



City of Long Beach
Department of Development Services
Building and Safety Bureau

**One-Story Family Dwelling Additions
Submittal Requirements**

Information
Bulletin

BU-045

Eff: 08-27-2015
Rev: 04-04-2017

The purpose of this Information Bulletin is to provide a quick reference guide to assist applicants to understand what type of information is required on their plans to submit for a one-story single-family dwelling addition. Please consult with the appropriate Development Permit Center staff for assistance. The following requirements for submittal of building plans for review are as follows:

1. Plot Plan

- Show street(s), alley, and easement(s).
- Provide all dimensions of property (lot size) and proposed addition.
- Show the fire separation distance or setback of the proposed addition to all existing building(s) within lot and property lines.
- Show the distances from proposed addition to all property lines and easements.
- Identify the locations of the sewer, water and gas lines from the property line to the residence.
- Identify the project address.
- Identify the type of construction.
- Identify the number of stories of the addition and the existing single-family dwelling.
- Provide the legal description and permit application number
- Specify if the residence has fire sprinklers or if it does not.

2. Floor Plan

- Show existing floor plans and proposed new floor plans, including room sizes, uses, interior walls, and exterior walls.
- Show locations and sizes of new and existing windows, doors, and plumbing fixtures. Differentiate new from existing.
- Show locations of new electrical receptacle outlets, lighting, switches and any other new electrical equipment proposed.
- All electrical branch circuits serving 125 volt, single phase, 15 and 20 ampere receptacle outlets are required to be arc-fault circuit interrupter protected.
- All electrical outlets shall be tamper resistant.
- All electrical outlets installed in kitchens, bathrooms, garages and exterior locations are required to be GFCI protected. Exterior receptacle outlets are required to be installed in an approved weatherproof enclosure.
- Provide attic and under-floor ventilation calculations for the proposed addition—Also note and specify the size, locations and operation of all ventilating equipment (bathroom, laundry and kitchen).
- Identify the locations and dimensions of the required attic and underfloor access openings.
- Identify the locations of all new and existing smoke and carbon monoxide alarms.

- Identify the difference in elevation between the interior floor and the exterior landing or stair including the door threshold. Typically a section detail through each exterior door showing the floor, threshold, landing and/or step on the exterior.
- Identify all glazing that is required to be safety glazing.
- Identify the size of all new doors and windows and the type of operation.
- Identify the emergency escape and rescue windowsill heights above the finished floor.
- Identify with dimensions the distances from the center of new toilets to any sidewall, counter or other similar obstruction.
- For attached garage additions, identify the type of door from the garage into the residence and specify that it will be self-closing latching and be 1¾" thick solid wood or thirty (30) minute fire rated.

3. Framing Plan

- Show types of material, locations, sizes, spans, and spaces of all new structural members (ridge, sheathing, roof, and ceilings joists, post, etc.) Include the grade and species of all lumber.
- Show all connections of framing members to the floor, top and bottom plates, other framing members. Include the size, type, and spacing of all fasteners.
- Provide structural connections between addition and existing building.
- Show sizes, spans, and spaces of new sheathing, girders, and floor joists for raised floor or concrete slab for slab-on-grade floor.
- Identify if bracing will be per the prescriptive methods specified in the California Building Code or the California Building Code or if the shear walls are designed. If designed provide stamped, signed and dated engineering calculations, plans and details.

4. Foundation Plan

- Provide dimensions and sizes of new continuous footings and pad footings.
- Specify the type, size and spacing of all connectors and anchor bolts embedded into concrete or masonry.
- Identify storm water drainage away from the exterior perimeter foundation.

5. Elevations

- Provide all exterior views of addition.
- Show roofing material specifications and roof slopes.
- Show locations of new windows, doors, and attic ventilation openings.
- Show minimum finish floor elevation if located in a flood zone.
- Identify the height of the emergency escape and rescue windowsill heights above the finished floor.
- Identify the height of the weep screed termination above grade and paved areas.

