



BUILDING AND SAFETY DEPARTMENT

Phone: (310) 605-5509/Fax Line: (310) 605-5598

www.comptoncity.org

ACCESSORY DWELLING UNIT PLAN REQUIREMENTS

PLAN INFORMATION

Residential accessory dwelling unit (ADU) plans must be legible and capable of digital scanning. All sheets shall be the same size and distinctly labeled with a sheet title and number. The minimum dimension of the sheets shall be 24" x 36". They may be produced (drawn) by a licensed Architect or Engineer, the Property Owner/Builder, Design Consultant, licensed Contractor or other qualified person. One (1) complete set of plans are required for submittal. Plans that are not legible and/or incomplete may be rejected prior to plan review. All plans shall be signed by the person preparing the plan.

Plans must be fully dimensioned, legible scale and printed paper, no faded plans will be processed.

Current California law regarding Owner/Builder permits requires the property be the principle residence of the owner. Second homes and rental property do not qualify for Owner/Builder permits.

This document shall be used as a general guide for submittal requirements. Additional information and details may be required at time of submittal and during the plan check/ permitting process. Project specific plan requirements are assessed on a case by case basis.

The plan, at a minimum, shall include the following information and details:

GENERAL REQUIREMENTS · ALL PLANS

Plans shall be rendered legible and usable. Separate sheets shall be provided for distinctly different aspects of the proposed project. Plan sheets shall be clearly labeled with sheet numbers on the bottom right-hand corner and each sheet included in the set shall be included in the sheet index provided on the cover sheet.

Provide with each set of plans: (As applicable)

- Cover Sheet with Vicinity Map and Sheet Index.
- Where required by the Planning Division, "Conditions of Approval" shall be inserted as a separate page(s) behind the cover sheet.
- Site Plan.
- Demolition and Existing Floor Plan(s)/Roof Plan(s).
- Proposed Floor Plan(s)/ Roof Plan(s)
- Construction Cross Section(s).
- Existing/Proposed Exterior Elevations of all affected areas within the proposed scope of work.
- Structural Sheets. (i.e. Floor Framing, Roof Framing, Foundation Plan, etc.)
- Architectural and Structural Details.
- Mechanical, Electrical and Plumbing (MEP) Plans
- "Title 24" Energy Compliance Forms. (Copied onto the plans)
- Green Code, tables, general notes, etc

A complete "Project Description" and "Scope of Work" must be on the cover sheet of the plans. The plan description must match the Application description. List all new work and include square footages of the areas for all proposed work.

Deferred Submittal items shall be clearly noted on the cover sheet and will be required to be submitted for plan check, approved, and permits shall be issued prior to the framing inspection .

Building Data Legend must be provided on the cover sheet. Include the following information (as applicable) for the new or remodeled building proposed:

- Project address
- Owner's name, address and phone number
- Contact information for: Designer / Architect / Engineer of Record/ Other Applicable Consultants
- Name, address and telephone number of person who prepared the plans
- The Legal description (A.P.N.)
- Occupancy group: i.e: R-3 - single family / U - garage
- Type of Construction: i.e: V-B
- Floor Area calculations, including existing and new area per occupancy, total floor area of each story, area of new addition and area of alteration/remodel
- Site area and % of lot coverage
- Note if a fire sprinkler system is installed
- ✓ Plan must correctly identify the current codes. Provide a statement on the title sheet of the plans that this project shall comply with the:
 - 2022 California Building Code (CBC)
 - 2022 California Residential Code (CRC)
 - 2022 California Existing Building Code (CEBC) 2022 California Mechanical Code (CMC) 2022 California Plumbing Code (CPC)
 - 2022 California Electrical Code (CEC)
 - 2022 California Energy Code (CEnc)
 - 2022 California Fire Code (CFC)
 - 2022 California Green Building Standards Code City of Compton Amendments
- ✓ Plan shall, at a minimum, include an NPDES statement on the site plan: The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulates, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system. If the project includes exterior work, the plan shall delineate all projecting elements, and show distance(s) to the property line(s) or adjacent structures.
- ✓ If the project includes over 500 S.F of proposed or combined accessible floor area, Compton Unified School district fees are required
- ✓ Plan must indicate if the existing building is protected by an automatic sprinkler system. Projects that require a new Fire Sprinkler System to be installed shall have the cover sheet notated ·FIRE SPRINKLERS REQUIRED· and the proposed fire sprinklers shall be listed as a deferred submittal.
- ✓ Architectural, Structural and MEP sheets shall all be coordinated. All plan view sheets (i.e. floor plans, roof plans, framing plans, foundation plans, etc.) shall include gridlines to facilitate coordination.

