

Non-Residential Building Permit Process Information

1. Plan Review

The items listed below are needed to submit your project for review of the building plans. If the submittal package is incomplete, we will be unable to render a thorough plan review. This will cause delays in the plan review process and issuance of the building permit. The plans should clearly distinguish between all existing conditions and new construction. Additional information may be required during or after plan review.

Please Note:

- A multitude of information can be combined on plans for simple buildings if clarity is maintained.
- Other departments and agencies may have to review and approve plans before permits can be issued.
- Depending on your building's occupancy, your plans may be required to be drawn by a licensed professional. See form # RCB0813 Preparation of Plans and Specifications for more information.
- All Tenant Improvements, alterations, remodels, will require approval from the Sacramento Metropolitan Air Quality Management District (SMAQMD). **See contact information at end of this document.**

Document Submittal List

Drawings:

Plan Size: 18" x 24" to 36" x 48" drawn to scale and fully dimensioned. Plans must be clear and legible.

Provide the minimum number of sets as required:

- **3** sets for the Building & Safety Division
- **2** sets for the Fire District , if custom home (**Separate submittal, see contact information at end of this document**)
- **1** set for the Sacramento County Environmental Management Department – Environmental Health Division ("Health Department"), if applicable (**Separate submittal, see contact information at end of this document**)
- **2** sets for Partial Permit, if applicable (**Separate submittal**; Floor plan, underground plumbing and electrical)
- **2** sets for Foundation Only Permits, if applicable (**Separate submittal**; only on new construction; payment of all fees due for full permit, plus approvals from all departments required for issuance of Foundation Only Permit).
- **2** sets for any racking, interior or exterior, that is over 5'9" in height (**Separate submittal**)

Drawings to consist of:

- **General Information ("Cover Sheet")**
- **Plot/Site Plan**
- **Foundation Plan**
- **Green Building Standards Plan**
- **Architectural / Fire-Life Safety Plan**
- **Mechanical Plan**
- **Structural Plan**
- **Site Accessibility Plan**
- **Floor Plan**
- **Energy Compliance Plan**
- **Plumbing Plan**
- **Electrical Plan**
- **Food Equipment** (when required by Environmental Health for food facilities)
- **Calculations** (two sets, if required):
 - **Structural Calculations** (Note: All structural details shall be part of the plans, and wet signed by the design engineer)
 - **Energy calculations** (Note: calculations shall be signed by a document author and property owner and shall be a part of the approved plans)
- **Other Documents:**

- **Hazardous Material Declaration** (List type and quantities of chemicals stored on-site)
- **M.S.D.S.** (Material safety data sheets)
- **Geotechnical, or “soils”, report** (for additions and new buildings)
- **Form # RCB0907 Access Compliance for Existing Non-Residential Buildings** (required at time of submittal for all interior alteration permits)

Plan Review Turn-Around Time Frames

Once plans are submitted, and depending on the type of project, the first set of plan review comments can typically be generated within 10 days after submitting the plans for review. Depending on the nature of the corrections to be made, and the expedience of the customer in returning the plans for re-check, it can be anticipated that a plan can be approved within 10 days of re-submittal. However, this does not mean a building permit can be issued. All commercial projects require the approval of the Planning Department, Public Works Department, and the Fire District prior to being released for permit. Some projects may also require the approval of the Sacramento County Environmental Management Department (commonly referred to as the “Health Department”), the Sacramento Area Sewer District, the Sacramento Metropolitan Air Quality Management District, and a host of other outside agencies. Our staff will make the applicant aware of which agency approvals are required for the project at the first plan review turn-around.

2. Permit Issuance

The Building & Safety Division will issue a building permit for the project after all necessary approvals are received. Before the permit is issued, one final check of all project holds will be reviewed, and any payment of any remaining fees will be due.

No commercial building permit may be issued without the approval of the local fire district. A separate submittal and fire district permit is required prior to building permit issuance. For fire district submittal requirements, see the contact information for the Sacramento Metropolitan Fire District located in the “Contact Information; Outside Agencies” section of this document.

3. Inspections

Once the permit is issued, inspections may begin. Inspections are scheduled via our phone-in inspection request system. To schedule an inspection the customer will call (916) 851-8766, and enter the permit number after being prompted. The customer is then given the option of choosing the inspection they wish to schedule, and whether they would prefer a morning (AM – 8:00AM to 12:00PM) or afternoon (PM – 1:00PM to 4:00PM) inspection, with the understanding that this is a request only, and will be accommodated as much as possible.

For our customers who need a more accurate idea of when the inspector will be at their site, we offer a special service. After scheduling their inspection, the customer can call our inspection office line, (916) 851-8848, between 7AM and 8AM, the morning of their scheduled inspection, and speak directly to the Building inspector. At that time, the inspector can give the customer a two-hour time period in which the inspector will be at their job site. This service is subject to workload constraints, and availability of staff.

4. Contact Information

Listed below are agencies, both City and others, that have direct influence on the building permit process.

City Departments:

- **Public Works** - Civil Plans; Site Improvements; Grading Permits; Encroachment Permits – (916) 851-8710
- **Planning** – Design Review; Use Permits – (916) 851-8750

Outside Agencies:

- **Sacramento Metropolitan Air Quality Management District** www.airquality.org – Project review for asbestos mitigation – 777 12th Street, 3rd Floor, Sacramento, CA 95814, (916) 874-4800
- **Sacramento Metropolitan Fire District** www.smfd.ca.gov – Review of architectural, structural and fire suppression plans – City Hall, 2729 Prospect Park Drive, Rancho Cordova, CA, 95670, (916) 859-4330
- **Sacramento County Environmental Management Department , Environmental Health Division** www.emd.saccounty.net – Plan Review for Food Facilities; Commercial Swimming Pools – 10590 Armstrong Avenue Mather, CA 95655, (916) 875-8440
- **Sacramento County Technical Resources** www.msa2.saccounty.net/ce/dss/techresources - Calculates transit, sewer connection for residential projects, drainage, Capital Fire Facilities, and water connection fees – 827 7th St., Sacramento, CA, 95814, (916) 874-6544.
- **Sacramento Metropolitan Utility District (SMUD)** – Commercial Service Requirements: (916) 732-5700
- **Pacific Gas and Electric (PG & E)** – Customer Service: (800) 468-4743
- **Sacramento Area Sewer District** www.sacsewer.com – Sewer connection fees - 10060 Goethe Rd., Sacramento, CA, 95827, Fee Quotes: (916) 876-6100
- **Water Districts:**
 - **Golden State Water Company** - www.gswater.com
Customer Service 24-HR: 1-800-999-4033 Local Office: 916-852-8563
 - **California American Water** - www.amwater.com/caaw
Customer Service 24-HR: 1-888-237-1333
 - **Sacramento County Water Agency** - www.msa2.saccounty.net/dwr/scwa
Customer Service: 916-874-6851

- **School Districts:**

There are three school districts in the City. These school districts charge fees for new development, changes-in-use, and additions of square footage to existing structures. While information provided is current as possible, please contact the school district directly for the most current fee information:

SCHOOL DISTRICT	CONTACT NUMBER	FEE INFORMATION
Sacramento City Unified School District	(916) 643-9205	Res: \$2.97 per Sq. Ft. Com: \$0.47 per Sq. Ft.
Elk Grove Unified School District	(916) 686-7711	Res: \$4.24 per Sq. Ft. Com: \$0.47 per Sq. Ft.
Folsom-Cordova Unified School District	(916) 355-1111 x:184	Res: \$5.49 per Sq. Ft. Com: \$0.47 per Sq. Ft.