



## **BUILDING AND SAFETY DEPARTMENT**

Phone: (310) 605-5509 [www.comptoncity.org](http://www.comptoncity.org)

### *City of Compton* **Building & Safety Department**

## **Residential Plan Check Submittal Requirements**

The purpose of this form is to provide submittal requirements for residential construction. This is not a complete list of all required submittals, and additional information may be required to facilitate plan review. Other City departments and/or public agencies may have to review the plans before permits can be issued. The final revised set must be submitted in a USB Drive with a pdf file version of the approved Field set of plans. An additional processing fee is applicable.

#### ***Design Criteria:***

- Seismic Zone D or provide analysis and calculations from California Registered Engineer.
- Basic velocity 110 mph 3 second gust exposure C or provide wind speed calculations from California Registered Engineer.
- 2022 editions of the California Codes: Building (CBC), Residential (CRC), Electrical (CEC), Plumbing (CPC), Mechanical (CMC), Fire (CFC), Green Building standards (CGBSC), 2022 Energy Standards (Title 24), and Health and Safety.
- Climate Zone 8.

#### ***Drawing Criteria:***

- Drawing sizes shall be a minimum of 24" x 36" to a maximum of 30" x 42" inches and all pages shall be the same size. Plans must be clear and legible; non-legible plans will not be accepted. Scale shall be 1/4" inch per foot for structural and architectural; 1" inch = 20 feet for site plans. Plans must be fully dimensional.
- Plans must be wet-signed by the preparer on each page. Architects/ Engineers must affix their seal and wet-sign (cover sheet of supporting documents to be wet-signed).

#### ***Plans:***

One (1) set of complete building plans/reports and documents are required for the plan check of the proposed construction. One set will be returned to you as the officially approved job copy. Plan size shall be 24" x 36" minimum, and 30" x 42" maximum. All dimensions and scales shall be clearly indicated. No marked, altered, or paste-on plans will be accepted. You may be required to retain a registered architect or professional engineer to prepare your building plans if plans are inadequate or if required by the Business and Professional Code, or if required by the Chief Building Official. The following information, if applicable, shall be included on, or with, ALL plans submitted for buildings and accessory structures:

- ***The Designer's Name:*** When the drawings are prepared by a California licensed architect or registered professional engineer that person must sign and seal all drawings and calculations as appropriate.

- **Plot Plan:** Show the outlines of the Assessor's Tax Parcel and the locations and use of all existing and proposed buildings. Plan details must include parcel dimensions, building setbacks from all property lines, distance between buildings, off-street parking, driveways, sewer lines locations, percentage of the lot covered by buildings, scale of the drawings, and a north arrow. Document cover sheet shall include the project address, scope of work, name of owner, date of the plans, the designer's name and address, square footage of the existing structure, proposed structure or addition, current editions of building codes, occupancy group and construction type. Clearly distinguish between what is existing, what is new, what will remain, and what will be removed. Show drainage flow lines away from the structure and adjacent properties and location of swales. Show easements including public utilities. Show existing or proposed path of all utilities: electrical, gas, sewer and water location.
- **Foundation Plan:** Show dimensions and depths into bearing soil of all foundation components. Indicate foundation anchoring details, hold-downs, straps, reinforcements, crawl space clearances, under grounding, vents, and access. For floor assemblies, include floor framing, size, spacing and spans, plywood size and floor covering. Include structural calculations and specifications for any engineered floor truss systems. Show separate floor framing for all stories. Include calculations for beams. Show how loads will be transferred to the foundation. Any foundation system that deviates from the standard foundation system described in the California Building Code must bear the seal of a registered civil or structural engineer or architect and have supporting calculations to substantiate the design. Foundation design criteria must be in accordance with data provided in an accompanying soil report.
- **Floor Plan:** Show complete dimensions and use of each room. Include location of smoke detectors, all appliances, heating systems, gas valves, electrical outlets, fixtures, attic and under-floor access, door and window types and sizes (tempered or thermal glass as required), and any other information necessary to show that the building will meet all applicable codes. Also indicate the gross floor area to be heated.
- **Exterior Elevations:** Submit elevations of all sides of the building (north, south, east and west). Show building height in feet, and indicate the difference in elevation between the highest point of the structure (not including antennas, etc.) and the highest and lowest ground elevation at the exterior foundation of the structure. Identify all exterior building materials. Clearly distinguish between existing and proposed construction.
- **Cross Sections:** Show cross sections for as many areas as necessary to completely describe the structural layout. Include details for connections, fireplace, insulation, ceiling heights, framing members, drywall, and/or other necessary or unusual details.
- **Framing Plans:** Submit framing plans for floor, ceiling, wall and roof framing indicating dimensions, materials, sizes, spacing, spans and connection details of all structural framing members.
- **Roof Plan:** Indicate roof layout, skylights, pitches, slope directions, types of roof covering, sheathing, and underlayment. Show ridges, hips, valleys, joist, skylights and the size, spacing and span of the structural members. Show the roof pitch. One (1) signed and stamped sets of engineered trusses are required prior to shear inspection.
- **Construction Details:** Detail cross-sections of foundation components, anchoring, structural member connections, seismic connections, and other pertinent construction details.

- **Soil Report:** A comprehensive soil investigation prepared by a registered soil or civil engineer is required for new buildings. Building additions and remodel work normally are not required to have a soil report, depending on the extent and nature of the additions.
- **Engineering Calculations:** These are to be submitted for all buildings and/or building parts that are not of conventional wood construction and foundation systems that deviate from a standard CBC and/or CRC foundation system.
- **Manufacturers' Engineering Reports:** These are required for ALL prefabricated structural framing components.
- **Title 24, State Energy Calculations:** All new construction and additions that increase conditioned floor space and volume requires one (1) signed and stamped sets of Title-24 energy calculations. Incorporate compliance forms CF-1R and MF-1R into plan pages. Show all mandatory measures on the plan.
- **Green Building Standard Plan:** All new construction and additions/alterations shall comply with the CALGreen Building Standards. Incorporate green building standards into plan pages.

Electrical, Plumbing, and Mechanical Permits: These will be required in addition to the building permit, when applicable. All electrical, plumbing and mechanical plans shall be submitted together with the building plans at the time of building permit application.

***An incomplete plan check submittal may result in delays in your plan check. Submittal will expire if permit is not issued within 180 days of approval or if applicant fails to respond to plan review comments.***