



RESIDENTIAL ADDITIONS & ALTERATIONS/REMODEL SUBMITTAL REQUIREMENTS

BUILDING SERVICES



- **This is a comprehensive submittal list for Residential Additions and Alterations/Remodel, which includes Kitchen and Bathroom remodels. Note, all items may not pertain to your specific project.**
- Items that are required for all addition and alteration/remodels are marked as such, . All other are required if applicable for the scope of work.

**Multiple sets are required for submitting in-person. Sheet size requirements apply to in-person & [electronic submittals](#).*

1. Document Submittal List

A. Drawings: (3 Sets 24"x36" maximum, 11" x 17" minimum)*

- Plot plan-Topography shall extend beyond the site boundaries to such distance as to show vegetation or structures that might be impacted by the project.
- Architectural plan: floor plan(s), roof plan, exterior elevations
- Structural: foundation plan, floor framing plan(s), roof framing, truss information, cross sections, and structural details referenced on plan(s)
- Landscape plan in accordance with the Municipal Water Efficient Landscape Ordinance [Prescriptive](#) or [Performance](#) plans found on our website at <https://www.danville.ca.gov/155/Permit-Center>.
- Mechanical plan
- Electrical plan
- Plumbing plan
- 2 Sets* must be stamped by [Contra Costa Central Sanitary District](#) prior to submittal (*required for Additions and required for Interior Remodels if moving/adding fixtures*)

B. Supporting Documents/Calculations: (2 Sets 8 1/2" x 11")*

- Structural calculations (signed and stamped)
- Provide [Fire Department Approval Letter](#) prior to permit issuance. Provide Fire district's final approval letter of the job site prior to the Town's final inspection.
- 80% Rule on Residential Construction Evaluation (for Fire Sprinklers), see Section F
- Electrical Load calculations for electrical service capacity, see Section D
- Energy calculations and forms (Title 24)
 - a. Both original 8 1/2 x 11 and CF-1R and MF-1R on the plans

C. Geotechnical Report: (2 Sets 8 1/2" x 11")*

- Geotechnical Report (signed and stamped)
- Letter by geotechnical engineer confirming that the construction documents have been reviewed and determined that the recommendations in the geotechnical report are properly incorporated into the plans. (signed and stamped)

2. Information to be Included on Documents

A. Plot Plan (*Required if scope is beyond the existing footprint of the building. E.g. expanding the area of the home, attaching a covered porch to the home, etc.*)

- Lot dimensions: metes and bounds information
- Footprint of all existing and proposed buildings with all projections and dimensions to property lines and between buildings
- North arrow and bar scale (or indicate scale)
- Visible utility to curb
- Easement(s)
- For each tree provide location, species, variety, & trunk diameter in inches at 54" in height if trunk diameter is 10" and greater
 - a. Show extent of tree canopy and dripline

B. Grading and Drainage

- Top and toe of slopes on slight slopes and topography with minimum 2' contours on lots with more than 5' elevation difference
- Pad elevations: Ground slope drainage scheme and topography (hill sites)

C. Architectural Plans

- Architectural floor plan(s) and roof plan
 - a. Provide Existing and Proposed (new) floor plans
 - Exterior Elevations: specify all exterior finish materials
 - Ventilation Calculations, Attic Access, Crawlspace Access
 - Window and Door Schedule; Egress Windows and Doors on plan/elevation
 - Architectural Details/Sections including but not limited to:
 - a. Flashing: vertical and horizontal junctures of materials
 - b. Fireproofing (e.g. 1 hour walls, 1 hour eaves)
 - c. Fireplace: masonry or manufacturers cut sheets with listing information for make and model of prefabricated fireplaces, BTU of fireplace
 - d. Handrail(s) and guards with support
- D. Structural Plans *(Required if there is structural scope. E.g. removal/addition of structural walls and bearing walls.)*
- General Notes & Material Properties (e.g. Concrete, wood, steel, reinforcing, etc.)
 - [Design Criteria](#) (Design Loads, Wind Loads, & Seismic Loads and Parameters)
 - Soil Properties (Soil Site Class, Bearing pressure, etc.)
 - Foundation, structural floor, and roof framing plans
 - Structural Details/Sections including but not limited to:
 - a. Footing, piers, and grade beams
 - b. Post and girder intersections/connections
 - c. Roof: eaves, overhangs, rakes, and gables
 - d. Floor changes (i.e. wood to concrete)
 - e. Structural wall sections with details at foundation, floor and roof levels
 - f. Lateral System (e.g. shear walls, holdowns, steel columns, diaphragm etc.)
- E. Mechanical, Plumbing and Electrical Plans
- Location of HVAC equipment and plumbing fixtures
 - Outlets, fixtures, switches, smoke alarms, carbon monoxide alarm(s), service panel amperage, sub-panel location(s)
 - [Electrical load calculation](#) is required if an inordinate amount of equipment or appliances is proposed
 - Gas Line Diagram or Isometric (see [Gas Line Submittal Requirements Handout](#))
- F. Energy Requirements
- Form CF-1R with all signatures
 - Heat loss calculation to size new equipment or confirm adequacy of existing equipment
 - Print CF-1R and MF-1R on drawing set
 - a. MF-1R, (Residential Mandatory Measures): The Town accepts Checklists that meet CalGreen requirements, such as the [checklist developed by AIA](#).
- G. Information
- Signature on all documents by design professional and document maker
 - Name, title, California registration, address, and phone number of design professional
 - Address of property and name, address and phone number of property owner
 - Cover Sheet Information
 - a. Applicable codes
 - b. Description of type of work (i.e. Scope of Work)
 - c. Occupancy and type of construction
 - d. Gross area, by floor(s) and building height
 - e. Indicate if the building has an existing Fire Sprinkler System
 - f. Indicate if Fire Sprinklers will be added per [Town's Policy to Evaluate 80% Rule](#). Note, if existing residence has fire sprinklers, additions/alterations require fire sprinklers.
 - g. Index of drawings
 - h. List Deferred Submittals (e.g. Truss Calculations, Gas Line Sizing, Fire Sprinklers etc.)
 - All drawings must drawn to a standard engineering or architectural scale
- H. Prefabricated Trusses
- Roof framing plan with truss I.D. number and manufactures name
 - Detail of all truss splices, connection and plate sizes
 - Show all trusses including gable bracing and bridge/bracing
 - Reviewed and signed by engineer of record
 - Stamped and signed by truss company engineer
 - Provide single line truss diagram with all vertical and lateral loads including bearing points shown with reference of framing plan