



City of Hollister

Development Services Department

Building Division

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Plan Submittal – New Single Family Dwelling

Purpose:

This handout establishes a procedure for complete plan review submittals when new single family dwellings are proposed. According to current code regulations (2022 CBC, 2022 GBSC, 2022 CPC, 2022 CMC, 2022 CEC, 2022 CFC, and 2022 California Energy Code, permits are required when buildings or structures are constructed, altered, repaired, moved converted or demolished. Therefore, the following guidelines shall be reviewed prior to commencing construction

Submittal Requirements:

- ❑ Two **hard** copies of the plans - plans shall be drawn to scale, fully dimensioned and legible on minimum 18" x 24", 24" x 36" and maximum 30" x 42"
- ❑ A electronic **PDF** copy of the plans
- ❑ A electronic **PDF** copy of the following documents:
 - Structural Calculations – *both wet stamped and signed*
 - Energy Calculations (Title 24) – *both wet stamped and signed*
 - Truss Calculations Floor/Roof – *both wet stamped and signed*
 - Truss Review Letter from EOR – *both wet stamped and signed*
 - Soils Report/Geo Technical Report - *both wet stamped and signed*
 - - Specifications, if any submitted

Note: *Deferred Submittals – Only as allowed by Chief Building Official*

Plan Review Timeline:

Allow a minimum of 10 days for the first plan review and 5 business days for all subsequent plan reviews. Please allow 24-48 hours from the plan review timelines for processing.

Fees and Application Forms

Building Permit fees are based on the square footage and valuation of the project (labor time and material). Please call in advance to determine an exact fee.

A Building Permit Application form is available online at:

https://hollister.ca.gov/wp-content/uploads/2021/08/Building-Permit-Application-02_18_2021.pdf

Information Required on Plans

A. Conditions of Approval

- B. **Cover Sheet:** Provide project address and APN, name, address and phone number of owner, contractor, design professional address and contact information, scope of work, location map, flood zone, type of construction, square footage, occupancy classification(s), area calculations, applicable codes, fire sprinkler status, identify uses of adjacent spaces/suites, location and distances to property lines.
- C. **Site/Plot Plan:** Provide lot and building location indicating setback distances to property lines and easements; North Arrow, location of easements, fire hydrants and other utilities; street and right-of-way identification, access roadways; location of gas/electric/water meters, sewer/water lines, septic/well systems (if applicable)
- D. **Architectural Plans:** Elevations, dimensioned floor plans identifying room uses, door/window schedules and room finish schedules; architectural and framing details including cross sections, bracing and support, suspended ceiling plan and legend, exterior elevations identifying construction materials, colors, wall covering specifications and fire-rating (depending on location to property lines); building height.
- E. **Structural Plans:** Foundation plan, floor and wall framing plan, roof framing plan, and associated structural details. **Note:** *when using prefabricated roof/floor trusses, manufactured calculations are required "wet or electronic" stamped and signed by the truss engineer, also include a truss review letter signed by the engineer of record.*
- F. **Mechanical Plans:** Location of HVAC equipment and size, noting BTU output
- G. **Electrical Plans:** Location of all receptacles, lights, motors, switches, disconnects, panels, services, and one line diagram showing conduit/conductor size and insulation type.
- H. **Plumbing Plans:** Locations of plumbing fixtures, listing all required dimensions; gas line diagram including pipe size, material, length and BTU's of all fuel fired appliances.
- I. **Energy Calculations:** Signed energy forms with calculations on a plan sheet for any alteration, addition of shell lighting, and interior/exterior mechanical systems.
- J. **Civil Plans:** Show all site work, grading, storm drainage, and utilities.
- K. **Storm Water Pollution Prevention Plan:** Refer to the Engineering Department for submittal requirements.
- L. **Landscape Plans, Details and Tree Protection**

Note: *Shell Plans: Approved plans for shell only buildings do **NOT** constitute approval to occupy the premises. A separate and complete tenant improvement plan submittal and permit is required prior to occupancy of any building. Plans shall include ventilation, sanitation, exiting and other habitability (i.e. energy/lighting mechanical calculations) and occupancy issues address. If only a shell building review is desired, be sure to clearly state this on coversheet of plans and that a separate review and submittal will be required before issuance of any further certificate of occupancy.*

Additional Requirements/Approvals from the following departments may be required prior to releasing the construction permit. We recommend contacting each department for additional information on their submittal requirements

- **Civil Review** – *Separate Submittal & Review* – Please submit directly to City of Hollister's Engineering Department. For civil submittal requirements please contact **(831)-636-4340**
- **Planning Department Review** –Please include your conditions of approval with your building submittal. Plans will be routed to planning for an additional review to assure compliance with Planning Department Approval. Ensure all conditions required prior to permit issuance have been completed.
- **Fire Department** – *Separate Submittal & Review* – Required fire submittals (i.e., Underground Fire, Sprinklers, Alarms) must be submitted prior to permit release For Submittal Requirement please call **(831)-636-4325**
- **San Benito Co. Environmental Health** – *Separate Submittal & Review* – Food related business, Tattoo and Nail Salon Establishments and Public Pools. Please call **(831)-636-4035** for submittal requirements.
- **School Mitigation Fees** – Building Department will provide forms to applicant. Payment is made directly to the appropriate school districts.
- **Monterey Bay Air Resource District: (831)-718-8033** Demolition Work and/or Wood Burning Fireplaces – Asbestos survey required for all demolition projects and MBARD Release required prior to release of Demo Permits