



PLAN REVIEW COMMITTEE

SACRAMENTO VALLEY ASSOCIATION OF BUILDING OFFICIALS

Committee Chair: [Paul Klein](#) PH: 530-538-7541
 Vice Chair: [Mark Wood](#) PH: 530-757-5610

Committee Supported Responses Code Review Committee Question/Survey for November

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Subject: Foundation-Only Permits

1. Does your jurisdiction allow foundation-only permits?	YES		NO	
	20	95%	1	5%
If yes,				
1a. Does your jurisdiction have a written foundation-only permit policy?	YES		NO	
	8	38%	13	62%
1b. Does your jurisdiction require a full structural plan review prior to foundation-only permit?	YES		NO	
	14	70%	6	30%

Comments by Spokespersons

- For commercial projects only.
- On a case-by-case basis.
- Yes, but rarely if there are only minor things to clean up. Once a permit is issued it can be difficult to get them to complete their plans.
- We rarely issue them with the warning that if the foundation is not adequate they must deal with the consequences.

Code Review Committee Supported Response

1. Subject: Foundation-Only Permits:

If your jurisdiction allows foundation-only permits, the CRC recommends having a written policy including a structural plan review. Attached are example policies for your information.

Subject: Attic access located in the ceiling occupancy separation between a U1/R3 as per CBC section 302.4 exception 3

2. Would your jurisdiction allow an attic access in a garage ceiling which would penetrate the required occupancy separation between the garage and the house?	YES		NO	
	21	100%	0	0%
If you answered yes, would your jurisdiction:				
2a. Require a rated /listed access opening?	YES		NO	
	10	48%	11	52%
2b. Allow a field-fabricated access opening?	YES		NO	
	15	75%	5	25%
2c. Require a 1 3/8ths solid-core self-closing access door?	YES		NO	
	7	35%	13	65%

2d. Allow a drop-down ladder in the garage ceiling occupancy separation?

	YES		NO
	8	12%	5 60%

Comments by Spokespersons

- An attic access opening in the garage ceiling must provide the same level of protection as the adjacent ceiling materials. Vertical assemblies usually assume that items will not be stored in front of openings -- so openings are sometimes allowed to be de-rated. That cannot be assumed on a horizontal assembly. We look at each system individually.
- We allow installing plywood with 5/8" type x gyp brd and something to keep it close (self-closing or with hinge and blk so will not be left open).
- Attic Access in a garage firewall can be of two layers of 5/8" type x drywall over min. 7/16" osb as long as it is provided with min. two self closing hinges.
- We allow openings in the garage ceiling with a hinged door made of 3/4" plywood cover w/ 5/8" Type X gyp. bd.
- As long as it is rated, normally the metal one. But for the wood, we allow them to screw 5/8" type x gyp brd and must be tight closing.
- A ladder is permitted if opening protected separately above ladder assembly
- If the assembly is rated. Additionally the consideration for storage loads is an issue.
- The access would be allowed in the lid only if the access was a 20 min. rated assembly or in the case of a pull down ladder boxed out above the ladder so as to maintain the 20 min. rating when the ladder was pulled down.

Code Review Committee Supported Response

2. Subject: Attic Access Located in the Ceiling Occupancy Separation...

CBC Section 302.4 exception 3 does not specifically address penetrations of the garage ceiling except for air ducts. Therefore the appropriate code section for this type of penetration would be 710.1 Floor Ceilings or Roof Ceilings which would require a listed assembly.

Subject: 2-Story U-1 Private Garage

Given: A group U-1 occupancy located on a sloped lot with two accessible levels, to be used for parking of private vehicles on each level. CBC section 312.2.1 limits a group "U" private garage to a one-story.

