



## New Single & Multi-Family Dwelling Subdivisions Plan Submittal Checklist

### Purpose

This handout summarizes the requirements for a complete plan review submittal for new single and multi-family dwelling subdivisions. Current code regulations and local ordinances require building permits when buildings are constructed, altered or improved. The following guideline shall be reviewed before commencing any work.

### Additional Agency Approvals

#### Planning

Contact the **Planning Division** at (925) 833-6610 for zoning requirements and the entitlement process prior to submittal of plans.

#### Dublin San Ramon Services District (DSRSD)

Pre-Approval must be obtained from **DSRSD** prior to permit issuance. Please contact them directly at (925) 828-0515 or stop by their office located at 7051 Dublin Blvd., Dublin CA 94568.

### Plan Submittal for Construction

#### Quantity

Complete plans and documents must be submitted directly to the Building & Safety Division counter between 8:00 am to 4:00 pm, Monday through Friday. Staff will distribute the plans internally to all departments and directly to DSRSD.

- Five (5) complete sets of plans At least two sets must be signed and wet-signed by licensed professional (optional on first submittal).
- Two (2) structural calculation sets, stamped and wet-signed by the licensed professional.
- Two (2) truss calculations (as applicable) and review letters by design professional.
- Two (2) Special Inspection & Testing Agreement forms completed and wet-signed by all parties.
- Two (2) Title 24 energy calculation sets signed by energy designer and owner.
- Two (2) geotechnical reports.
- Waste Management Plan is required.

- Projects with a total project valuation greater than \$1,000,000 require a signed Performance Security Agreement.

- Complete permit application.
- Plan check fees payment.

Only plans prepared by a California licensed professional (architect or engineer) will be accepted for Master Plan Checks.

### Size

Plans must be drawn to scale, fully dimensioned and legible on minimum 24 x 36 inch paper (e.g., site plan: 1/8" = 1'-0", floor plan: 1/4" = 1'-0") in a concise, detailed and professional manner.

### Minimum Plan Requirements

#### Cover Sheet and / or Site Plan

- Legal job address name / address, phone number of developer, contact person / name, address, title and registration information of project design professional(s) / description of work / applicable codes, type of construction, occupancies, fire sprinkler system / improvement area square footage / sheet index.
- Site plan identifying location of new buildings / lots located within the Wild Fire Management Zone.
- Site accessibility elements clearly marked for compliance as required for new single-family dwellings (Universal Design regulations per DMC Chapter 7.90) and multi-family dwellings (Housing Accessibility regulations per CBC Chapter 11A).

### Checklists (Mandatory)

The following must be reproduced on plans:

- Conditions of Approval checklist indicating how design meets each condition.
- Security Ordinance for residential and multi-family buildings.
- Any deferred submittal items.
- Green Building checklist.
- Universal Design checklist (as applicable).

### **Civil and Landscape Plans (for reference)**

- Attach and indicate 'For Reference Only' if previously approved by Public Works.

### **Architectural Plans (drawn to scale)**

- Floor Plan - identify all rooms and uses / wall legend / Door, Window, Finish Schedules / Lighting Plan.
- Occupancy separations / Allowable area analysis / details of fire-rated assemblies.
- Details - stairs / handrails / guardrails / ramps and fixture clearances.
- Exterior Elevations - identify construction materials / colors / exterior wall covering / building height.
- Roof Plan – roof covering details / roof drain calculations / equipment location.
- Attic vent calculations.
- Wild fire management details.

### **Structural Plans (drawn to scale)**

- Floor framing plan.
- Roof framing plan.
- Structural frame details.
- Manufactured truss diagram (two calculation sets stamped and wet signed by design professional).
- Foundation plan.
- Structural calculations.

### **Mechanical / Electrical / Plumbing Plans**

- Mechanical Plans – identify all supply and return air registers / HVAC equipment size and location and gas piping calculations.
- Electrical Plans – identify size and location of main and sub-panels / electrical outlet receptacles, switches, lighting fixtures.
- Plumbing Plans - size and location of DWV / water and gas supply piping size and material schedule.

### **Title 24 Compliance**

- Complete energy documentation and required calculations signed, reproduced on plans.
- Climate Zone: 12

### **Design Criteria**

The City of Dublin has adopted the following codes with amendments:

2016 California Residential Code (2015 IRC)  
2016 California Building Code (2015 IBC)  
2016 California Mechanical Code (2015 UMC)  
2016 California Electrical Code (2014 NEC)  
2016 California Plumbing Code (2015 UPC)  
2016 California Fire Code (2015 IFC)  
2016 California Energy Code (2016 Energy Standards)  
2016 California Green Building Standards Code

Wind load design factor:  $V_{ULT} = 110$  mph, exposure based on geographical location.

Seismic design category: D<sub>2</sub>

### **Plan Check Time**

Allow for 15 work days on each submittal.

### **Permit Issuance**

Notification will be made by the Administrative Aide once the plan review is completed and approved. An appointment is scheduled with the applicant to issue the building permit and the following items will be necessary:

- Prior approval of the Waste Management Plan and/or Performance Security Bond.
- Proof of payment from Dublin Unified School District.
- Proof of City of Dublin's business license.
- Proof of contractor's license (for contractors only) and Worker's Compensation insurance.
- Approval of plot plans.

One set of approved plans will be returned to the applicant to be maintained at the construction site until the final inspection has been made. The Building & Safety Division will keep a set on file. The third set will be forwarded to the County Assessor's Office.

### **Questions**

Contact the **Building & Safety Division** at (925) **833-6620** for inquiries on plan check, building fees, and school district fees. Project information such as valuation cost, square footage areas, and type of construction are necessary to provide estimates on fees.