



## RESIDENTIAL ADDITIONS—PLAN SUBMITTAL REQUIREMENTS

Provide three copies of all plans and two copies of energy and structural calculations and one copy of your preliminary title report.

1. A plot plan: An aerial view of the entire existing property which includes property lines, the position and dimensions of all existing structures, location of septic systems and easements, and the position and dimensions of the proposed new addition. Include all property line setbacks (in feet and inches), the property owner's name, phone number, and the project address.
2. A floor plan: Include the floor plans of existing floors and the proposed addition. Include existing interior and exterior walls, proposed new addition walls, and any existing walls that will be removed or relocated. Include the use of all the rooms and the location, sizes, and types of all windows and doors (i.e. single hung, sliding, fixed etc.).
3. A foundation plan: Include an overhead view and an elevation view of the proposed slab or raised floor foundations with details and dimensions of footings, concrete reinforcement, and the location of shear walls, hold downs, and posts and girders with subfloor (for raised floor foundations).
4. A framing plan: The framing plan includes the general information on the size, type and spacing of lumber and specific information on structural members such as beams, columns, floor trusses etc. Include information on the size and spacing of fasteners, the type and location of hardware, R value of insulation, the drywall, and the exterior sheathing and wall finish.
5. A roofing plan: Provide information about the size and spacing of roof rafters, ceiling joists, bracing, sheathing and roof coverings. When trusses are installed, provide two wet stamped sets of engineered truss calculations to the Building Department prior to the roof and shear inspection. Include additional information about attic venting, hardware connections, attic insulation, attic access openings, and HVAC located in the attic.
6. Electrical, Mechanical and Plumbing: Generally included on the floor plan or a separate utility floor plan; show the location of all electrical outlets, fixed lighting, electrical subpanels, heat registers, plumbing fixtures, smoke detectors, CO detectors, etc.
7. Calculations: Provide compliance documentation prepared by a qualified design professional to indicate that the building and addition complies the 2013 California Energy Code. Provide structural calculations (wet stamped and signed) prepared by a structural engineer unless the plans clearly indicate compliance with section 2308 (Conventional Light-Frame Construction) of the 2013 California Building Code.
8. Notes: After July 1, 2011, newly installed electrical receptacles must be tamper resistant, carbon monoxide (CO) detector must be located on each floor, and arc fault circuit protection has been expanded to include all rooms except kitchens, bathrooms, garages and laundry rooms. Automatic sprinklers are not required for additions less than 50% of the floor space of the existing dwellings. Additions more than 50% of the existing dwelling require automatic sprinklers in the addition and retrofit throughout the existing dwelling.