3. you allow both levels to be used for the parking of private vehicles? YES NO
 11 61% 7 39%

If you answered yes,

3a. Would your jurisdiction allow type V-N construction in this case?
 YES NO
 13 93% 1 7%

4. Would your jurisdiction allow the reclassification of the U-1 occupancy to a group S-3 occupancy which permits 2 stories? YES NO
 14 78% 4 22%

4a. Would your jurisdiction require 1-hr exterior wall protection when located less than 20 from a property line?	YES		NO	
	15	94%	1	6%
4b. Would your jurisdiction require opening protection for openings less than 10 feet and no openings less than 5' from a property line?	YES		NO	
	15	94%	1	6%

Comments by Spokespersons

3. If the garage was detached, and an adequate distance from the dwelling, we might allow parking on both levels of a type V-N structure.
 - If it was attached to the dwelling, we would allow reclassification to an S-3 if it was of one-hour fire-resistive construction (minimum). This assumes that the dwelling must have a minimum of one-hour protection from a structural failure caused by fire in the garage -- hillside dwellings and garages are usually structurally interconnected.
4. We may be willing to compromise on a case by case basis.

Code Review Committee Supported Response

3-4. Subject: Two-Story U-1 Private Garage

U-1 occupancies are limited to single story, by CBC section 312. If it can be demonstrated that the first level meets the definition of a basement as per CBC section 203, then it could be classified as a U-1 Occupancy. The CRC would allow the reclassification of a U-1 to an S-3 Occupancy, and would recommend that all exterior wall and opening protections be complied with as per CBC Table 5A.



**Public Works
Building Inspection**
311 Vernon Street
Roseville, California 95678-2649
916.774.5332 fax 916.774.5394

Foundation Only Building Permit Requirements

1. *What is the purpose of a Foundation Only Building Permit?*

The California Building Code Section 106.4.1 allows the Chief Building Official to issue a permit for the construction of part of a building or structure before the plans and specifications for the entire building or structure have been approved. This is only done provided adequate information and detailed statements have been filed complying with all pertinent requirements of the City of Roseville. The holder of such permit will proceed at his own risk without assurance that the permit for the entire building or structure will be granted.

2. *What types of buildings qualify for a Foundation Only Building Permit?*

Foundation Only Permits may be issued for new commercial, office or industrial projects.

3. *How do I obtain a Foundation Only Permit?*

Applicants should apply for permits through the City of Roseville Building Department at 311 Vernon Street. For additional information please call (916) 774-5332.

4. *When can a Foundation Only Building Permit be applied for?*

A Foundation Only Building Permit can be applied for only when a full building permit submittal has been made and the City via the Engineering Division has the ability to determine that the improvement plans are substantially complete.

5. *What are the conditions of the agreement for a Foundation Only Permit?*

The issuance of a Foundation Only Permit is contingent upon the owner and the architect and/or engineer agreeing to the following conditions:

1. The permit is issued with the understanding that the owner assumes all responsibility for construction of the applicable phase.
2. The owner agrees to make any item constructed under the partial permit conform to the final approved plans, understanding that subsequent plan review may (1) disclose design errors and omissions or, (2) require changes because of the then-governing construction laws.
3. The foundation shall be designed to provide adequate support for the parapet walls to screen all roof mounted HVAC equipment, per the conditions of approval.

6. What items must be completed in order to obtain a Foundation Only Permit?

The Building Department will verify that the following items have been addressed:

- All City, State and Federal project entitlements have been secured and approved.
- A full building permit submittal has been made to the Building Department and routed for review and comment by the other City Departments.
- Civil on-site and off-site improvement plans have been **determined to be substantially complete** by the Engineering Division; all required encroachment and grading permits have been issued; bonds have been submitted; and all applicable fees have been paid.
- The building pad has been certified for grade and compaction as required by the Building Department.
- The Fire Department shall have approved all site development features such as access, fire hydrants, etc.
- When applicable, clearance for hazardous materials shall be obtained from the Fire Department prior to foundation only permit issuance.

7. The project applicant shall provide the following:

- Two additional sets of plans, specifications, and reports shall be submitted which include:
 1. Fully dimensioned site plan and vicinity map.
 2. Applicable construction drawings, specifications, geotechnical reports relating to the foundation work and any special inspections required (if applicable). Construction drawings shall include all underground work including but not limited to, mechanical, plumbing and electrical. Plans are to be clearly labeled **Foundation Only**.
- In addition, the applicant shall provide the following:
 3. Completed agreement for soil testing and observation (if applicable).
 4. Special inspection forms with required signatures (if applicable).
 5. The attached Foundation Only Agreement Form shall be completed, signed and returned to the Building Department. Accompanying this form shall be a written request for the issuance of a Foundation Only Permit.
- The following outlines the fees that shall be paid at the time of issuance of a Foundation Only Permit:
 1. The fee for a Foundation Only Permit is 50% of the normal Building Permit fee.
 2. The Strong Motion Fee (seismic fee).
 3. School Mitigation Fees. The forms can be obtained from the Building Department.

