



## **SOLANO COUNTY BUILDING AND SAFETY DIVISION**

### **Minimum Plan Check Submittal Requirements**

#### **General**

**All plans** are required to be signed by the person responsible for their preparation, including energy forms. Plans shall be sealed and signed by the architect and/or engineer of record if applicable. Project address, parcel number, project data, and scope of work shall be noted on the first sheet of plans. Each separate building or structure will require a separate permit application. Plan check fees will be collected at time of submittal.

#### **Submittal Checklist**

- Permit application**
- Four (4) complete sets of plans including site plans and energy calculations**
- Two (2) additional site plans**
- Two (2) sets of wet stamped and signed structural calculations**
- Will Serve Letter(s) if connecting to a City or public water system or sewer system. Potability and 4-hour well flow tests if you will use a well as your water source.**
- Provide (2) sets of the Geotechnical/Soils Report with original seal and signature of engineer.**
- If cutting into slopes, creating retaining walls, or moving in excess of 50 cubic yards of earth, or disturbing over 5,000 square feet, you may need a grading permit. If your project is located on a hill, you must submit a Topo Map.**
- The first house on your property will require a two (2) car garage. A secondary unit will require parking space. Contact the Planning division for further information.**

#### **Documents Required with Plans**

##### **Energy Forms CF-1R/Title 24 Calculations**

- Two (2) sets that include original signatures and supporting calculations showing compliance
- Forms shall be signed by the owner and designer
- Forms shall be a permanent part of the plans

##### **Engineering/Calculations**

- Two (2) sets if applicable, with original seal and signature of the engineer of record

##### **Geotechnical/Soils Report**

- Two (2) sets if applicable, with original seal and signature of Geotechnical Engineer. Your designer/architect will need the Geotechnical Report to design the foundation based on recommendations in the report.
- Include analysis with foundation design recommendations (foundation type, soil load limits, etc.)
- Liquefaction potential and soil strength loss.
- Include a signed and sealed letter from the geotechnical engineer indicating that the foundation drawings meet the recommendations and requirements contained in the geotechnical report.

### Documents that may be deferred

- Fire Sprinkler plans – required prior to rough frame inspection**
- Truss Calculation – required prior to truss fabrication.** Must include a letter by the architect or designer stating that the truss calculations conform to the plans.

### DETAIL OF ITEMS TO BE SHOWN ON PLANS

**BUILDING CODES: Plans shall be drawn using the 2016 California Building Code (based on the 2015 IBC)**

**Residential** - 2016 CRC (based on the 2015 IRC)

**Mechanical** - 2016 CMC (based on the 2015 UMC)

**Electrical** - 2016 CEC (based on the 2014 NEC)

**Plumbing** – 2016 CPC (based on the 2015 UPC)

**California Fire Code** –2016 CFC (Based on the 2015 IFC)

**California Energy Code 2016**

**California Green Building Standards Code 2016**

### **DESIGN CRITERIA**

**Wind:** Basic Wind Speed 110 MPH, Exposure C.

**Seismic:** Seismic Design Category D.

**Snow:** Ground Snow Load 0 pounds per square foot

**Minimum Foundation Depth:** 12 inches

**Site Plan** (Drawn neatly, to scale and fully dimensioned work area no smaller than 1" = 20')

\*See sample of typical Site Plan. Check with Planning Dept. for required set-back based on zoning.

- Property owner name
- Site Address and parcel number
- Name of person preparing plans
- Name of applicant
- Scale indicated
- Show entire legal parcel (all property lines included)
- North arrow
- Adjacent streets/roads
- Easements (nature and location)
- All structures** (indicate size, location, use, existing, proposed). Please indicate buildings which have electrical power and/or a water supply
- Show set-backs (front, rear, and sides) for entire parcel. Show distance between buildings, septic & wells.**
- Paving materials of all driveways and parking areas (location and width)
- Water wells on the property
- Sewage disposal systems (septic tank and leach lines – existing/proposed & reserve area)
- Topographic contours and elevations
- Drainage, stream, and bodies of water on or within 200 feet of the property
- LP tanks
- Nearest fire hydrant if applicable
- List all deferred submittals for project (truss calculations, sprinkler plans, etc...)

