

Plan Submittal Requirements Under Assembly Bill (AB) 2234

Assembly Bill (AB) 2234 requires local jurisdictions to make available on their websites the requirements for any post-entitlement phase permit for projects that are majority or entirely residential. Information for new construction for an **Accessory Dwelling Unit (ADU), Duplex, Townhouse, Multi-Family** project is outlined below.

Building Design Criteria

Effective January 1, 2023, the City of West Sacramento adopted the 2022 California Building Standards Code, Title 24 of the California Code of Regulations, and local City Code Amendments per Ordinance 23-6.

Reference of effective codes should be noted on plans as applicable:

- The **2022** California Building Code (based on the 2021 International Building Code), California Mechanical Code (based on 2021 Uniform Mechanical Code), California Plumbing Code (based on 2021 Uniform Plumbing Code), California Electrical Code (based on 2020 National Electrical Code), California Fire Code (based on 2021 International Fire Code), California Energy Standards, California Residential Code (based on 2021 International Residential Code), and California Green Building Code (CALGreen).
- City of West Sacramento Municipal Code [Title 15 Building and Construction](#)

Additional Code and Design Resources

- California Building Standards at [2022 California Building Standards Code](#)
 - Wind:** CBC Basic Wind Speeds: 88 mph for Risk Category I; 94 mph for Risk Category II; 100 mph for Risk Category III; and 104 mph for Risk Category IV.
CRC ultimate wind speed = 95 mph
Exposure Category C, unless site complies with Exposure B
 - Seismic:** Unless otherwise justified by analysis, all buildings and non-building structures within the City limits are assigned to Seismic Design Category (SDC) D or higher, except as follows:
 - a. SDC D₀ for residential buildings permitted and constructed under the CRC.
Soil Site Class D-default shall be assumed for all sites per CBC 1613.2.2 unless otherwise justified by a registered design professional and/or geotechnical report.
- Seismic Design Parameters website: <https://asce7hazardtool.online/>
- Visit these helpful energy tools, training, and resources: [Energy Code Ace - Home Page](#)
- California Energy Code resources at [2022 Building Energy Efficiency Standards and Forms](#)
- Energy Design: Climate Zone 12
- Rainfall: 3-in per hour in a 100-year storm

Other Agencies - Applicants shall make separate submittals directly to other local utility companies and county agencies as applicable.

- APCD (Air Pollution Control District)
- Yolo County Environmental Health (YCEH) – When installing a septic system or well
- Sacramento Regional County Sanitation District (SRCSD)
- Separate plan submittal and permits are required for site installation of swimming pools, spas, and signage.

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Minimum Plan Requirements

Cover / Title Sheet

- Legal City issued job address; Assessor's Parcel Number (APN)
- Sheet Index
- Vicinity Map
- FEMA Flood Zone designation; Panel Number
- Names, addresses, phone numbers of legal property owner, contractor, and design professional(s); title and registration information
- Written project description (scope of work); current applicable codes; type of construction (e.g., R3, U); occupancy classification (e.g., Type VB); if installing fire sprinkler system; itemized gross building square footage areas
- Number of parking spaces required and provided; percentage of compact spaces; location of parking types (guests, customers). Include number of accessible spaces, Clean Air/Vanpool spaces and EVCS
- Zoning; land use on adjoining property; planning entitlements and conditions of approval; Cal Environmental Quality Act (CEQA) mitigation measures
- Special Construction (Chapter 31) listed, when applicable

Plot or Site Plan

- Drawn accurately to standard engineering scale; North arrow
- Full parcel, lot dimensions, property lines, street name(s); building location(s), including building walls on adjoining properties within 10-ft of the subject property; setback distances to other buildings; easements; R/W lines
- Ditches and other surface water on the premises and within 100-ft in any direction
- Utility lines and connection points (water, sewer, electrical, gas, cable, fire hydrants, septic/well) on the property and within all adjacent easements and R/W's
- Adjoining streets; driveways; parking areas (show all marked spaces and loading zones); R/W identifications
- Existing trees with drip lines (show size and species); identify trees to be removed.
- Site lighting; wattage calculations
- Patios; walkways; existing / proposed sidewalks
- Fencing; bollards; barriers; theme / retaining / sound walls (specify materials and height) / fire hydrant
- Refuse collection areas, associated recycling access areas
- Signage and striping locations (if proposed)
- Topography depicting spot elevations at top of curb / crown of street adjacent to property
- Proposed pad; finished floor elevations
- Exterior disabled access path of travel from public way to main building entrances and throughout buildings; disabled parking stalls designation; signage; curb-ramps details

Architectural Plan

- Dimensioned Floor Plan, room use identification; furniture / assembly seating layout
- Door / Window / Signage / Room Finish Schedules
- Area analysis based on type of construction, occupancy classification, number of stories or yards; specify method of designed occupancy (separated or non-separated uses)
- Percentage of accessible and adaptable units; details
- Type and amount of combustibles, if any
- Identify fire-rated elements (fire walls, fire barriers, corridors, shafts); "listing" (e.g., UL, Gypsum Assoc., CBC) / details of rated assemblies; protection of penetrations in rated assemblies; fire extinguisher locations
- Means of egress plan / exiting plan (exits, stairways, exit passageways identified), travel distance from all remote spaces – both exit access travel distances and common-path-of-travel distances

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Reflected Ceiling Plan

- Reflected ceiling plan; legend; ceiling heights; support details

Elevations

- Exterior Finish Materials Schedule
- Building height; building address location

Roof Plan

- Roofing material; pitch; equipment; roof access
- Roof drains; roof drain calculations; vents
- Roof Framing Plan with prefabricated truss calculations must be submitted with plans. Roof / floor layout with truss I.D. number and manufacturer's name; truss splice detail, connections, plate sizes; gable bracing / bridge; stamped and signed calculations by responsible design professional with single line truss diagram with all vertical / lateral loads, including bearing points coordinated with framing plan.

