

PERMIT APPLICATION REQUIREMENTS FOR:
SINGLE-FAMILY RESIDENCE

To obtain a permit for a single-family residence, please *fill out a building permit application* and supply *two (2) sets of drawings* of the following (inked, photo copied or blueprinted):

1) PRE-FOUNDATION (Pre-Pad) COMPLIANCE LETTER, lot specific, from a geotechnical engineering firm with Engineering Stamp and Signature . NOT the Soils Report. BUILDING PLANS WILL NOT BE REVIEWED WITHOUT THIS DOCUMENT!

2) WET STAMPED ENGINEERED DRAWINGS/DETAILS (lot specific) **for:**

- a) **Foundation Systems** other than conventional slab on grade;
- b) **Venting Systems** for pier homes
- c) **SHEAR WALLS for Non-Conventional Construction homes over 2,000 sq ft.**

3) CONSTRUCTION PLANS TO INCLUDE THE FOLLOWING:

A) Plot/Site Plan - Minimum Setback Requirements: Front - 25', Sides - 8' & 12', Rear - 10'

See Reverse side for example

- 1) Location of all property lines and names of streets adjoining property
- 2) Lot size and a North arrow;
- 3) Location and footprint of proposed building and distances (setbacks) to the property lines;
- 4) Location of known utilities and/or other easements, water courses, washes or ditches, or if the property is located in a flood plain
- 5) Finished Floor Elevations and Property line Elevations

B) Front, Rear, Left Side, Right Side Elevations -

- 1) Exterior covering (stucco, siding, brick, etc.)
- 2) Roof pitch
- 3) Roof covering (concrete tile, asphalt shingles, etc.)
- 4) Attic Ventilation calculation
- 5) Over all height of building and stories

C) Foundation Plan -

- 1) Footings, (exterior, interior, spot)
- 2) Slabs (patio, porch) and stem walls, basement walls
- 3) Thickness of slab, slope of garage floor, etc.
- 4) Location of all hold downs

D) Floor Plan -

- 1) All rooms and dimensions
- 2) Window location and sizes
- 3) Door & window headers and beam sizes
- 4) Location of plumbing fixtures
- 5) Furnace & water heater location
- 6) Attic or under floor access location
- 7) Designate total square footage of house and total square footage of garage
- 8) SHEAR WALL DESIGN (anchors, straps, hold downs, etc.)

E) Electrical Plan -

- 1) Location of all electric outlets, switches, lights, GFCI outlets, smoke detectors
- 2) Service Panel Location & UFER ground

F) Floor Framing Plan

- 1) Location and sizes of beams
- 2) Joist spacing

G) Roof Framing Plan

- 1) Location and sizes of rafters, trusses, girders, etc.
- 2) Truss calculations with wet seal and signature provided at framing inspection

H) General Information Sheet - including:

- 1) Wall cross sections (typical single story, 2-story, basement), size and spacing of studs, size of sill plates and type of wood (redwood, pressure treated), size and spacing of anchor bolts, thickness of roof sheathing, truss blocking, etc.
- 2) Insulation (type and R factor)
- 3) General Notes for:
 - a) Plumbing
 - b) Mechanical
 - c) Electrical
 - d) Floor Plan
 - e) Wall Sections
 - f) Elevations
 - g) Foundation Plan
 - h) Footings
 - i) SHEAR PANEL DETAILS (with equivalent staples table) & LEGEND

4) SOME BUILDINGS MAY REQUIRE STRUCTURAL ENGINEERING & CALCS SUPPLIED BY AN ENGINEER