



Department of Planning and Building Services

November 14, 2019

RESIDENTIAL INTERIOR REMODEL WITH STRUCTURAL MODIFICATIONS CONSTRUCTION DOCUMENTS

General Requirements

- 1 Prepare 3 sets of plans, and two sets of structural design calculations each wet stamped/signed by the architect and/or engineer as required¹.
- 2 Paper size must be a minimum 22"x34" (or min. 11" X 17" for smaller projects), minimum text size 3/32" when printed, clear and readable
- 3 Basis of design must meet the currently applicable California Codes

Minimum Content within construction documents and plans

- 4 Provide Title sheet showing:
 - 4.a Indicate the project location (address).
 - 4.b Provide work scope description for the permit as a whole
 - i. List all proposed installations and organize by trade: Architectural, Structural, Mechanical, Electrical, Plumbing
 - ii. Identify each proposed item as a new installation, replacement, or modification
 - 4.c List all applicable codes
 - 4.d Provide an index of sheets that are a part of the permit set

Architectural (floor plan) modifications general requirements

- 5 Provide existing and proposed plan views at the affected level and identify proposed work to be permitted.
- 6 Label existing and proposed rooms and openings (both interior and exterior as applicable to the project).

¹ Refer to "Licensing requirements inform at: <http://www.ci.richmond.ca.us/index.aspx?nid=2100>

- 7 If the proposed scope of work affects any of the building planning requirements of CRC Chapter 3 such as fire-resistant construction, min. room areas, emergency escape, etc. indicate the applicable code requirements and specify how the project will comply with them.

7.a If new or modifications to openings (windows or doors) are proposed, provide a site plan to show the distance to the adjacent fire separation lines.

Structural modifications general requirements

- 8 Identify the proposed modifications on the applicable plan views as it relates to the entire building.
- 9 Provide a demolition plan and new framing plan to identify items being removed and the proposed new items.
- 10 Provide framing plans and specify the affected structural members at each affected level – members either contributing load or providing support to the modified structural component along the load path from roof to foundation.
- 11 Provide installation details. At the minimum, provide a building cross-section perpendicular to the affected component showing load contributing or supporting members and their complete load path to foundation.
- 12 All drawings must be drawn in proportion (in scale) and dimensions labeled.

Proposed work affecting the energy consumption of the building (changes to exterior walls, windows, heating or water heating systems, lighting)

- 13 Indicate on plans how compliance with the applicable provisions of the California energy code is being provided:
 - 13.a Provide CF1R energy compliance certificate if the proposed work requires HERS verification or if the exterior envelope is altered.
 - 13.b If only portions of the envelope are being modified, specify on plans the applicable mandatory requirements per CEC Sec. 150.0
 - 13.c If lighting is modified Indicate the required mandatory requirements for the residential lighting per CEC Sec.150.0(k)

Proposed electrical, mechanical, or plumbing work

- 14 Identify the location of the proposed installations and indicate on plans the applicable code requirements for the proposed installations – specify max. flow rates per plumbing and CalGreen codes for the plumbing fixtures, specify circuits and protection requirements for the proposed electrical installations.