

KINGS COUNTY COMMUNITY DEVELOPMENT AGENCY

PLAN REQUIREMENTS

To obtain a construction permit, it is necessary to submit a pdf file of the plans and associated documentation, using the Online Permit Center <https://cdapermits.countyofkings.com/>

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 ¼"=1 foot, except for the site plan which may be adjusted in scale to the size of the property and the project.

This list is meant to be a guide. Additional information may be needed to show full compliance with the requirements of California Code of Regulations Title 24.

- SITE PLAN
 - Owner's name, mailing address, phone number and email address.
 - Address where work is to be performed
 - Assessor's Parcel Number (APN)
 - North arrow
 - Names and locations of adjacent streets
 - Location and setback dimensions for the following:
 - All existing structures
 - Proposed structures or development
 - Domestic well, including wells located on adjacent properties or main water line if connected to utility services district
 - Septic system or sewer line if connected to utility services district
 - Propane tank or gas service line if connected to utility company
 - Electrical service
 - Easements, if any
- FLOOR PLAN
 - Indicate square footage of proposed development
 - Room layout showing the following:
 - Room uses and dimensions
 - Window and door locations, type and sizes
 - Plumbing fixture locations
 - Appliance locations and types
 - Attic access location and size
- EXTERIOR ELEVATIONS
 - Type of wall covering materials
 - Type of roof covering materials
 - Window and door locations
 - Height of building
- BUILDING SECTION
 - Section drawings showing framing member sizes, spacing of framing members, beams, bracing, post and beam connections, foundation, etc

- FOUNDATION PLAN
 - Show complete foundation plan layout including:
 - Dimensions
 - Slab thickness, reinforcing and minimum 10 mil vapor barrier
 - Continuous footing locations and details
 - Pier footing locations and details
 - Holddown locations and types
- WALL BRACING PLAN / SHEAR WALL PLAN
 - Braced Wall Panel locations, type and sizes
- FLOOR FRAMING PLAN
 - Floor framing layout, type and sizes
 - Girder locations, type and sizes
 - Floor sheathing type and size
 - Underfloor ventilation calculations
 - Framing details
- ROOF FRAMING PLAN
 - Roof framing layout, type and sizes
 - Beam and header locations, type and sizes
 - Roof sheathing type and size
 - Ceiling framing layout, type and sizes
 - Underlayment and roofing material type
 - Attic ventilation calculations
 - Truss engineering from truss manufacturer (if applicable)
 - Framing details
- PLUMBING PLAN
 - Sanitary sewer, water and gas piping layout, type and sizes
 - Gas pipe sizing calculations
- MECHANICAL PLAN
 - Mechanical unit location, type and size
 - Duct locations, type and sizes
 - Duct sizing calculations
 - Ventilation fan locations, type and sizes
- ELECTRICAL PLAN
 - Light fixture locations and type
 - Receptacle locations and type
 - Electrical service equipment location and type
 - Smoke alarm and carbon monoxide alarm locations
- ENERGY CONSERVATION
 - Energy calculations incorporated into the plan set
 - HVAC equipment sizing calculations
- GREEN CODE REQUIREMENTS
 - Green code checklist incorporated into the plan set
- FIRE SPRINKLER DESIGN (if applicable)
 - Under a separate permit review and approval process by the Fire Department
- STRUCTURAL ENGINEERING (if applicable)