**Floor Plan** (Drawn neatly and to scale no smaller than  $\frac{1}{4}'' = 1'$ )

- North arrow
- Scale indicated
- Show entire structure (label existing from proposed)
- Indicate use of all rooms
- Show all interior & exterior walls. Indicate whether all interior walls are finished.
- Doors and windows (indicate size of windows and doors)
- Stairways
- Fireplaces
- Closets
- Counters
- Attic and under floor access (Indicate size of opening)
- HVAC unit, register and return air location (mechanical plan -REQUIRED)
- Electrical outlets, lights, switches, smoke detectors, electrical panels & amperage
- Plumbing fixtures (water heaters, toilets, showers, bathtubs, sinks, etc...)
- Appliances (dishwashers, garbage disposal, clothes washer/dryer, oven, stove top, range, etc...)
- Indicate all kitchens or cooking facilities
- Exterior landings, decks, stairs

**Elevations** (drawn neatly and to scale no smaller than  $\frac{1}{4}'' = 1'$ )

- Scale indicated
- Show all sides of subject structure (label existing and proposed – front, rear, side, etc...)
- Roof pitch and roofing materials – Indicate Window sizes
- Eave overhang (include dimension)
- Indicate all exterior materials
- Finished first floor elevation and exterior finished grade

**Roof Framing Plan** (drawn neatly and to scale no smaller than  $\frac{1}{4}'' = 1'$ )

- Scale indicated
- North arrow
- Sheathing thickness, panel span rating, exterior glue, structural grade (for non-conventional provisions)
- Size, grade, spacing, and layout of all framing members
- Wet stamped and signed manufactured truss plan(s) and layout if applicable along with a letter from the structural engineer that stamped your plans, stating that he has reviewed the Truss Calculations.
- Shear wall or braced wall locations
- Details of all critical connections, components, attachments, anchorage, etc...

**Floor Framing Plan** (drawn neatly to scale no smaller than  $\frac{1}{4}'' = 1'$ )

- Scale indicated
- North arrow
- Sheathing thickness, panel span rating, structural grade (for non-conventional provision)
- Size, grade, spacing, and layout of all framing members
- Wet stamped and signed manufactured truss plan(s) and layout if applicable
- Shear wall or braced wall locations
- Details of all critical connections, components, attachments, anchorage, etc...

**Foundation Plan** (drawn neatly to scale no smaller than  $\frac{1}{4}'' = 1'$ ). Please indicate the total footage of the buildings and each floor contained within the building. Indicate both conditioned and unconditioned floor area separately.

- Scale indicated
- North arrow
- Show perimeter and interior bearing footings, slab and piers
- Stair foundation(s)
- Fireplace(s) foundation(s)
- Details of each foundation section indicating size, reinforcement and sill plate attachment
- Shear wall and hold down location(s)

**Building Cross-Section** (drawn neatly to scale no smaller than  $\frac{1}{4}'' = 1'$ )

- Scale indicated
- Interior and exterior finish materials
- Insulation – indicate insulation value
- Framing
- Grade
- Ceiling height(s)
- Roof pitch(s)
- Size, grade, spacing, and layout of all framing members
- Details of all critical connections, components, attachments, anchorage, etc...

#### **ITEMS REQUIRED PRIOR TO PERMIT ISSUANCE**

- SCHOOL FEE FORM:** When your Plans have been approved and the fees are calculated for the permit, the Building Division will prepare your school form for you to pick up and take to the school district to pay your development fees. Submit a copy of the paid receipt prior to or on the day we issue your Building Permit.
- ENCROACHMENT/ROAD BENEFIT FEE IF APPLICABLE:** A copy of the paid receipt is required prior to permit issuance.
- WELL FLOW AND POTABILITY CERTIFICATE IF APPLICABLE**
- GRADING PERMIT IF APPLICABLE MUST BE ISSUED PRIOR TO BUILDING PERMIT.**

