



City of Reedley

Building Division

1733 9th Street, Reedley, California 93654
(559)637-4200, ext.225
www.reedley.com

RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS

New Single Family Dwellings, Room Additions, Garage Conversions, and Accessory Structures

Minimum plan submittal requirements are **2 hard copies and 1 digital copy (PDF format)** of each of the following:

- 1. PLOT PLAN:** Owner's name and address; site address; Assessor's Parcel Number (APN); Contractor's name and address; legal description of property; lot size; setbacks from property lines; distance between proposed and existing structures; a North arrow and easements.
- 2. FOUNDATION PLAN:** Fully dimensioned foundation plan showing the location of all footings. Provide cross-sectional details of the footings showing distance below natural grade, height above adjacent grade, anchor bolt size and spacing, and reinforcement as required.
- 3. FLOOR PLAN:** Fully dimensioned plan view showing: Room size and use; size and location of all headers, doors and windows, size, Identify the U-value of the proposed glazing; spacing, type and direction of ceiling joists; location of plumbing fixtures, gas and electric appliances. Provide a footprint of the existing structure with a detailed floor plan of the adjacent rooms. Show general lighting in kitchens and bathrooms not less than 40 lumens per watt.
- 4. ROOF FRAMING PLAN:** Provide complete roof plan including HVAC and flashing requirements. Truss calculations are required for a proposed truss roof, or if conventionally framed indicate size, spacing, and direction of rafters. Identify roof finish, sheathing and structural connection details, with ICC # or UL Listing for hardware/equipment. The truss calculations and the truss layout shall be signed and sealed by a professional civil or structural engineer.
- 5. EXTERIOR ELEVATIONS:** Provide a minimum of three elevations using North, South, East and West identifications. Show the location of doors, windows, chimneys and attic vents. Show the height above the adjacent finished grade and overhang dimension. Exterior finish, veneer, planters and roof covering shall also be indicated.
- 6. CONSTRUCTION DETAILS:** Provide cross-sectional elevations, showing the foundation, underpinning, floor joists, studs, ceiling joists, rafters, pitch of roof and location of intermediate roof supports. The cross section shall specify ceiling, wall and floor insulation "R" values.
- 7. ELECTRICAL:** Show the size and location of the electrical service. Electrical service load calculations may be required to justify the size of the service, location of smoke detectors, electric appliances and electrical outlets (lights, plugs and switches) using appropriate symbols.
- 8. MECHANICAL / ENERGY:** Submit two sets of calculations showing compliance with the California Energy Commission Regulations for residential additions or use the Package method for Climate Zone 13. Show the location and size of the water heater(s), furnace and air conditioning units. State whether you are tying into the existing system or adding a new system. The Certificate of Compliance and Mandatory Measures shall be completely filled out, signed and printed on the plans. All other applicable worksheets and forms shall be included.
- 9. STRUCTURAL:** If the addition does not meet the "Conventional Light Frame Wood Construction Provisions" in Section 2308 of the CBC, two sets of structural calculations shall be submitted and the plans shall be sealed and wet signed by the professional responsible for the calculations. One complete set of plans shall be submitted including a City of Reedley plot plan and a complete permit application for the first submittal. Plans shall be drawn to scale, be on substantial paper (minimum 18" x 24") and are required to be blue printed or ink drawn. All plans prepared by professionals shall bear the seal and wet signature of the professional. No reproductions will be accepted.

AN ITEM TO CONSIDER BEFORE DECIDING THE ROOM ADDITION SIZE:

If the addition is 500 square feet or more, the school district will charge an impact fee.