

Planning Department Approval

Most building permit applications are reviewed by the Planning Division for compliance with zoning regulations such as Use, and property line setback and height requirements.

Construction Plans information

Plans, if required in order to show building standards code compliance, must be clear and drawn to scale. The single-family residential plans may be prepared by the owner, an architect, engineer draftsman or designer. A licensed California Architect or Engineer may be required to prepare plans for certain locations or unusual structural conditions.

- ⇒ Plot plan showing property dimensions, location of all existing and proposed structures on the property with distances from other buildings and property lines.
- ⇒ Floor plan showing room size and uses, placement of walls, location and sizes of windows, doors and stairs, fixtures, electrical including receptacles and lights, fireplaces and cabinets.
- ⇒ Exterior elevations showing all sides of the building being constructed or remodeled and indicating the height of the structure and the exterior materials being used.
- ⇒ Structural plans including: foundation, floor framing, roof framing, cross sections and framing details.
- ⇒ Structural Calculations, if required.
- ⇒ Fire Sprinkler Plans, if applicable
- ⇒ Title-24 Energy Compliance documents.
- ⇒ Plumbing, Mechanical and Electrical
- ⇒ Green Building Standards Code
- ⇒ Disabled Access Standards, if applicable
- ⇒ Floodplain Elevation Certificate, if applicable

Costs

The Building Division is supported by fees collected for services. Plan review fees pay for staff time to check plans for code compliance. Permits fees pay for inspection services. All fees are identified in the City of Isleton fee schedule and are available for your review.

Building permit fees and any required plan check fees are based on the value of the project. Electrical mechanical and plumbing permits fees are based on the types and quantities of items to be evaluated.

Additional charges may be assessed for any further planning review; additional required permits, such as grading or encroachment permits; and/or any applicable Fire Department and/or School District fees.

How long are plan checks and permits valid?

Plan checks are valid for six (6) months (180 Day's) from the date of approval. After this time, the plan check will expire if the building permit has not been issued. A one time extension may be granted up to six (6) month (180 Day's) if a written request is received before the expiration date, Permits are valid for six (6) months from the date of issue or the last approved inspection. After this time, the building permit will automatically expire. A one time extension up to six (6) month (180 Day's) may be granted if a written request is received before the expiration date.

Building Division

Building Inspection Services FAQ's



**101 2nd Street
Isleton, CA 95641
(916) 777-7770 Office
(916) 777-7775 fax**

Building Inspection Services FAQ's

Why are Building Permits and Inspection Required?

The City of Isleton Building Division is charged with providing for life safety and the safeguard of property through enforcement of the California Building, Residential, Green Building Standards, Electrical, Energy, International Property Maintenance, Plumbing and Mechanical Codes and other codes, laws and municipal ordinances.

What types of work require Building Permits?

Most new construction, remodeling and repairs require building permits. Most electrical, plumbing, mechanical and insulation installations, repairs and replacement also require permits.

Some typical projects **requiring** permits:

- ⇒ New homes and buildings
- ⇒ Room additions, patio enclosures, sun rooms, and carports.
- ⇒ Kitchen remodels.
- ⇒ Bathroom remodels.
- ⇒ Decks and patio covers (attached or detached).
- ⇒ Arbor and trellis (regardless of size).
- ⇒ Gazebos and self-contained spas.
- ⇒ Garage conversions.
- ⇒ Storage sheds.
- ⇒ Swimming pools and spas.
- ⇒ Re-roofing.
- ⇒ Window and door installations or changes.
- ⇒ Water softeners.

- ⇒ Water heaters, fences, fireplaces and fireplace inserts.
- ⇒ HVAC systems and wall heaters.
- ⇒ Electrical service and sub-panels.
- ⇒ Insulation and drywall.
- ⇒ Exterior siding.
- ⇒ Skylights.
- ⇒ Shower/tub enclosure replacements.
- ⇒ Retaining walls.
- ⇒ Landscape irrigation.

A building permit is **not required** for:

- ⇒ One-story detached accessory structure, providing the square footage does not exceed 120 square feet
- ⇒ Fences not exceeding seven (7) feet in height* (***check with the Planning and Public Works Department for height restrictions for corner properties and right-away obstructions.***)
- ⇒ Retaining walls not over **four (4)** in height measured from the bottom of the footing to the top of the wall, ***unless supporting a surcharge****
- ⇒ Sidewalks and driveways*
- ⇒ Panting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- ⇒ Prefabricated swimming pools that are less than 24" inches deep.
- ⇒ Decks not exceeding 200 square feet in area, that are not more than 30" inches above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

***Recommendation:** Although your project may not require a building permit, it is recommended you obtain Planning Division, Fire Prevention Division and Public Works Department approval before beginning any project (A plot plan may be required).

Obtaining Building Permits

Please submit a completed building permit application and, if required, three (3) or more sets of plans (depending on the type of project) and pay applicable pre-plan check submittal fees. A building permit is issued upon approval of the permit application and payment of building permit fees and other applicable fees.

Building Permit Application Requirements

A building permit application requires:

- ⇒ Description of the work.
- ⇒ Legal address of the project.
- ⇒ Owner's name and telephone number.
- ⇒ Applicant's name, address, telephone number, and signature (Applicant must be either the owner, the owner authorized agent or the contractor).
- ⇒ Contractor's, Architects' and/or Engineer's name, license number, address and telephone number.
- ⇒ Completion of the "Owner-Builder Declaration", or "California Licensed Contractor Declaration" and the "Worker's Compensation Declaration".
- ⇒ Construction Valuation cost of the proposed work (including materials and labor).
- ⇒ Plans (if required)-Three (3) or more sets of plans (depending on the type of project) and two (2) copies of structural calculations and specifications. Other documents may be required at submittal.