



SUBMITTAL REQUIREMENTS FOR NEW MULTI-FAMILY RESIDENTIAL & TRACT MODEL HOMES

This handout is designed for assistance in Multi-Family and Tract Model Home Plan Submittal to the Building and Safety Department. Omission of any of the following plan review items shall be deemed an Incomplete Submittal and will not be accepted for plan review.

The California Model Codes currently in effect are the 2016 California Codes, based on the 2015 International Residential Code (IRC), 2015 Uniform Plumbing and Mechanical Codes (UPC, UMC), 2014 National Electric Code (NEC), 2015 International Fire Code (IFC) and the 2016 California Energy Code, 2016 California Green Building Standard Code ("Cal Green"); and the City of Murrieta Ordinance for Universal Design Residential Dwelling.

Provide a tract production application and sequence worksheet with the following information:

1. Identify the applicant, developer/builder, financial depositor and their City customer I.D. number; tract phase and lot number(s) on the City's application form
2. On the sequence worksheet, identify the addresses, lot numbers, plan types, elevations, habitable square foot area, garage square foot area, patio/deck square footage, chosen options and total valuations for each plan type
3. Clearly identify all options creating additional square feet, or changes to total square foot area
4. Identification of residential lots based on percentages required by the Universal Design Ordinance
5. Provide Mitigation fees, TUMF and DIF estimate worksheet to the Building and Safety Department

**Submit four (4) complete sets of architectural, structural and PME's plans.
Plans shall be identical copies on a minimum 18" x 24" plan size set
or, a maximum 30" X 42" plan size with correlating Civil plans**

CONSTRUCTION PLANS SHALL INCLUDE BUT NOT BE LIMITED TO:

Cover Sheet:

1. Vicinity Map
2. Assessor's Parcel Number, Tract and Lot number; and Site Address
3. Building data: Proposed building Sq. Ft., use/occupancy , Building Code data: 2016 California Model Codes as based on the 2015 IRC, 2015 UMC and UPC, 2014 NEC, 2015 IFC, 2016 California Energy Code and the 2016 "Cal Green" Code.
4. Building NFPA 13-D fire sprinkler protected (Separate plan submittal to the Fire Department)

Plot Plans:

1. North Arrow
2. Street frontage, lot lines and lot dimensions
3. Building location and setbacks to property lines and/or easements

Floor Plans:

1. Each model or building type
2. Universal Design components for one and two family residential dwellings

Elevations:

Provide North, South, East and West side views of the building exterior, showing the structure's exterior features and elements e.g. exterior wall finish, wall veneers, fireplace chimney, roof pitch, roof vents, doors, windows, etc.

Section Views:

Provide section views indicating wall/roof heights; insulation locations for walls, floors and roof/ceilings of conditioned spaces; wall and roof/ceiling finish etc.

Plumbing/Mechanical:

1. Points of connection for water/sewer meter locations
2. Material type and sizes for waste/vent, water and gas supply systems
3. HVAC equipment location; gas stub locations and BTU input for gas appliances
4. County of Riverside Environmental Health Department Approved septic system design

Electrical Plan:

1. Electrical main service size, location and grounding method
2. Electrical power and lighting plans, lighting fixture schedule
3. Title 24 Energy Code electrical requirements including high efficacy fixture types, motion sensors, dimmer switching or photo controls

Structural Plan/Foundation/Framing/Roof Plan and Details:

1. Structural design by a State Of California registered engineer or licensed architect if the proposed structure does not comply with conventional light wood framing
2. Foundation elements to include, footing & slab reinforcement; footing and slab details, including base preparation, sand layer(s), moisture barrier; anchor bolt size and spacing, hold down devices, etc.
3. Structural frame plan(s) and key referenced details for walls, floor levels and roof
4. Two (2) sets of "wet" stamped/signed Structural Calculations
5. Two (2) sets of "wet" stamped/signed Roof Truss Calculations (if applicable). The architect or engineer of record shall first review and stamp the truss layout sheet, indicating the design to be in general conformance with the building design, prior to submittal to the Building and Safety Department for review and approval

Supplemental Information:

1. Two (2) copies of current Geotechnical soils reports, dated within 1 year of plan submittal or, an older report with an update letter addressing current soils data from the same engineering firm
2. Package D prescriptive method Energy Forms, or State approved computerized ENV/PERF (Envelope), MECH (Mechanical), LTG (Lighting) and Mandatory Measures energy calculation forms for new conditioned space; and all the required compliance forms are to be copied to the full size plan sheets
3. Include full plan size copies of the city departments Conditions of Approval to the plans
4. Two copies of the approved precise grading plan
5. Fees are based on the current City of Murrieta annually Adopted Fee Schedule
6. The contractor must sign the permit application and provide evidence of current CA State contractor's license. All contractor's/sub-contractor's must show proof of State and City licenses and shall comply with Sec. 3800 of the Labor Code regarding Workers Compensation
7. Applicant shall obtain all required clearances and/or approvals from the appropriate water district(s) prior to issuance of any building permits
8. Prior to permit issuance a Construction Phasing Plan shall be submitted, reviewed and approved