



City of Tustin, Building Division

SUBMITTAL REQUIREMENTS for ROOM ADDITIONS

Omission of any required items circled below will result in refusal of plans for plan check.

Submit four (4) complete sets of plans (1 Building, 1 Fire, 1 Planning, 1 PW)

including:

**For
Staff
Use**

___A. Plot plan with property line dimensions and location of the building and any other structures including the proposed room addition (see "Sample plot plan" available at front counter).

___B. Foundation plan

___C. Floor plan

___D. Ceiling and roof framing plan

___E. Electrical plan: (Electrical service shall be underground, T.M.C. ___) For a new service location contact – Edison Planner at _____.

1. Panel location
2. Lighting and receptacle layout
3. Circuit schedule and demand load

___F. Plumbing isometrics or plan view (if applicable)

1. Water distribution
2. Waste and venting
3. Gas distribution

___G. Provide a mechanical plan: (if applicable)

1. Location and size of all registers (supply & return)
2. Size, location, & manufacturers specifications for all equipment.

___J. Provide two (2) sets of "wet" stamped and signed Structural Calculations and roof truss calculations.

___K. Provide two (2) sets of Title 24 Energy Calculations. Compliance Forms shall appear on the plans.

___L. Provide two (2) sets of Soils Reports or assume 1000 psf for soils design value.

___M. Provide two (2) sets of Soil Percolation Test for proposed septic systems.

___N. Provide water test for newly drilled wells from Orange County Department of Health.

Additional Notes:

1. Separate permits are required for Electrical, Plumbing, and Mechanical, Patio covers, Swimming Pools, Fencing, Garden and Retaining walls.
2. Contact the IRWD and Public Works for any additional fees.
3. All contractors and sub-contractors must show proof of State and City licenses and shall comply with Section 3800 of the Labor Code regarding Worker's Compensation. Homeowners performing and/or coordinating their own construction must complete an Owner-Builder Verification form.
4. OCFA may review plans for dwellings with an aggregate area of 3,600 sq. ft.
5. Comply with Senate Bill 407 regarding water conservative fixtures throughout the dwelling.

/submittal room add.