6. Construction Detail

- Show ceiling height of addition.
- Show insulation materials and R-ratings for wall, roof, and floor.
- Show sizes, spans, and spacing of new structural members for roof, floor, and foundation assemblies.
- Show all connection details.

7. Wood Frame Prescriptive Provisions (WFPP)

- Attach a copy of the WFPP sheet to plans (please refer to Information Bulletin BU-010/Wood Frame Prescriptive Provision).

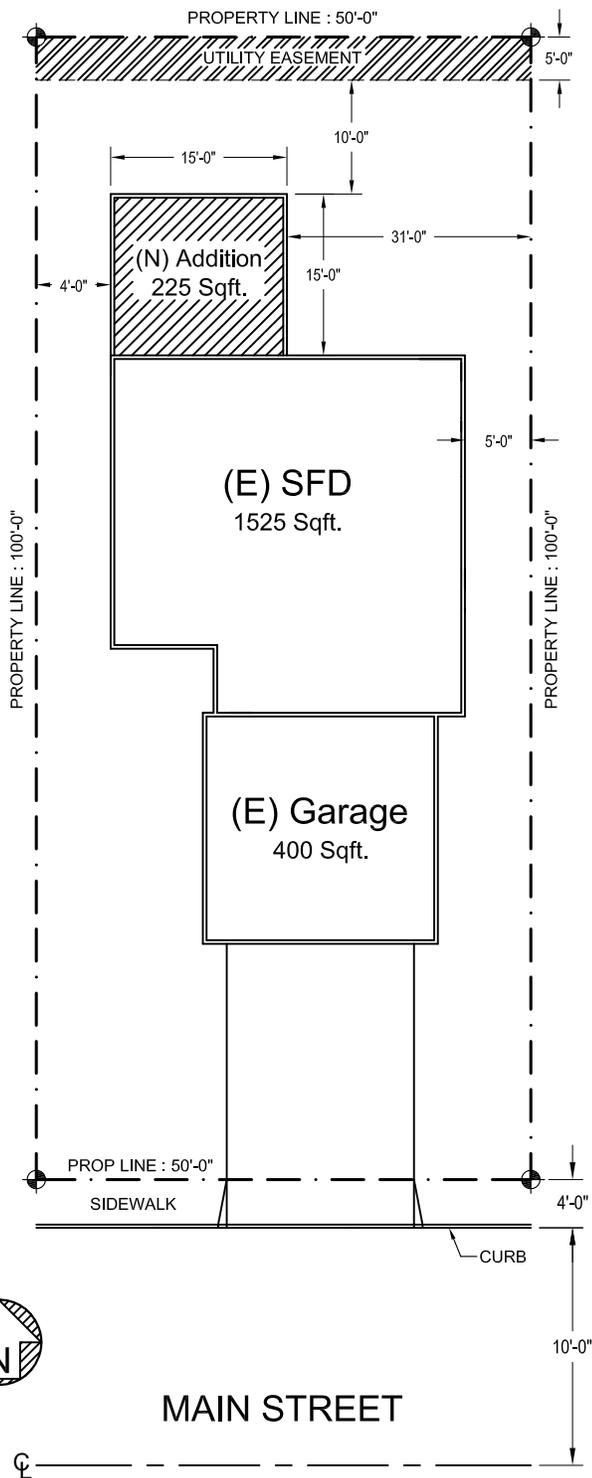
8. Energy Conservation

- Show compliance with Title 24 Energy Efficient Standards (insulations, water heater, AC unit/heater).
- Radiant barrier roofing is required in Long Beach, California (Climate Zone 6 & 8).

