

BUILDING PERMIT CRITERIA FOR MOST PROJECTS

The criteria needed for a building permit varies between municipalities and scope of work. Projects deemed to be New (N) Home Construction¹ will require more plan pages and details when compared to repairs, remodels, or additions. Here is a broad-based list of the typically needed plans for residential construction building permit approval:

1. Site Plan: *May be a collaborative effort between Draftsman and Civil Engineer depending on the scope of project*

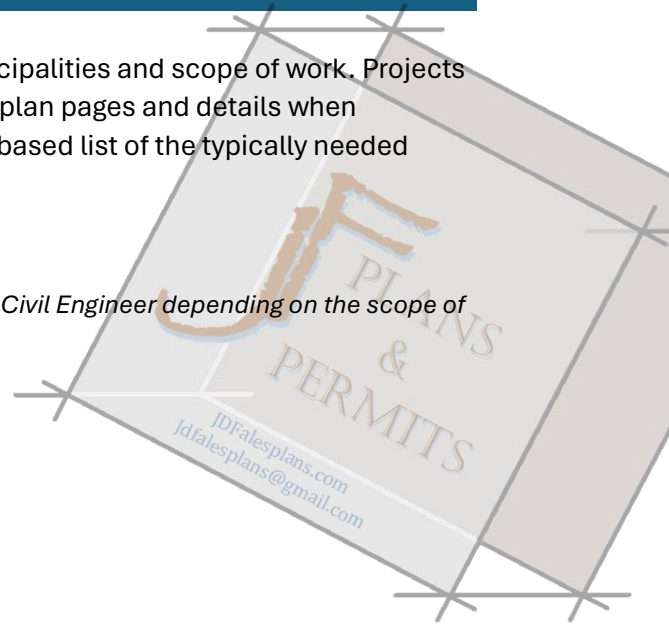
- Property boundaries with dimensions.
- Setbacks from property lines.
- Location of existing and proposed structures.
- Driveways, parking areas, and walkways.
- Utilities, including water, sewer, gas, and electrical connections.
- Drainage features, including swales, retention basins, and stormwater management measures.
- Easements, setbacks, and any other relevant site features.

2. Grading and Drainage Plan: *May be a collaborative effort between Draftsman and Civil Engineer depending on the scope of project*

- Existing and proposed contours, including spot elevations.
- Grading limits and slopes.
- Cut and fill areas.
- Erosion control measures.
- Drainage patterns and stormwater management facilities.
- Details of retaining walls, if any.

3. Foundation Plan: *May be a collaborative effort between Draftsman and Structural Engineer depending on the scope of project*

- Type of foundation (e.g., slab-on-grade, crawl space, basement).
- Footing sizes and reinforcement details.
- Foundation wall details, including thickness and reinforcement.
- Location of anchor bolts and hold-downs.
- Special foundation requirements for expansive soils or seismic areas.





4. Floor Plans:

- Layout of each floor level.
- Room dimensions and labels.
- Door and window locations and sizes.
- Stairways, including dimensions and handrail details.
- Major fixtures and appliances.

5. Elevations:

- Exterior views of all sides of the proposed structure.
- Building height and roof pitch.
- Materials and finishes.
- Architectural features such as porches, balconies, and trim details.

6. Cross-Sections:

- Vertical views showing building components.
- Wall sections detailing construction materials, insulation, and vapor barriers.
- Roof framing details.
- Floor framing details.

7. Roof Plan:

- Roof shape and slope.
- Roof covering materials.
- Roof drainage details, including gutters and downspouts.

8. Structural Details: *May be a collaborative effort between Draftsman and Structural Engineer depending on the scope of project*

- Structural framing plans, including sizes and spacing of beams, joists, and rafters.
- Connection details for structural members.
- Seismic and wind-resistant design features.

9. Mechanical, Electrical, and Plumbing (MEP) Plans:

- Layout of mechanical equipment, ductwork, and ventilation systems.
- Location of electrical outlets, switches, and fixtures.
- Plumbing fixture locations and piping diagrams.
- HVAC system design and sizing calculations.

10. Energy Compliance Documentation: *Collaborative effort between Draftsman and Energy Consultant on all projects*

- Title 24 energy compliance documentation, including energy calculations and compliance forms.
- Insulation details and specifications for fenestration.

11. Fire Safety and Life Safety Plans: *Collaborative effort between Draftsman and Firesprinkler installer on all projects*

- Fire sprinkler system layout and specifications.
- Smoke and carbon monoxide detector locations.
- Emergency egress routes and exit signage.

12. Accessibility Compliance:

- Accessibility features, including accessible entrances, ramps, and toilet facilities.
- Compliance with ADA and California Building Code accessibility requirements.

13. Environmental Compliance:

- Compliance with environmental regulations, including stormwater management and erosion control measures.
- Hazardous materials mitigation measures.

14. Professional Seals and Signatures: *Each consultant must sign and /or stamp their plan pages*

- Plans stamped and signed by licensed design professionals responsible for their preparation.

15. Code Compliance Statements:

- Statements indicating compliance with all relevant building codes, ordinances, and regulations.
-

1. New (N) Home Construction designation does not pertain to brand new construction only. If the project has a large enough remodel area or a large enough addition to the existing structure or a large enough combination of the remodel and addition areas the project may be designated as (N) Home Construction and will be subject to (N) Home Construction Criteria



JDFALES PLANS & PERMITS

Jdfalesplans.com

jdfalesplans@gmail.com

- Residential Drafting
- Design
- Construction Documents
- Consulting
- Permit Administration

California Based with clients all over the United States