SITE PLAN

All site plans must be drawn to scale. The site plan will be same size as rest of plans. The site plan shall be drawn to a recognizable architectural/engineering standard. Provide north arrow. Provide additional directions if hard to locate. Partial site plans may be submitted as long as a vicinity map for the property is provided. The vicinity map will show the full parcel including frontage streets and cross reference the area of the partial site plan. Partial site plans must show all required features as listed below. Aerial photos will not be accepted in lieu of the Standard Site Plan. Note: Planning may require a reduced size site plan.

Existing Structures: Show and label all existing structures including pool/spa and retaining walls. Show and dimension all property lines. Identify existing roads, driveways, waterways, drainage features, septic systems including expansion areas, sub drains, wells and underground utilities. Property lines and dimensions supplied by applicant are for representational purposes only and do not constitute an approval of the location by the County. While not required, it is the owner's responsibility to have property lines surveyed.

Proposed Structures/Improvements: Identify all proposed structures including retaining walls. Dimension proposed structures to property lines, setbacks to septic systems, creeks, and other structures. Identify all proposed improvements including driveways, turnarounds, turnouts, areas to be graded, drainage features, power poles, and underground utilities

If appropriate to specific applications (Project Review) include easements, right-of-ways, building envelopes, irrigated landscape areas or trees 8 inches diameter or larger within project building envelope for retention or removal.

Contours (lines denoting elevation of terrain) are required for all building permits subject to a site evaluation. Contours shall be shown and labeled at maximum vertical intervals of 10 feet. See Note #4 on reverse of this form for areas of special concern requiring contour intervals of two feet or less. See Notes #2 and #3 on reverse for exceptions to contour requirements and information regarding who can produce contours

FLOOR PLAN(S)

- ✓ The floor plan(s) shall include the following: walls, doors, and windows, uses of all rooms, section and detail references, and notes which clearly identify all items shown. Wall thicknesses must be shown with double lines.
- ✓ The floor plan(s) shall be fully dimensioned.
 - Minimum room dimensions (R304)
 - Minimum hallway dimensions (R311.6)
 - Toilet, bath, and shower spaces (CPC 402.5, 408.6)
 - Attic access (R807)
- ✓ The types and sizes of all windows and doors shall be specified on the plans and scheduled.
 - Light and ventilation requirements (R303)
 - Safety glazing (R308.4)

- **Utility Plan** - to show the locations, layouts, and sizes of all services

MECHANICAL, ELECTRICAL & PLUMBING REQUIREMENTS

MEP details may be included on the floor plan or a separate utility plan sheet for review. While not requiring complete single-line drawings, the plan shall include detailing the following information:

- Domestic water sizing
- Gas load sizing
- Electrical load sizing
- A mechanical equipment, electrical equipment and plumbing fixture schedule shall be included.
- Complete and copy the Mechanical Equipment Schedule, Electrical Equipment Schedule and Plumbing Fixture Schedule onto the plans.
- Show the locations of the heating, cooling, and ventilating equipment.
- Note on the plans the mechanical equipment schedule identifying the equipment manufacturer's name, model number, capacity, etc.
- Where the project includes the installation of a new attic FAU, include the requirement of CMC904. 10 on the plans.
- Show and note the kitchen ventilation system (range hood) ducted to the outside air, complying with the Title 24 and ASHRE 62.2 standards.
- Show and note the bathroom ventilation, ducted to the outside air, complying with the Title 24 and ASHRAE 62.2 standards.
- Show the location of the plumbing fixtures (water closets, lavatories, sinks, clothes washing, etc.) including the water heater.
- Show the Electrical panel location, panel and sub-panels (specify amperage) and load schedules for services less than 200 amps.

