



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Limited Density Owner Built Rural Dwelling (Title 25) Plan Submittal Checklist for Grizzly Flats

Purpose

This handout summarizes the requirements for a complete plan review submittal for a new residential dwelling unit built to our local Limited Density Owner Built Rural Dwelling Ordinance XXXX and XXXX. Current code regulations and local ordinances require building permits when buildings are constructed, altered or improved. The following guideline shall be reviewed before commencing any work.

Verify the following requirements are met:

- The parcel is in the Grizzly Flats Rural Community Center Boundary in accordance with the current General Plan.
- The applicant owned the parcel prior to the Caldor Fire (August 14, 2021).
- The structure shall be occupied by the owner or owner's family and cannot be sold, rented, leased or used for employee occupancy for a minimum of 3 years. A deed restriction will be recorded as part of the permit.

Agency Approvals

Building

Contact the Building Division at (530) 621-5315 for questions about Title 25 Code requirements.

Planning

Contact the Planning Division at (530) 621-5355 for land use and setbacks prior to submittal of plans.

Environmental Management

Contact the Environmental Management Department for septic or well requirements at (530) 621-5300.

Department of Transportation

Contact the Department of Transportation for information on encroachment permit requirements at (530) 621-5900.

Pioneer Fire Protection District

Contact the Pioneer Fire Protection District for requirements at (530) 620-4444 for new construction.

Plan Submittal for Construction

Quantity

Complete plans and documents can be submitted directly to the Building Division counter.

Monday – Tuesday

8:00 am to 12:00 pm walk-ins and 1:00 pm to 3:30 pm by appointment

Wednesday

9:00 am to 12:00 pm walk-ins and 1:00 pm to 3:30 pm by appointment

Thursday - Friday

8:00 am to 12:00 pm walk-ins and 1:00 pm to 3:30 pm by appointment

Closed daily for lunch from 12:00 pm-1:00 pm

- Two (2) complete sets of plans. At least one set must be signed by the designer.
- Two (2) structural calculations sets, stamped and signed by the licensed professional (as applicable).
- A copy of the grant deed for the property.
- Complete permit application.
- Permit fee payment. Fee waivers for County imposed fees will be applied subject to County Ordinance 5150.

Minimum Plan Requirements

Size

Plans must be drawn to scale, fully dimensioned and legible on minimum 11 x 17 inch paper (e.g., site plan: 1/8-in = 1-ft, floor plan: ¼-in = 1-ft) in a concise, detailed and professional manner. Single line floor plans are not acceptable and will be rejected.

Cover Sheet and / or Site Plan

- Job address; name and address of owner, contractor and contact person; address, phone number, designer name; description of work; applicable codes; type of construction; fire sprinkler system (yes or no); sheet index; etc.
- Site plan identifying lot and building location; setback dimensions from new construction to all property lines and other existing buildings; location of easements and utilities; north arrow; etc.

Architectural Plans

- Floor plan identifying room uses; door and window schedule; etc.
- Details for stairs, handrails, guards, decks; occupancy separation elements and fire rating details (when applicable).
- Attic and under floor vent calculations.
- Exterior elevations identifying construction materials; wall covering specifications and fire rating; maximum building height and fireplace height, etc.

Structural Plans

- Structural identification of floor framing; roof framing; wall framing; location of shear walls or brace walls and associated schedules.
- Foundation plan; new footing details; connection to existing foundation system; reinforcement (as applicable).
- Manufactured truss calculations and truss layout plan (as applicable).
- Owner produced materials or milled lumber is allowed with a review and approval by the Building Official with a maximum moisture content of 19%.

Mechanical / Electrical / Plumbing Plans

- Mechanical Plans - identify all equipment location and access.
- Electrical Plans - identify size and location of main and sub-panels; electrical outlet receptacles, switches, light fixtures and types (TR, GFCI, WP, etc.).
- Plumbing Plans - identify plumbing fixture locations; gas piping calculations.

Design Criteria

Where conformance with current building code is required, El Dorado County has adopted the following codes and amendments:

- 2022 California Residential Code (2018 IRC)
- 2022 California Building Code (2018 IBC) if using engineered parameters
- 2022 California Mechanical Code (2018 UMC)
- 2022 California Electrical Code (2017 NEC)
- 2022 California Plumbing Code (2018 UPC)
- 2022 California Fire Code (2018 IFC)
- Title 25- Limited Density Owner Built Rural Dwelling

Plan Check Time

Grizzly Flats Title 25 Limited Density Owner Built Residential Dwellings are given priority. The Building Department strives to provide first round of comments with two weeks.

Permit Issuance

The following will be required at time of permit issuance:

- Any applicable outside agency fees.
- Proof of current contractor's license; Worker's Compensation insurance (for contractors only).
- Outstanding building fee payment.

One set of approved plans will be returned to the applicant to be maintained at the job site until the final inspection has been made. The Building Division will keep a second set on file.

Questions

Contact the Building Division at (530) 621-5315.