9. Low Impact Development (LID)

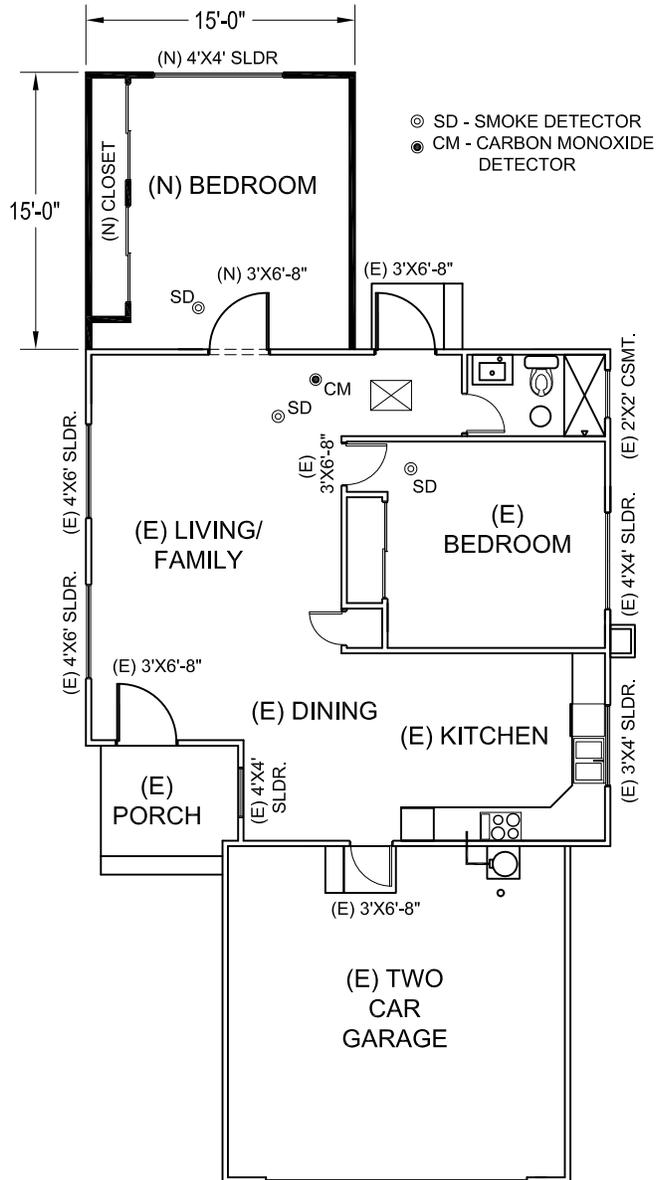
- Show compliance with LBMC §18.74 – Low Development Impact Standards (please visit http://www.lbds.info/low_impact_development).

EXAMPLE OF REQUIRED PLANS:



PLOT PLAN

SCALE 1/8 : 1'-0"



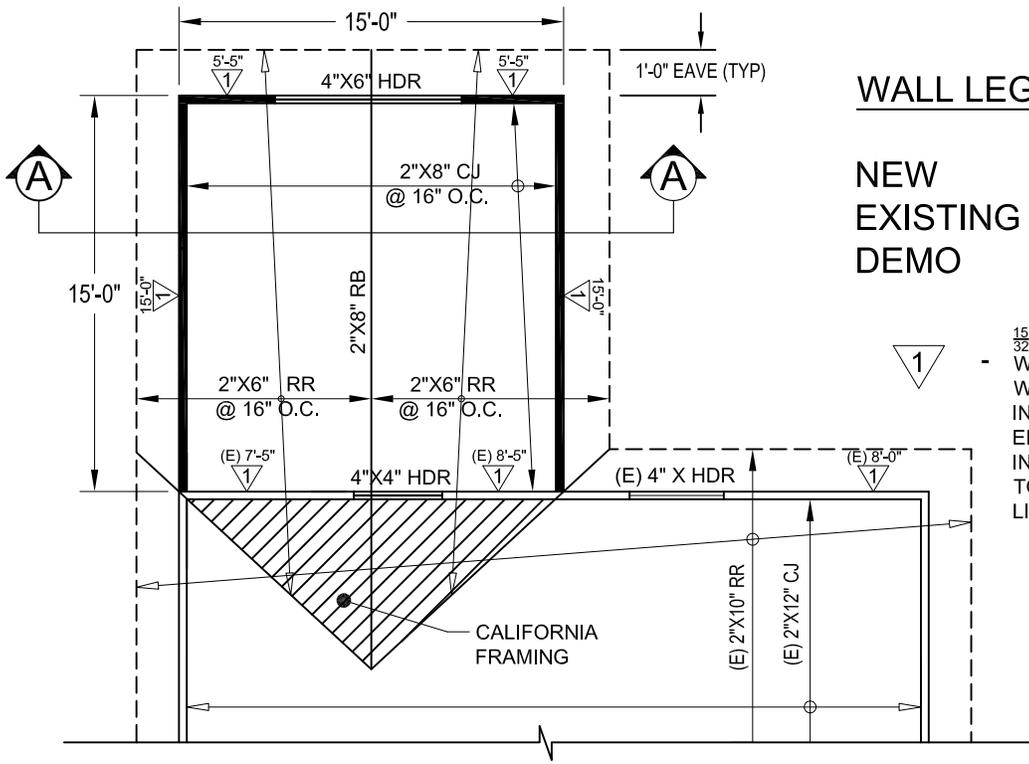
WALL LEGEND:

