



Building & Safety Division Frequently Asked Questions

Q: What building codes are currently used in the City?

A: We are currently using the 2019 version of Title 24 of the California Code of Regulations. This is the 11 volume set of what is commonly called the "building codes". Title 16 of the Rancho Cordova Municipal Code covers the construction codes for swimming pools, moving buildings and mobile homes, along with the City's Administrative Code.

Q: What is the Disabled Access Construction Cost Index?

A: The current valuation threshold is \$170,466 (as of January 2020).

Q: What is the Climate Zone for the City of Rancho Cordova?

A: The City is in Climate Zone 12.

Q: What Seismic Category is the City in?

A: The City is in Seismic Category D (2019 CBC 1613.2.5).

Q: What is the Exposure and Wind Load for Rancho Cordova?

A: The Wind Load for design in Rancho Cordova can vary from 85 MPH to 100 MPH based on the building Risk Category (2019 CBC Table 1604.5), and the exposure is C, unless you can justify exposure B (2019 CBC 1609.4.3).

Q: What are the times I can submit my plans for review? Do I need to make an appointment?

A: Public Counter hours are Monday through Friday (excluding holidays), 8AM to 12PM, and 1PM to 5PM. The last new permit for the morning is accepted at 11:30AM, and the last new permit for the afternoon is accepted at 4:00PM. We are closed from 12PM to 1PM for lunch.

Q: Can I submit my plans for Fire District approval at City Hall?

A: Metro Fire only accepts plans for review electronically. Visit <http://metrofire.ca.gov/index.php/inspectors> for more information. Metro Fire has personnel available Tuesday and Thursday from 8:30AM to 4PM to answer questions, and assist the public with Fire District business. The Fire District submittal is a separate process from the submittal to the City, and you will need to pay for your review separately and directly to the Fire District.

Q: What is the minimum submittal size for plans?

A: For residential plans, the minimum size sheets we will accept are 11"x17" paper, and for commercial plans, the minimum size we will accept is 24" x 36".

Q: Do I need a permit for a patio cover if it's not attached to my house?

A: Possibly. Any stand-alone solid-covered residential accessory structure that exceeds 120 square feet in floor area, or open-covered structure that exceeds 120 square feet in roof area, requires a permit. Also any residential accessory structure that is attached to a house, regardless of size, requires a permit.

Q: What kind of residential work requires a permit?

A: Most work that involves plumbing, electrical, mechanical or structural elements requires a permit. For a list of what work you can perform without a permit, See our handout *Projects Requiring a Building Permit (RCB1204)* for more information.

Q: How much does it cost for a permit?

A: The costs vary by permit type, scope of work, and contract value for the project. For more information on fees, contact Permit Services at (916) 851-8760, or at PermitServices@cityofranchocordova.org.

Q: How long does it take to get my plans approved?

A: Depending on the complexity of the project, the average turn-around time for building permit plans is fifteen (15) days for the first set of comments. We do have programs that may help with shortening these times. See our handout *Alternative Permit Review and Inspection Services (RCB0712)* for more information.

Q: Can I draw my own plans?

A: Under certain circumstances, it is possible to draw your own plans. However, there are certain types of project that may need the assistance of a licensed design professional. See our handout *Preparation of Plans and Specifications (RCB1014)* for more information.