Structural Plans

- Structural notes to include design data and material requirements
- Foundation plan
- Foundation details for slab, footings, piers, grade beam, holdowns, wall anchoring
- Floor framing plan showing size / spacing / direction of framing
- Shear Wall Schedule
- Roof framing plan showing size / spacing / direction of framing
- Complete detailing of structural connections for lateral and vertical stability (e.g., post-to-beam, post-to-footing and beam-to-beam connections or call out approved metal connectors)

Architectural Details

- Stair / handrail / guardrail / deck location and framing support details
- Building cross-sections in each direction
- Interior access features detailed; clearances / mounting heights; restrooms / door signage
- Roof equipment attachment details

Mechanical, Electrical and Plumbing Plans

- Electrical plans identifying size, location of main and sub-panels; electrical outlets, switches, lighting fixtures, exit signs; computed load including panel schedule and single line diagram
- Mechanical plans identifying size, location of HVAC equipment; gas piping calculations; equipment schedule
All CALGreen mandatory measures method and verification
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- Plumbing plans identifying size, location of DWV; site and storm; water and gas supply piping sizes and materials for all fixtures and appliances; grease interceptor location and capacity calculations

Landscape / Irrigation plans

- Title and project address; north arrow; scale
- Quantity table on first landscape/irrigation sheet
- Property lines; easements; public rights-of-way
- Existing/proposed structures; fences; walls
- Location of existing/proposed plants; legend
- Location of loading, storage facilities, utility equipment, trash enclosures
- Arborist report (if required)

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- Point of connection and size, backflow preventer size, directions of main and lateral lines; sprinkler head placement; valves; controller type, size.
- Berming; swales; drainage easements
- Site Amenity Point Calculation and plant material quantities (refer to Landscape Development Guidelines for more detailed information at the link under Application Forms).
- Site lighting and utility locations shall be shown for reference
- Model Water Efficiency Landscape Ordinance (MWELo) information

CALGREEN

- All CALGreen mandatory measures method and verification checklist
<https://www.hcd.ca.gov/building-standards/calgreen/forms-and-worksheets>
In mixed occupancy buildings, each portion of a building shall comply with the specific [green building](#) measures applicable to each specific occupancy.

Fire Protection Systems

- Fire sprinklers, fire alarm, fire pump, underground fire lines, generators, perimeter fencing, and gate plans are separate permits and require submittals as indicated below
- Fire protection system plans and associated documentation (signed)
- Fire sprinkler systems shall be designed per the City of West Sacramento Commercial Fire Sprinkler Standards and Residential Sprinkler Standards where applicable
- Separate plans and permit application shall be submitted directly to the Building Division counter for processing

Fees

Due to the complexity of permit fees for new construction, it is recommended that you contact the Building and Engineering counter to review all applicable costs such as development fees, building fees, school district fees, etc. Construction data such as total valuation, site valuation, R/W valuation, itemized square footage areas, and type of construction are required for a complete fee assessment.

Designer Criteria

Buildings of **light wood-frame construction**, demonstrating compliance with prescriptive measures of Section 2308 of the 2022 CBC, may be prepared by any person if the structure is not more than two stories and basement in height. However, if the structure has unusual design features and deviates from conventional light-frame standards, it shall be designed following engineering standards. Engineered plans shall be prepared by a California licensed professional architect or engineer. Please verify if a design professional will be required for your project [here](#).

Approved Building Plan Examples

Permit plans are available for viewing in person at the Permit Services Counter during open hours. To request an appointment, please email: buildingpermits@cityofwestsacramento.org.

Note: Cal. Health & Safety Code section 19851(a) prohibits the City from Duplicating the official copy of any building plans. The official copy is therefore available for inspection at the Building Permit Center counter only.

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Community Development Engineering Improvement Plan Application Criteria

Refer to the City of West Sacramento [Standards & Specifications](#) page for details.

General Plan Requirements

- Indicates information has been provided**
Refer to Division I, Section 2.01 for general requirements and Division I, Section 2.02
- Sheet Size: 24-in 36-in
- Scale: Horizontal 1 inch = 40 feet; vertical 1 inch = 4 feet, minimum.
- Submit two sets of plans: Two hard copies and One PDF for engineering review

Submission of Improvement Plans:

Refer to Division I, Section 2.03 for Submission requirements

- Applicable permit applications: Grading, Encroachment Permit and/or On-site Permit.
- Engineer's cost estimate—using City minimum unit prices, provide a cost estimate specifying the costs using following categories: Grading, On-site, and work within the right-of-way
- Drainage Calculations
- Sewer Calculations
- Soils report—Geo tech report with pavement design
- Grading plan: included in Improvement set
- Conditions of Approval
- Joint Trench Plans
- Erosion Control Plan
- SWPPP; if soil disturbance is one acre or greater
- Review [Water Efficient Landscape](#)
- Review [Post-Construction Worksheet](#)
- Payment of one-half of the standard plan checking and inspection fee is due at submittal, such fee is non-refundable, per Division 1 Section 2.05.**

Questions?

Building, planning guidelines on the site or engineering questions outside of the building's footprint should be directed to the **Permit Services Counter**:

Address: 1110 West Capitol Ave., 2nd floor
Phone: (916) 617-4645