- NEW -
- EXISTING -
- DEMO -

FLOOR PLAN

SCALE 1/4 : 1'-0"

EXAMPLE OF REQUIRED PLANS:



WALL LEGEND:

- NEW -
- EXISTING -
- DEMO -

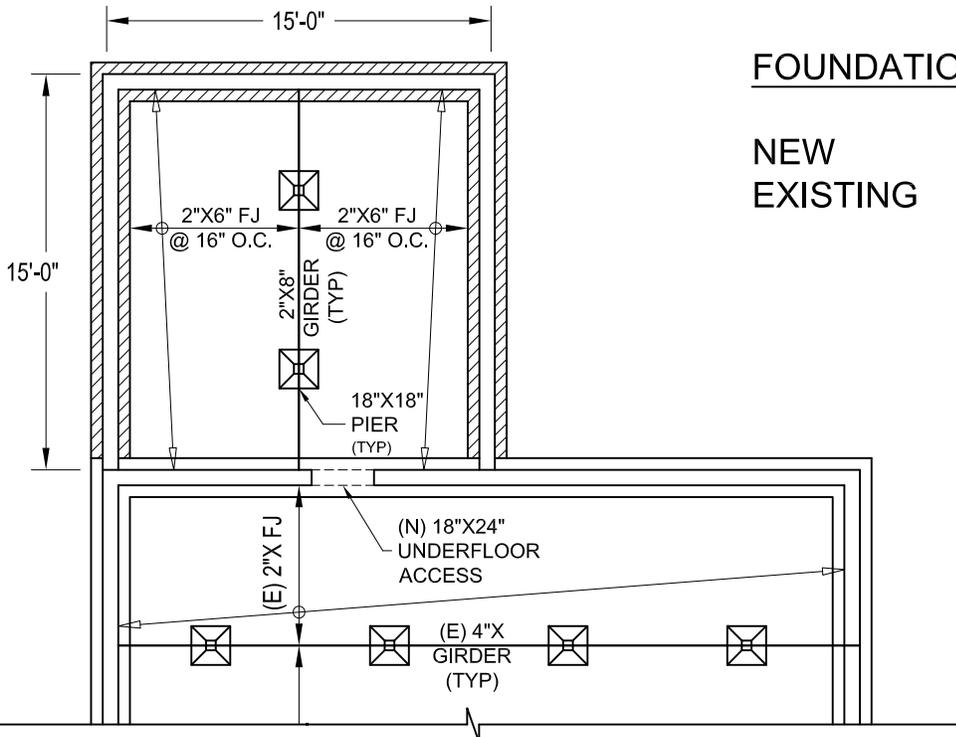


$\frac{15}{32}$ INCH MIN. THICKNESS
 - WOOD STRUCTURAL PANEL WITH 8d COMMON NAILS @ 6 INCH SPACING ALONG PANEL EDGES, 12 INCH SPACING AT INTERMEDIATE SUPPORTS OR TO BE PROVIDED BY A LICENSED ENGINEER.

