



CITY OF IMPERIAL

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Residential Projects

“New Residential”

Minimum Plan Submittal Requirements

This information bulletin describes the minimum requirements for obtaining New Residential permits in the City of Imperial.

Residential Plan Requirements

All construction requirements in the City of Imperial are based on the California Code of Regulations (CCR) Title 24:

- 2010 California Building Code (CBC)
- 2010 California Mechanical Code (CMC)
- 2010 California Plumbing Code (CPC)
- 2010 California Electrical Code (CEC)
- 2010 California Fire Code (CFC)
- 2010 California Energy Code (CEC)
- 2010 California Residential Code (CRC)
- 2010 California Green Building Standards Code (CGBSC)
- 2008 Building Energy Efficiency Standards (BEES)

All residential plans submitted for plan-check must meet the minimum requirements listed below. This will include, but not be limited to, new dwellings, townhouses and condominiums.

Defaced, faded and illegible plans will not be accepted.

SUBMIT ***Two*** COMPLETE SETS OF PLANS FOR PLAN CHECK, THE PLANS MUST BE DRAWN ON SUBSTANTIAL PAPER (***MINIMUM 24"x36"***), CONSISTING OF THE FOLLOWING:

1. **Plot Plan:** Drawn to scale, indicating all property lines, showing existing buildings and location of the proposed new building. Indicate the distance to property lines and all other structures on the property. Indicate square footage of all existing structures and the square footage of the property.
2. **Foundation Plan:** Drawn to scale, consisting of fully dimensioned plans showing all footing locations, pier and footing sizes, and reinforcing. Foundation details shall indicate size, width and depth of footings. Indicate anchor bolt size, spacing and type. Show slab thickness (mesh and visqueen type and size, if required).
3. **Soils Report:** The City of Imperial requires submittal of the site specific Geotechnical Engineering Investigation Report for construction of new single-family residences. The plans and geotechnical report must correlate. Soil Engineer shall review and sign the foundation plan to affirm correctness and consistency with the soils report.
4. **Floor Plan:** Drawn to scale. Indicate all openings, doors and window sizes. Identify all rooms. Indicate the location of main service. Indicate all mandatory features and devices on the floor plans as required by Title 24.
5. **Framing Cross Sections:** Indicate wall framing sizes and spacing. Indicate rafter sizes and spacing, ceiling and floor joist size and spacing. Indicate all header, beam and girder sizes. Indicate size and type of top and bottom plates. Indicate all bracing and shear walls. Indicate footing sizes and anchor bolt spacing and size. Indicate all wall, floor and ceiling insulation type and thickness, and R value. Indicate type and size of interior and exterior wall finish. Indicate roof pitch, type and size of roof and floor sheathing and roofing material. Indicate wall bracing, purlins, roof rafters, and ridge.
6. **Details:** Show sufficient details on the plans to clearly explain all structural connections.

7. **Elevations:** Show front, rear, left and right sides, of the proposed building. Indicate direction each elevation faces; north, south, etc. Indicate all exterior finishes.
8. **Roof Plan:** Indicate roof pitch and roofing material. If tile or wood shake or wood shingle, submit the I.C.B.O. approval number. Indicate all hips, valleys, ridge and purlins. Indicate sheathing type and thickness.
9. **Truss Plan:** If trusses are to be used, submit two complete sets of truss plans from the roof truss company including a roof truss layout. Submit the name and the I.C.B.O. approval number of the inspection agency performing the in-plant inspections on the trusses. A signed statement at front cover of truss calculations, by the engineer or architect of record, indicating that truss design by the manufacture has been reviewed and accepted to assure compatibility with the intended design of the structure must be provided. Add this statement to the truss calculations: *Trusses having bearing locations other than at the end of heel locations shall have bearing points clearly marked in a manner which permits verification during and after installation.*
10. **Electrical:** Show the size and location of the electrical service. Provide a single line diagram if upgrading the electrical service and/or adding any sub-panel(s). Electrical service load calculations may be required to justify the size of the service.
11. **Plumbing:** Provide a plumbing isometric or line drawing showing sewer, drain waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. State on the plans whether the properties is serviced by natural gas or propane and show the location of all gas meters or regulators and all gas piping sized and lengths on outlet side of meter and the demand at each outlet.
12. **Mechanical:** Equipment schedule of all mechanical appliances installed (furnaces, ventilation fans, fireplaces, cooking hoods, etc.) A scaled detailed duct layout with adherence to State Energy requirements, including duct sizes and materials. All fireplaces, ventilation fans, laundry and kitchen exhaust, including termination points shall be shown on plans. Air-conditioning condenser locations and access to equipment must also be included.
13. **Energy Calculations:** Submit two complete sets of energy calculations showing compliance with Title 24, Energy Regulations for residential buildings.
14. **Engineering Calculations:** If engineering calculations are required by plan check, or are required due to the type of construction, submit two complete sets of engineering calculations with the engineer's original wet signature on both sets. The plans and calculations must correlate.

A \$300 site plan review deposit is required to be paid at the time a building permit application is submitted. Building permit fees are calculated during the plan check review process.

Unlicensed Individuals may design single family dwellings of wood frame not more than two stories and basement in height, only if the structures meet the conventional wood frame requirements described in Title 24 of the California Code of Regulations or in the California Building Code, chapter 23, otherwise the plans, calculations, and specifications shall be prepared and signed and sealed by a licensed engineer or a licensed architect.