NOTE:

Subsequent building permit fees will be collected on issuance of the Complete Building Permit.



Public Works
Building Inspection
311 Vernon Street
Roseville, California 95678-2649
916.774.5332 fax 916.774.5394

Foundation Only Permit Agreement

Permit # _____

Project Name _____

Project Address _____

The issuance of this Foundation Only Building Permit is contingent upon the owner and the architect and/or engineer agreeing to the following conditions:

1. This permit is issued to the undersigned property owner with the understanding said owner assumes all responsibility for the construction of the foundation; construction documents are neither completely checked nor approved.
2. The owner agrees to make any item constructed under this permit conform to the final approved plans, understanding that the subsequent plan review may (1) disclose design errors and omissions or (2) require changes because of the then governing construction laws.
3. The issuance of this permit does not grant any inherent status to the project in the processing of the remaining portion of the plans through the City's plan check process.
4. The area of work shall be restricted to a five foot envelope around the entire pad area, and a maximum of five foot of vertical construction shall be allowed.
5. This request is subject to the payment of a Foundation Only Building Permit Fee of 50% of the normal fee and all school mitigation fees must be paid prior to issuance of a foundation only permit. Additional fees will be collected at the time of issuance for the complete building permit.

Note: The plans are neither completely checked nor approved for loads of the superstructure.

Property Owner (Print and Sign) Phone #

Architect (Print and Sign) Phone #

Engineer of Record (Print and Sign) Phone #

General Contractor (Print and Sign) Phone#

Manual of Policies & Procedures

County of Sacramento
Public Works Agency
Building Inspection Division

No. PP-6

Rev 8/00

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Subject: *Foundation Only Permit*

Effective July 1, 1997

Purpose:

To establish a policy and procedure for processing foundation only (partial) permits.

Background:

Subsection 106.4.1 of SCC Section 16.02.160 allows the Building Official to issue a permit for the construction of part of a building before the entire plans are approved. This section states that the holder of such a permit shall proceed at his/her own risk without assurance that the permit for the entire building will be granted.

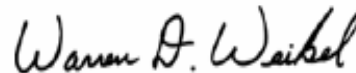
With the increasing cost of financing, there is a growing need for allowing this procedure when there is a justified holdup of the issuance of the entire permit. Often, the holdup is for a reason beyond the control of the applicant.

Policy:

Partial permits allowing underground site work, including underground electrical, plumbing, and mechanical and the placement of concrete foundations and on-grade slabs, may be issued for commercial projects subject to the approval of the Division Chief, Senior Engineer, Associate Engineer, a Supervising Structural Inspector, or a Structural Inspector who processes permits when it has been demonstrated that there is a justifiable reason. Issuance of a partial permit will require the payment of an additional plan review fee equal to 4 percent of the total permit fee (\$100 minimum).

Procedure:

1. The applicant processes a permit application through the Technical Resources Division and the Planning Department to provide verification that they approve issuance of a partial permit.
2. The applicant then submits the application to Building Inspection for clearance from the Division Chief, a Senior or Associate Engineer, a Supervising Structural Inspector, or a Structural Inspector who processes permits to issue a partial permit.
3. Upon approval, the owner and contractor complete the Partial Permit Declaration (Form BID #318).
4. The applicant provides two additional sets of appropriate plan sheets required for the partial permit. The plans shall show clearly the limits of the work.
5. The separate partial permit application will be processed and a permit fee will be charged at the rate of 60 percent of the total permit fee (which amount will be credited to the total permit fee when issued) plus the additional plan review fee. Transportation development fees shall be collected with the foundation permit. School fee verification may be done when the total permit is issued.
6. The partial permit, inspection card, and folder are to be marked "Foundation Only" at the time of permit issuance.



Warren D. Weikel, Chief
Building Inspection Division

WDW:jkm
Reference: BID #318