- Show the location and/or layout of all receptacles and outlets. (CEC 210.50-210.63)
- All kitchen countertop outlets shall be GFCI protected. [CEC 210.8(A)(6)J]
- Receptacles shall be listed as tamper resistant.
- 12" or wider countertops require an outlet. [CEC 210.52(C)(1)]
- Outlets are required within 24" of any location along the countertop. [CEC 210.52(C)(1)]
- Kitchen outlets positioned a maximum 20" above countertop. (CEC 210.52(C)(5))
- The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. A large window across the back of a sink or lack of a backsplash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone-type receptacle. [CEC 210.52(C)(2),(3),(4)]
- Two or more small appliance branch circuits, 20 amps each, are required for kitchens. Circuits shall be balanced and have no other outlets. (CEC 210.52(8)(1),(2))
- Individual dedicated circuits are required for all major appliances. (210.11(C)(1) & 422.10(A)J)
- Garbage disposal cord and plug connected 18" to 36" long. [CEC 422.16(8)(1)]
- Dishwasher cord 36" to 48" long. Romex installed with a plug is not an approved flexible cord. (CEC 422.16(8)(2))
- Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal [CEC 210.23(A)J]
- If using a split outlet (two circuits on the same yoke or mounting strap) for dishwasher/disposal, provide a listed handle tie at the two circuit breakers at the panel. [CEC 210.71]
- All installed luminaires shall be high-efficacy. [CEC 150.0(K)1.A)
- Minimum 30" vertical clearance to combustibles from cook top surface. (CMC 921.3.1)
- Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRAE 62.2. This includes a maximum sound rating of 3 sone @ 100cfm.
- Provide maximum 6-ft- long listed gas flexible connector and shut off to freestanding range. (CPC 1212.3.1)
- A listed air gap is required for the dishwasher drain. [CPC 807.3)
- The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. [CPC 402.4)
- Detail on the cover sheet any special conditions or requirement notated in the energy analysis i.e. HERS testing, Cool Roof, etc.

ENERGY

- Submit the applicable energy documentation (compliance forms) for new conditioned space, lighting (indoor, exterior and signs), mechanical equipment including ductwork.
- The energy compliance forms #7 k shall be copied onto the plans.
- Check online for the most current energy code

SMOKE AND CARBON MONOXIDE ALARMS

- Show the locations of the Smoke Alarms as required (R314). +
- Location (R314.3)
- Power Source (R314.6)
- Interconnection (R314.4)
- Existing dwellings (R314.8)
- Show the locations of the Carbon Monoxide Alarms as required (R315)
- Location (R315.3)
- Power source (R315.5)
- Interconnection (R315.7)
- Existing dwellings (R315.2.1)

California Green Building Standards Code — CALGreen

- Provide applicable tables and forms for the following:
 - Planning and design
 - Energy efficiency
 - Water efficiency and conservation
 - Material conservation and resource efficiency
 - Environmental quality
- You may visit the following site, the AIA have forms available for this requirements:
 - <https://aiacalifornia.org/calgreen-checklists/>
- LOW IMPACT DEVELOPMENT
When applicable see form B-050 (located on our portal)

WINDOW-DOOR SCHEDULE

- A window/door schedule shall be provided listing the window sizes, egress components, U Factor, SHGC, glazing and tempered glass requirements.

