



## Commercial and Industrial Plan Check Submittal Requirements

Thank you for your interest in submitting commercial or Industrial plans in the Town of Yucca Valley. All construction requirements are based on the California Code of Regulations (CCR) Title 24: 2010 California Green Building Standards Code; 2010 California Building Code Volumes 1 & 2; 2010 California Electrical Code; 2010 California Mechanical Code; 2010 California Plumbing Code; 2010 California Energy Code; and any specific requirements as outlined in a technical report.

Three complete sets of plans shall be submitted. All plans shall be drawn to scale, include a graphic scale, be on substantial paper (minimum 24" x 36"), be blueprinted or ink drawn and bear a seal and wet signature of a professional engineer or architect licensed by the State of California. Additional details for each item are provided in the attached pages.

		<b>SUBMITTAL</b>	
Building & Safety	1	Title Sheet	
	2	Site Plan	
	3	Foundation Plan	
	4	Floor Plan	
	5	Schedules – Window, Door, and Equipment	
	6	Roof Plan	
	7	Exterior Elevations	
	8	Construction Details	
	9	Energy (Title 24) Calculations	
	10	Electrical Plan	
	11	Plumbing Plan	
	12	Mechanical Plan	
	13	Green Building Plan	
	14	Structural Calculations	
	15	Fire Safety Plan approved by San Bernardino County Fire Department	
	16	Septic System Plan approved by both San Bernardino County Environmental Health Department and California Regional Water Quality Control Board	
Planning	17	(Landscape, photometric, etc)	
	18	(Conditions of Approval)	
Engineering	19	(Grading, street improvement, etc)	
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**PLEASE NOTE: DUE TO SITE SPECIFIC CONDITIONS,  
ADDITIONAL INFORMATION MAY BE REQUIRED.**

## Details

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1. **Title Sheet Information:** Provide project address, Assessor's Parcel Number (APN), scope of work, proposed project square footage, current applicable California Building Code(s), occupancy group and division, type of construction, fire sprinkler requirements, special inspection(s) requirements, deferred submittals and name and contact information of associated professionals for this project.
2. **Site Plan:** Provide vicinity map, parcel footprint, street(s) identification. Provide existing and proposed use of structures, existing and proposed structure(s) dimensions to: property lines, other existing structures and to existing or proposed slopes (if applicable). Provide location of utility services (water, septic gas, LPG, electrical), finish floor elevation, earth contours, drainage flow, creek(s) locations, tree(s) locations (whether specimen is native or non-native), utility and road access easements, existing or proposed parking stall locations, site accessibility features, North arrow, plan scale (example: 1/8" = 1'-0").
3. **Foundation Plan:** Fully dimensioned plan view of the foundation showing the location of all footings and masonry walls. Provide cross-sectional details of the footings showing distance below natural grade, height above adjacent grade, anchor bolt size and spacing, and reinforcement as required by the soils report.
4. **Floor Plan:** Provide dimensioned floor plan, existing and proposed room(s) use, dimensioned interior wall partitions and location, size and type of existing and proposed doors and windows. Provide existing and proposed locations of required exits, exit lights, disabled accessibility features and construction reference detail(s). Provide size, grade and configuration of floor joists, beams, door and window headers, shear walls and columns. Specify type of connections and drag load detail(s), if applicable. Specify zone nailing, if required.
5. **Schedules:** Windows: specify size, configuration, type of glazing, window type (e.g. casement, single hung etc.). Doors: specify size, type, fire-rating (if applicable), type of hardware (e.g. self-closer, lever handles, etc.) Walls and Ceilings: specify finish materials and coatings. Shear Walls: specify plywood type and thickness, nailing pattern and size of fasteners, size of sills and edge framing, sill nailing pattern and size of fasteners.
6. **Roof Plan:** Provide complete roof plan including HVAC, smoke/heat vents and flashing requirements. Truss calculations are required for a proposed truss roof, or if conventionally framed, indicate size, spacing, and direction of rafters. Identify roof finish, sheathing underlayment and structural connection details, with ICC # or UL Listing for hardware and equipment. The truss calculations and the truss layout shall be signed and sealed by a professional civil or structural engineer.
7. **Exterior Elevations:** Provide four exterior elevations using North, South, East, and West identifications.
8. **Construction Details:** Provide structural cross-sections, showing the foundation, underpinning, floor joists, studs, ceiling joists, rafters, pitch of roof and location of

intermediate roof supports. The cross-section shall specify ceiling, wall and floor insulation "R" values.

9. **Energy (Title 24) Calculations:** Submit two sets of calculations showing compliance with the California Energy Commission Regulations for nonresidential construction. The location of the water heater(s), furnace and air conditioning units are to be shown including manufacturer, model and size. The ENV, MECH, LTG and OLTG Certificate of Compliance forms shall be completed, signed and printed on the building plans. All other applicable worksheets and forms shall be included.
10. **Electrical Plan:** Provide location and type of light fixtures, switches, outlets, single-line wire diagram, panel with load schedule, distribution and main panels with ampere rating, if applicable. Provide fixture schedule including exit signage, exit illumination and method of support. Detail suspended fixtures.
11. **Plumbing Plan:** Provide a plumbing isometric or line drawing showing septic, drain, waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. Show the location of all gas meters and all gas piping including sizes and lengths of outlet side of meter and the demand at each outlet. Provide location, size and type of proposed plumbing fixtures and appliances.
12. **Mechanical Plan:** Provide location, size and type of HVAC registers and equipment, size and layout of duct system, exhaust fans, equipment specifications and schedules.
13. **Green Building Plan:** Provide compliance with Nonresidential Mandatory Measures.
14. **Structural Calculations:** Provide two sets of Structural Calculations sealed and wet signed by the professional responsible for the calculations.
15. **Fire Safety Plan:** Please contact the San Bernardino County Fire Department at (909) 386-8465, for requirements specific to your project.
16. **Septic System Plan:** Please contact the San Bernardino County Environmental Health Department at (909) 387-4666; and the California Regional Water Quality Control Board at (760) 346-7491.