



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## City of Folsom

Community Development/Building Division

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**SFD**

Single Family Dwelling  
Information Sheet

Document Submittal List for Single Family Dwellings

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### Design Criteria:

- Seismic design category D
- Seismic site class D
- Basic wind speed 85 mph (based on 3 second gust)
- Exposure C (unless determined differently by a licensed design professional in responsible charge)
- Roof live load 20 psf w/ 300# concentrated (CBC table1607.1) No snow load
- Maximum rainfall (3" per hour)
- Applicable Codes: 2016 CBC, CEC, CMC, CPC, CFC, CalGreen Code and FMC
- Climate Zone 12 (Calif. Energy Code)
- Residential Fire Sprinklers (NFPA 13D) are required in all new single-family dwellings per Section 313 of the California Residential Code. *Sprinkler plans must be submitted at time of permit.*

### Drawing Criteria:

- Plan size: 18 x 24 minimum, 30 x 42 maximum
- Drawn to scale (Preferred scale: 1/4"/ft. for structural and architectural; 1"/20ft. for site plans)
- Fully dimensioned
- Clear and legible (Non legible plans will not be accepted)
- All plans must be wet-signed by preparer on each sheet. Architects / Engineers must affix their seal and wet-sign. (Cover sheet of supporting documents to be wet-signed)

### Document Submittal List

- A. Plan Check & Building Permit Application Form
  - (1) 11 X 17 Reduced Floor Plan
  - (2) Submit a Waste Management Plan if Construction Valuation is Equal to or Exceeds \$100,000
- B. Drawings (3) sets of:
  1. Cover Sheet
  2. Plot Plan
  3. Grading Plan
  4. Architectural Plan:
    - a. Floor Plan
    - b. Exterior Elevations
    - c. Roof Plan
  5. Structural:
    - a. Foundation Plan
    - b. Floor Framing Plan
    - c. Roof Framing Plan

- d. Truss Information
- e. Cross Section
- f. Framing Details
- 6. Mechanical (HVAC) Plan
- 7. Plumbing Plan
- 8. Electrical Plan
- 9. 2008 Title-24, Energy Compliance Documents on plan sheets **AND** include hard copy of CF 1R New Const.

- C. Calculations (2) sets of:
  - 1. Structural Calculations
  - 2. Title 24 Calif. Energy Calculations

### **Information to be Included on Documents**

#### **A. Cover Sheet:**

- 1. Project name and address (all sheets)
- 2. Residence (R-3) square footage
- 3. Garage (U-1) square footage
- 4. Drawing Index
- 5. Applicable codes

#### **B. Plot Plan/Site Plan:**

- 1. Lot Dimensions showing whole parcel
- 2. Building footprint with all projections and dimensions to property line
- 3. North Arrow
- 4. Easement(s)
- 5. Show all Utilities:
  - a. 4"- Sewer Line w/cleanouts
  - b. Water meter location w/service line to dwelling
  - c. Electrical and Gas service location
- 6. Locate existing Fire Hydrant within 500-feet of the project

#### **C. Grading and Drainage Plan:**

- 1. Existing and Proposed Grading Plans
- 2. Pad Elevations Ground Slope Drainage Scheme and Topographic Plan drawn to 1'-0" contours
- 3. Retaining Walls and Drainage System, existing and proposed

#### **D. Architectural and Structural Plans:**

- 1. Structural Foundation Plan
- 2. Structural Floor Framing Plan
- 3. Structural Roof and Ceiling Plan
- 4. Architectural Floor plan:
  - a. Identify the use of all rooms
  - b. Exterior Elevations
  - c. Structural material specifications
  - d. Structural and Architectural Details (see H)

- e. Truss configuration and locations (see K)
- f. Typical cross sections in each direction

**E. Mechanical:** (this information may be shown on the floor plan)

- 1. Mechanical Equipment Schedule and specifications
- 2. Show location of Mechanical (HVAC) Unit
- 3. Show access to the unit
- 4. Thermostat location and type
- 5. Size and location of all combustion-air openings
- 6. Size, type and termination of any gas vents
- 7. Show the Dryer vent to the exterior w/backdraft damper
- 8. Show any exhaust fans

**F. Plumbing:** (this information may be shown on the floor plan)

- 1. Show all the plumbing fixtures
- 2. Show and label all the gas appliances
- 3. Show the location of the Water Heater.
  - a. Provide water heater strapping
  - b. T & P discharge to the exterior
  - c. Show the vent and it's size
  - d. Show the Combustion-air requirement

**G. Electrical Plan:**

- 1. Provide electrical load calculations
- 2. Show the location and specify the size of the new electrical service panel and subpanels
- 3. Show the Grounding method and note the size of the required grounding conductor
- 4. Note Bonding to interior water and gas piping system
- 5. Show all required wall receptacles
- 6. Show all required GFCI receptacles:
  - a. All Kitchen Counter Top receptacles
  - b. Bathroom GFCI receptacle(s)
  - c. Front and Rear Yard receptacles (w/weather-proof covers)
- 7. Show all required Smoke Detectors (120volt w/battery backup)
- 8. All bedroom receptacles must be on an Arc-fault circuit(s)
- 9. Show the location of all dedicated circuits and equipment disconnects
- 10. Show a service receptacle and a switched light at the access for the Mechanical (HVAC) unit. (if applicable)
- 11. Show all lights and switch locations
  - a. Required fluorescent light fixtures in the Kitchen (as per T-24)
  - b. Required fluorescent light fixture in the Bathroom(s) (as per T-24)
  - c. Exterior switched light at each exterior door or slider location

**H. Architectural and Structural Details:**

- 1. Typical Cross Sections in Each Direction (where necessary)
- 2. Framing details (floor, walls, ceiling & roof)
- 3. Show wall/floor attachments (type and spacing)
- 4. Show wall bracing and attachment to structural ceiling/roof
- 5. Structural material specifications
- 6. Structural connections (hold downs, straps, etc.)

7. Footing, Piers and Grade Beams
8. Post and Girder intersections
9. Roof: (Eaves, Overhangs, Valleys, Rakes & Gables)
10. Stairway details: (Rise & run of treads, framing and attachments)
12. Handrails, Guardrail(s) with supports
13. Door and Window Schedules with sizes and required U-factor (or note on floor plan)
14. Fireplace – Masonry or Prefabricated Fireplace

**I. Title 24 Energy:**

1. Complete Energy Compliance Documentation
2. All required documents printed on the actual plans (**Energy Compliance Forms**)
3. Submit two (**2**) wet-signed sets (8½ x 11's) of the Energy Compliance Documentation (this is in addition to the documents on the actual plans)

**J. Submittal Documents:**

1. Fireplace Specifications
2. Roofing Material Manufacturer

**K. Prefabricated Trusses:**

1. Roof Framing Plan with Truss I.D. Number and Manufacturer's Name
2. Detail of all truss splices, connections and plate sizes
3. Show all Trusses including Gable Bracing and Bridge
4. Review by individual responsible for design
5. Provide single line Truss Diagram with all vertical and lateral loads including Bearing Points Shown with reference of Framing Plan

**L. Separate Plans & Permits Required for the Following Type of Work:**

1. Automatic Fire Sprinkler System
2. Proposed Accessory Structures
3. Pools and Spas

(#) This is not a complete list of all required submittals. Additional information may be required after plan review.