

**KINGS COUNTY BUILDING DEPARTMENT
PLAN REQUIREMENTS FOR
NEW RESIDENTIAL CONSTRUCTION OR
MAJOR RESIDENTIAL REMODEL PERMITS**

To obtain a construction permit, it is necessary to submit a minimum of two (2) sets of plans and specifications. These plans must be drawn neatly to scale and sufficiently detailed to indicate the nature of the work proposed by showing the applicable items listed below. The scale used shall be $\frac{1}{4}$ inch = 1 foot, except for the plot plan which may be adjusted in scale to the size of the property and the project.

1. SITE PLAN

- A. Owners name, mailing address and telephone number
- B. Address where work is to be done
- C. Assessor's parcel number, lot number of subdivision and all property dimensions (This information may be obtained at this office)
- D. North arrow
- E. Names and locations of adjacent streets
- F. Location and setback dimensions for the following:
 - 1. Proposed development
 - 2. Domestic well
 - 3. Private sewage disposal system
 - 4. Propane tank
 - 5. All existing structures
- G. Easements, if any (may be obtained at this office)

2. FOUNDATION PLAN

- A. Show Complete foundation layout including:
 - 1. Dimensions
 - 2. Pier locations
 - 3. Footing locations
 - 4. Fireplace footing
- B. Footing detail with cross sectional view showing:
 - 1. Depth, Width & Reinforcement
- C. Pier detail with cross sectional view showing:
 - 1. Depth, width and dimensions of piers to be used
- D. Slab detail with cross sectional view showing:
 - 1. Slab thickness
 - 2. Depth of sand fill
 - 3. 6 mil vapor barrier under habitable space
- E. Steel reinforcement (if any)
- F. Location of ufer ground in footing on plan view

G. Hardware, (holdowns) type & location

3. FLOOR PLAN

A. Indicate square footage of proposed development

B. Room layout showing:

1. Dimensions
2. Room use
3. Window sizes, types and locations
4. Interior and exterior door size and locations
5. Location of all plumbing fixtures
6. Washer and dryer locations
7. Water heater location
8. Location of cooktop, oven, etc
9. Fireplace, wood burning stove location
10. Attic access size location
11. Stairway location
12. Firewall location (if attached garage)
13. Shearwalls type & location

4. FLOOR FRAMING PLAN (Raised floor)

A. Girder and floor joist details:

1. Sizes
2. Lumber grades
3. Span and spacing of members

B. Thickness and type of subfloor

C. Ventilation calculations with size and location

D. Crawl dimensions and location

5. FRAMING DETAILS

A. Sectional drawings showing:

1. Framing member sizes, spacing of framing members, beams, bracing, post and beam connections, etc.

6. ROOF FRAMING (Cut and Stack)

A. Ceiling joists and rafter, sizes spans, and spacing

B. Header sizes, spans, location, & lumber grade

C. HVAC unit location (if roof mounted)

D. Outrigger sizes, location, spans, and spacing

E. Roof sheathing material and spacing

F. Underlayment and type of roof covering used

G. Attic ventilation

7. ROOF FRAMING (Trussed roof)

A. truss engineering from manufacturer

B. truss layout including; types, span pitch & spacing

C. outrigger detail:

1. Drop top chord 3 ½" on gable end trusses
2. Lay outriggers on edge
3. Outriggers to be spaced 2 feet on center maximum

D. HVAC unit location (if roof mounted)

E. Roof sheathing material and spacing

F. Header sizes, spans, locations, lumber grade

G. Attic ventilation calculations with size & location

H. Underlayment and roofing material to be used

8. FIREPLACE DETAILS

A. If wood stove or fireplace insert is used, provide installation manual

B. Tight fitting glass or metal doors

C. Combustion air intake to outside air

9. ELECTRICAL PLAN

A. Locations and types of lights (incandescent or fluorescent)

B. Locations of outlets and switches

C. Location of main electrical service and all sub-panels

D. Indicate all GFCI protected outlets

E. Location of smoke detector(s)

10. MECHANICAL PLAN

A. HVAC unit model, size and location

B. Duct sizes and locations

C. Register sizes and locations

11. ELEVATIONS

A. Structure shown from at least two elevations showing:

1. Type of wall covering (stucco, siding, etc)
2. Window/door locations
3. Height of building

12. ENERGY CONSERVATION

A. Show compliance with CEC energy regulations; attach documentation to plans

B. Calculations for sizing of HVAC equipment