ROOF PLAN (May be combined with plot plan if simple)

- Provide a roof plan that includes the following: roof lines, pitch, eave overhangs, roofing material and underlayment, drainage, and attic ventilation.
- Roof materials classification (minimum Class "A") (R902)
- Roof drainage, flashing (R801 .3, R903.4, R903.2)
- Roof materials and underlayment (R904, R905.1.1)
- Roof ventilation (R806)

EXTERIOR ARCHITECTURAL ELEVATIONS

- Provide exterior elevations which include the following: floor and wall heights, finish grade, roof lines and pitch, wall finish materials and underlayment, veneer or trim materials, attic and floor vents, and address number.
- Exterior wall finishes (R703)
- Weep screed clearances (R703. 7 .2.1)
- Stone and masonry veneer (R703.7)
- Under floor ventilation and access (R408)
- Address numbers (R319)

BUILDING CROSS SECTIONS

Provide building cross sections (at least one cross section in each direction). Show the framing elements, foundation, floor, roof, stair construction, and the insulation envelope. Sections should be shown at locations that clearly depict the unique conditions of the structure and should include detail references.

EXITING REQUIREMENT

- Plans shall demonstrate compliance with the following exiting requirements:

- o Floors and landings at exit doors (R311.3)
- o Vertical egress (R311 .4)
- o Stairways (R311.7)
- o Width (R311.7.11)
- o Headroom (R311.7.2)
- o Treads and Risers (R311.7.51)
- o Landings (R311.7.6)
- o Handrails (R311.7.8)
- o Ramps (R311.8)
- o Guard (R31 2)
- o Height (R312.1.2)
- o Openings (R312.1.3)
- o Loads on guardrails (R301.5)

GARAGES

- o Plans shall demonstrate compliance with the following:
- o Fire separation(Table R302.6)
- o Opening limitations and protection(R302.5.1) Floor surface drainage(R309.1)

FIRE-RESISTANT CONSTRUCTION: Where fire-resistance-rated exterior walls are required, provide wall assembly details on the plans. Include the assembly listing number and specify all materials and connections. Enclosed accessible spaces under stairs shall be protected with ½ inch gypsum board.(R302. 7) thus new homes and additions/alterations shall comply with Section R337.

STRUCTURAL PLANS: Are required for proposed detached accessory dwelling units or any additions and/or structural modifications to existing structures.

- Each sheet of structural plans shall include the following:
 - North arrow, gridlines, plan sheet title and scale
 - A cover sheet with all applicable design parameters, statements of special inspection, structural observation notes, symbol legend, shear wall schedules, construction notes, and etc.
 - Shall also include the foundation plans, floor framing plans, roof framing plans and all related detail sheets.
 - All details shall be cross referenced to the plans.
 - If using a geotechnical report, all foundation plans and related details shall be reviewed, stamped, signed and approved by the licensed Geotechnical engineer responsible for preparing the geotechnical report.

GEOTECHNICAL REQUIREMENTS - Conditional to project scope

GEOTECHNICAL REPORT: Expansive soils, soils containing sulfates, and generally adverse subsurface geotechnical conditions are known to exist throughout the City of Compton. Expansive soil is assumed and the minimum presumptive load bearing value can be found in our Geotechnical Investigations and Reporting handout, along with a more detailed list of projects that require a soils report.

- Common projects that require a soils or geology report
- Ground level addition over 400sqft or 1-2ft in height
- Second floor level addition not within footprint of existing foundation system
- Foundation system not using or conforming to the handout values.
- Deep foundations or pre-stressed slab foundation systems.
- Grading plans
- Room additions > 400sqft or beyond previously graded areas
- New guest house or accessory structure

Note: The above listed projects may use the information from an existing soils report for the subject property, previously done within one year.

Foundation Plan: Show dimensions and depths into bearing soil of all foundation components. Indicate foundation anchoring details, hold-downs, straps, reinforcements, crawl space clearances, under grounding, vents, and access. For floor assemblies, include floor framing, size, spacing and spans, plywood size and floor covering. Include structural calculations and specifications for any engineered floor truss systems. Show separate floor framing for all stories. Include calculations for beams. Show how loads will be transferred to the foundation. Any foundation system that deviates from the standard foundation system described in the California Building Code must bear the seal of a registered civil or structural engineer or architect and have supporting calculations to substantiate the design. Foundation design criteria must be in accordance with data provided in an accompanying soil report.

Framing Plans: Submit framing plans for floor, ceiling, wall and roof framing indicating dimensions, materials, sizes, spacing, spans and connection details of all structural framing members.