#### **\*PRIOR TO ISSUANCE, SOME OR ALL OF THE FOLLOWING APPROVALS MAY BE REQUIRED**

- Planning Division
- Environmental Health Division
- Fire District
- Public Works Division
- Water District

**DEFERRED SUBMITTALS** (note on plans as applicable):

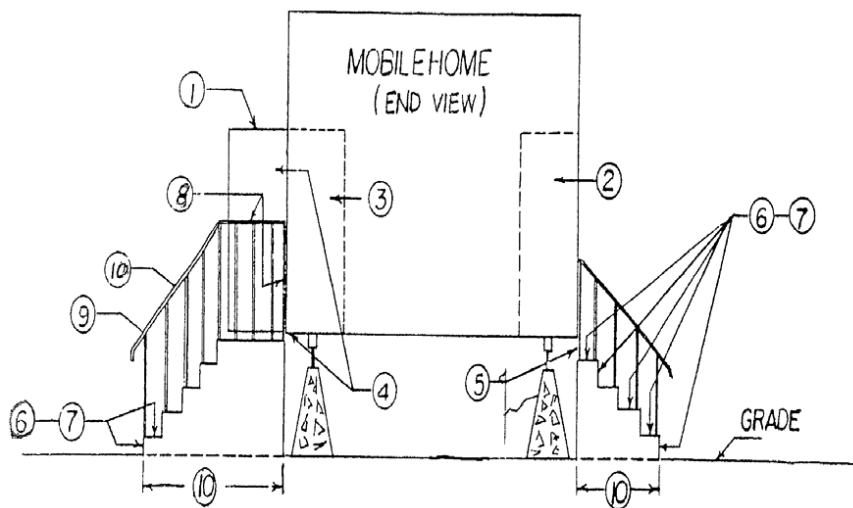
1. **Manufactured Trusses:** Submit two (2) sets of manufactured truss profiles, calculations, and layouts, wet sealed and signed by a California registered engineer for approval by the Building Division prior to fabrication along with a letter from the project engineer, architect, or designer stating that he/she has reviewed the Truss Calculations and they conform to the approved plans.
2. **Fire Sprinklers:** Submit three (3) sets of fire sprinkler plans, wet sealed and signed by a California licensed fire protection contractor (C-16), or a registered fire protection or mechanical engineer to the Building Division for approval prior to installation.
  - a. **Dixon Fire Protection District:** Submit directly to the Dixon Fire District located at 205 Ford Way, Dixon (707) 678-7060.
  - b. **Cordelia Fire Protection District:** Submit directly to the Cordelia Fire District located at 2155 Cordelia Road, Suisun (707) 864-0468.
  - c. **Suisun Fire Protection District:** Submit directly to the Suisun Fire District located at 455 Jackson Street, Fairfield (707) 425-360.
  - d. **Vacaville Fire Protection District:** Submit to Building division at 675 Texas St., Suite 5500 in Fairfield.
  - e. **East Vallejo Fire Protection District:** Submit to City of Vallejo Fire Protection at City Hall, 555 Santa Clara St., Vallejo, CA 94590.
  - f. **Montezuma Fire Protection District:** Submit to Montezuma Fire Protection District at 21 N 4<sup>th</sup> Street, Rio Vista, CA 94571.

## **MANUFACTURED HOMES**

- ❑ **Site Plans** – Six (6) sets- See detailed items for site plan requirements
- ❑ **Foundation Plans**-Two (2) Sets with State Approved Stamp or Signed & Stamped by Engineer
- ❑ **Floor Plans** – Four (4) Sets
- ❑ **Elevations** – Four (4) Sets
- ❑ **Manufactures Installation Manuals** – Two (2) Sets
- ❑ **Will Serve Letter if applicable or Well Flow and Potability Certificates**
- ❑ **Manufacture Home serial number, model number, manufacturer, & year.** Name, address and license number of installer. If available, a copy of the MCO will have this information.

