter
- **TYPICAL ADDITIONAL PROJECT-ASSOCIATED DOCUMENTS:** Provide two copies of each document type:
- **Structural Calculations:** Stamped and signed
 - **Truss Calculations:** Stamped and signed
 - **Truss Engineer Letter:** Stamped and signed letter of compliance from Engineer of Record (EOR)
 - **Energy Compliance Calculations:** CF-1R prepared by an energy consultant
 - **Construction Waste Management Plan (CWM):** All newly constructed residential buildings or structures and existing residential buildings or structures with additions/alterations
 - **Special Inspection...Testing Agreement:** A325 high strength bolts, expansion bolts, wedge anchors, concrete exceeding 2,500 psi, retrofit hold-downs, etc.
- **MODULAR / MANUFACTURED HOMES REQUIREMENTS:** Foundation plan, marriage line and information specific for the project highlighted in the installation manual