



PLUMAS COUNTY BUILDING DEPARTMENT

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CONSTRUCTION DRAWINGS -- MINIMUM REQUIREMENTS

Group U Occupancies: Private Garages and Accessory Uses

GENERAL REQUIREMENTS

- Two complete sets of construction drawings, plus one floor plan for the Assessor's Office.
- All of the structural sheets of the construction drawings are required to be stamped and signed by a licensed California architect or engineer (if all sheets are stamped and signed, that is of course acceptable).
- Plans must be legible and clear.
- All pages of the plans shall be on the same size paper. The minimum size is 11" x 17" (24" x 36" is the preferred size).
- All plans and details are to be drawn to scale and fully dimensioned (dimensions trump scale). The preferred minimum scale is $\frac{1}{4}" = 1'$ (smaller scales may be rejected as illegible).
- Plans shall be firmly bound along the left edge.
- **All engineering requirements from the vertical and lateral calculations shall be fully and clearly shown on the appropriate sheets of the construction drawings.**
- **All Planning Department, zoning, design review, and/or subdivision requirements that affect the construction of the structure, or impose additional requirements, must be fully and clearly shown on the appropriate sheet(s) of the construction drawings (e.g., emergency water for fire protection, firesafe driveway, building exclusion areas, site specific grading requirements/limitations).**

ELEVATIONS

- Show all sides of proposed structure.
- Show all exterior grades, floor, and roof heights (measured from final grade).
- Show all exterior materials such as roofing material, siding, etc.
- Show all posts, decks, overhangs, and details.
- Show all windows and doors.
- Show surface graded to slope way from foundation with a minimum of 6 inches within the first 10'. If prevented by a barrier or property line, then show a minimum 5% slope to approved drainage swale.
- If the structure is located less than 40 feet horizontally above a 1 unit vertical in 3 units horizontal or steeper slope or less than 15 feet horizontally below a 1 unit vertical in 3 units horizontal or steeper slope, provide profile drawing(s) that clearly shows how CRC Section R403.1.7 – Footings on or Adjacent to Slopes – is complied with.

FLOOR PLAN (drawn to scale and fully dimensioned)

- The preferred scale is 1/4" = 1' (smaller scales may be rejected as illegible).
- Label the use of each room (e.g., Garage, Carport, Storage, Bathroom).
- Show all walls and partitions.
- Show all windows and doors (include all sizes, types, note locations requiring safety glass).
- Show shear walls and shear wall schedule/legend.
- Show landings at all exterior doors.
- Show size and location of any skylight openings (include manufacturer's snow load information).
- Show width, rise, and run of any stairways.
- Show Cross Section "cut lines" with labels, for each portion of the structure that is differently constructed.
- Show the location of any plumbing fixtures.
- If plumbing fixtures are installed, show details of freeze protection (see *Freeze Protection of Plumbing Fixtures* policy statement available on County website).
- Show guardrail and handrail types, heights, and rail spacings.
- If attached garage, clearly and fully show location and details of required occupancy separation between R and U occupancy (sheetrock type and thickness, duct and/or other penetrations).
- Show any mechanical equipment (e.g., furnace, water heater, woodstove), and if located in likely path of vehicular traffic, show bollards or other approved "protection" from vehicular impact.

2010 WILDLAND-URBAN INTERFACE BUILDING STANDARDS (WUI) If the garage is not attached to a dwelling and is located less than 50 feet from the dwelling, the garage is subject to the Wildland Urban Interface Standards.

- Statement on the cover sheet or first sheet of drawings stating project is, or is not, subject to the 2010 Wildland Urban Interface Standards (WUI) (See CBC Chapter 7A or CRC Section R327)
- If subject to WUI, fully and clearly show all required features of WUI on the appropriate sheets (summary brochure available on County website).

FOUNDATION and FLOOR FRAMING (drawn to scale and fully dimensioned)

- Show size and location of all foundations and piers, and all required reinforcing steel.
- Show size, spacing, and washer requirements of all anchor bolts.
- Show holdowns locations, callout specific type(s), and provide note stating, "Holdowns to be securely held in-place at time of inspection".
- Show all post / beam sizes (include connectors used).
- Show stepped footings, basement walls, and stem wall footings.
- Show deck and porch footings/piers.
- Show Cross Section "cut lines" with labels for each portion of the structure that is differently constructed.
- Indicate grounding electrode location and type.

ROOF FRAMING PLAN (drawn to scale and fully dimensioned)

- Show size, span, and spacing of all framing members
- Each individual truss shall bear the same designation as the truss calculations

- Show size and location of all beams, headers, and posts
- Show size and type of all framing hardware such as hangers, clips, straps, etc.
- Indicate roof sheathing, sheathing thickness, and connection to framing members.
- Show location of any skylights and head-out framing.
- Show size and location of all ridges, hips, and valleys.
- Dimension eave and gable end overhangs (i.e. outrigger and/or corbel detail(s)).
- Garages with a ceiling finish that creates an attic or concealed rafter cavities require ventilation – shows extent and details of required ventilation. If WUI standards apply, eave and/or soffit vents must be SFM approved.

CROSS SECTIONS (drawn to scale and fully dimensioned)

- Show a complete detailed building construction cross sections through **each** unique section.
- Size, span, and spacing of all framing members.
- If installed, show all insulation types and locations.
- Piers, girders, posts, and hangers.
- Sheathing and nailing (floor/roof/wall).
- Anchor bolts – size and spacings.
- If installed, interior wall finish (type and thickness).
- If attached garage, clearly and fully show location and details of required occupancy separation between R and U occupancy (sheetrock, (type and thickness, duct and/or other penetrations).
- Landings, decks, and deck framing.
- Footing size and depth (include rebar size and spacing) 18” frost line.
- Rafters/trusses, roof framing.
- Roof overhangs, ceiling joists (show sizes and details).
- Top plates, studs, and sole plates (show sizes and details).

DETAIL DRAWINGS

- Minimum scale 1/2” = 1’
- Show all engineering details and schedules shown or referenced in structural calculations.
- Foundat Wall Footings: bottom of footing **both** minimum 12” **into** undisturbed native soil (or approved engineered fill) and minimum 18” below finished grade.
- Piers: bottom of pier minimum 12” **into** undisturbed native soil (or approved engineered fill). Exterior piers minimum 18” below finished grade.
- Post to girder.
- Pier to beam.
- Header connections.
- Roof eaves.
- Pony walls, drag strap connections.
- Interior footings.
- Girder truss-to-truss connection.
- Beam to joist connection.
- Retaining walls, etc.
- Deck to house, roof to house, walls-porch to house.

ELECTRICAL

- Size and location of all electrical panels (i.e. main service electrical panel and, if installed, new garage subpanel).
- Location of all electrical receptacles, light fixtures, switches, GFI outlets, etc.
- Note receptacles and other spark producing appliances are a minimum 18" A.F.F.
- Location of all exterior fixtures and outlets.
- Size and location of electrical ground.
- Type of wiring and how protection from physical impact is to be provided.
- Show exterior switch operated light fixture at all exterior man-doors.