### **GUIDELINES FOR MANUFACTURED HOMES:**

1. If exit door swings out (in the direction of exit travel), it must open onto a landing of at least the same width and length (36").
2. If door opens in, or is a sliding door, a landing is not required.
3. When door opens in, landing or top step may not be more than 7 3/4" below the floor level.
4. When door opens out, landing may not be more than 1/2" below the floor level.
5. Where there is no landing and the door opens in and the occupant steps directly onto the top step, the distance from the floor to the top step shall be the same as required for the stair risers. (Stairway risers shall not exceed 7 3/4" in height and the maximum variation shall not exceed 3/8").
6. The maximum variations in the height of risers and the width of treads shall not exceed 3/8".
7. Stairway risers shall not exceed 7 3/4" in height and treads shall not be less than 10" in width.
8. Landings and porches more than 30" above grade shall have railings not less than 42" in height above the floor and intermediate rails in open-type railings shall be spaced less than 4" apart.
9. Stairways having two or more risers shall have handrails not less than 34" nor more than 38" as measured vertically from the nosing of stair treads.
10. Stairways may be supported on piers in lieu of continuous footings. Individual load bearing footings for piers may be placed on the surface of the ground, but they shall be placed level on firm cleared soil or compact fill. Individual load bearing footings for piers shall be adequate in size to withstand tributary dead and live load



## In-Ground Swimming Pools/Spas

**Site Plans** See page one (1). (Drawn neatly & to scale work area no smaller than ¼" = 1')

- Property owner's name Site address and parcel number
- Name of person preparing plans
- Name of applicant
- Scale indicated
- Show set backs-front, rear, and sides. Show distance between buildings, septic & wells**
- North arrow
- Adjacent streets/roads
- Easements (indicate nature and location of all)
- All structures (label each and dimension setbacks – identify existing and proposed)
- Sewage disposal system (show septic tank and leach field w/setbacks – existing/proposed & reserve area)
- Existing and proposed finished topographic contours and elevations
- Drainage, streams, and bodies of water on or within 200' of the property
- Indicate location of pool equipment and electrical receptacles within 20' of pool and show any structure over 30" high.
- Indicate location and provide design of retaining walls if proposed, include engineering (3 sets)
- Indicate all equipment and amenities of proposed pool (i.e. lights, receptacles, amperage of sub-panel at equipment pad, HP of pump, filters, heater size, gas line location: size and type of pipe and depth below grade. BTU rating of pool and spa heater. Provide specification sheet on heating equipment.)
  
- Elevations of above ground features: waterfalls, walls, etc.**

**Structural Plans** (2 sets with original seal and signature of engineer of record)

- Indicate schedule(s) and material specifications to be used

Automatic Pool covers in lieu of fencing requirements need to be approved by the Building Official.

## **RESOURCE MANAGEMENT CONTACT INFORMATION**

**675 TEXAS STREET, SUITE 5500**

**FAIRFIELD, CA 94533**

### **BUILDING DIVISION**

- Building Official – Saeed Iravani – (707)784-6765
- Senior Building Inspector – (707)784-6765
- Plan Check Engineer - (707)784-6765
- Permit Technician - (707)784-6765. For general information regarding building permits, fees, inspection procedures, required documents.
- Building Inspectors - (707)784-6765
- Code Enforcement - (707)784-6765
- Inspection Request Line – (707)784-4750

### **PLANNING DIVISION** - (707)784-6765

PLANNING AND ZONING Information for your property. Covers land use, lot line adjustments, subdivisions, zoning regulations and set backs.

### **ENVIRONMENTAL HEALTH – Technical Division** - (707)784-6765

#### WELLS AND SEPTIC

Contact this division for questions regarding new wells, well destruction, new septic systems or upgrades to your existing system.

### **PUBLIC WORKS** - (707)784-6765

#### ROADS AND ENCROACHMENT

Contact this division if you are putting in a new drive way that is connecting to the county road as they may require an encroachment permit Any new roads that are being proposed or any work on roads will require Public Works approval.

### **PUBLIC WORKS** - (707)784-6765

#### GRADING ENGINEER

Contact this division if you are doing any grading on your property, or if you are building on your property or planning on building a retaining wall.