



City of Redlands

Building & Safety Division

35 Cajon St., Suite 20

Redlands, Ca 92373

Phone (909) 798-7536

www.cityofredlands.org

RESIDENTIAL PLAN CHECK

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, condominiums, tracts, additions, garages, and all detached buildings on residential property. Defaced, faded, and/or illegible plans will not be accepted.

- SUBMIT 5 FULL SETS OF PLANS FOR PLAN CHECK.
- THE PLANS MUST BE DRAWN ON SUBSTANTIAL PAPER (MINIMUM 24"X36")
- ALL PLANS MUST BE TO SCALE AND LEGIBLE

PLANS CONSISTING OF THE FOLLOWING:

1. PLOT PLAN (Site Plan): Draw to scale, indicating all property lines. Denote existing buildings and location of the proposed structures. Indicate the distance from proposed structure(s) to property lines and all other structures on the property. Indicate square footage of all existing structures, the square footage of the property, and Lot Coverage.

2. FOUNDATION PLAN: Drawn to scale and consisting of fully dimensioned plans showing all footing locations, type, and sizes. Foundation details shall indicate size, width and depth of footings with appropriate connection details. Indicate anchor bolt size, spacing and type. Show slab thickness (mesh and visqueen barrier type and size, if required).

3. FLOOR PLAN: Draw to scale and fully dimensioned. Indicate all openings, doors, window sizes, and header sizes. Identify all rooms. Indicate all electrical switches, lights, outlets, and location of main service. Indicate all plumbing fixtures. Indicate the location, make, model number and size of the furnace unit, AC unit, and water heater. Indicate all ceiling and floor joist size and spacing, and direction on the floor plan. Indicate all mandatory features and devices on the floor plans as required by Title 24.

4. FRAMING CROSS SECTIONS: Draw to scale and fully dimensioned. 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, 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.

5. MECHANICAL, ELECTRICAL, PLUMBING (MEP's): Draw to scale and fully dimensioned plan that provides appropriate details that include but not limited to Mechanical and ventilation plans, electrical plans, and plumbing plans as needed based on the project submittal.

6. STRUCTURAL PLANS: Provide to scale and fully dimensioned plans depicting any structural modifications, details, required structural observations as needed and document correlation to other drawing sheets such as Architectural, Mechanical, Electrical, Plumbing, Demolition, etc....

7. DETAILS/NOTES: Draw to scale and fully dimensioned details that show sufficient detail on the plans to clearly explain all connections. This will include any and all construction notes, property data, door and window schedules, etc.

8. ELEVATIONS: Draw to scale and fully dimensioned showing the front, rear, left and right sides, of the proposed building(s). Indicate direction of each elevation faces; i.e. north, south, east, and west. Indicate all exterior finishes.

9. ROOF PLAN: Draw to scale and fully dimensioned on any proposed or modified roof pitch and roofing material. If tile, wood shake, or wood shingle submit the ICC E.R. approval number. Indicate all hips, valleys, ridges, and purlins. Indicate sheathing type and thickness. All roofing material must comply with the City's requirements for fire area and note that the roof is a class "A" assembly.

10. TRUSS PLAN: If trusses are to be used, submit two complete sets of drawn to scale and fully dimensioned truss plans from the roof truss company including a roof truss layout. Have a Designer Review & Stamp Layout Page.

11. ENERGY CALCULATIONS: Submit two complete sets of energy calculations showing compliance with Title 24, Energy Regulations for residential buildings. All Energy calculations must be signed by the designer.

12. 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.

13. GRADING PLANS: A separate grading permit will be required if more than 50 cubic yards of earth are moved, one foot of fill is used, or if you have a 2' cut. Submit three complete drawn to scale and fully dimensioned sets of grading plans and two preliminary soils reports for plan check. A building permit will not be issued until the grading is finalized. A final compaction report and letter of pad certification must be submitted to the Building Division. Prior to the issuance of the building permit, all grading operations will be inspected by the Municipal Utilities and Engineering Department.

14. PATIO COVER AND BREEZEWAY CONNECTIONS: Provide to scale and fully dimensioned connection details and proposed material of construction. These details may include but not limited to electrical, foundation, roofing, energy, insulation plans, etc.

15. POOL AND SPA PLANS: Provide drawn to scale and fully dimensioned standard plan with pool specifications as applicable. A grading plan and soils report as may be necessary on a case by case basis.

16. SOLAR (PHOTOVOLTAIC) PLANS: Provide complete submittal package as required by the solar submittal guidelines that include but is not limited to an electrical panel schedule, structural load calculations, and solar construction details and specifications.

17. PLAN CHECK FEES: All plan check fees must be paid at the time plans are submitted for plan check.

Note: This is not an all-inclusive list but rather a minimum submittal guide. Review and approval from other departments such as Planning, Fire Department, Quality of Life, and Municipal Utilities and Engineering may be required. Upon complete plan submittal, the plans will be reviewed and may require additional submittal documents for consideration as part of the plan check and permitting process.