ROOF FRAMING PLAN

SCALE

1/4 : 1'-0"



FOUNDATION LEGEND:

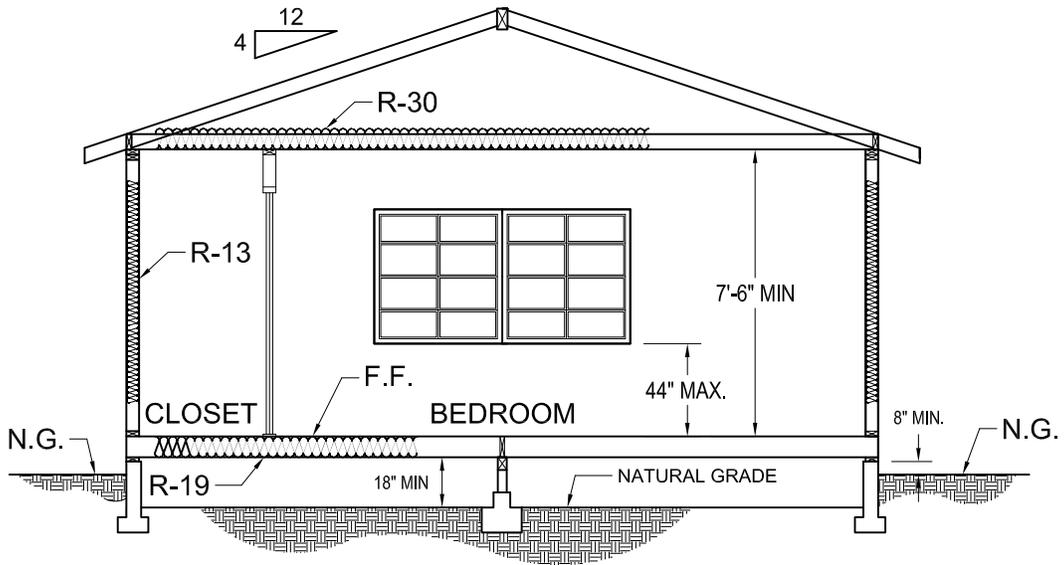
- NEW -
- EXISTING -

FOUNDATION PLAN

SCALE

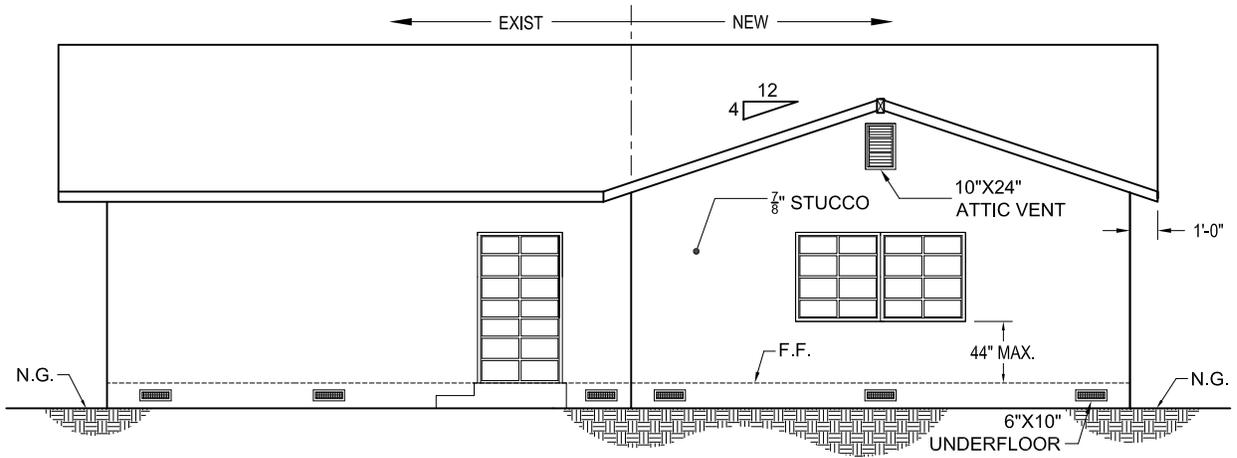
1/4 : 1'-0"

EXAMPLE OF REQUIRED PLANS:



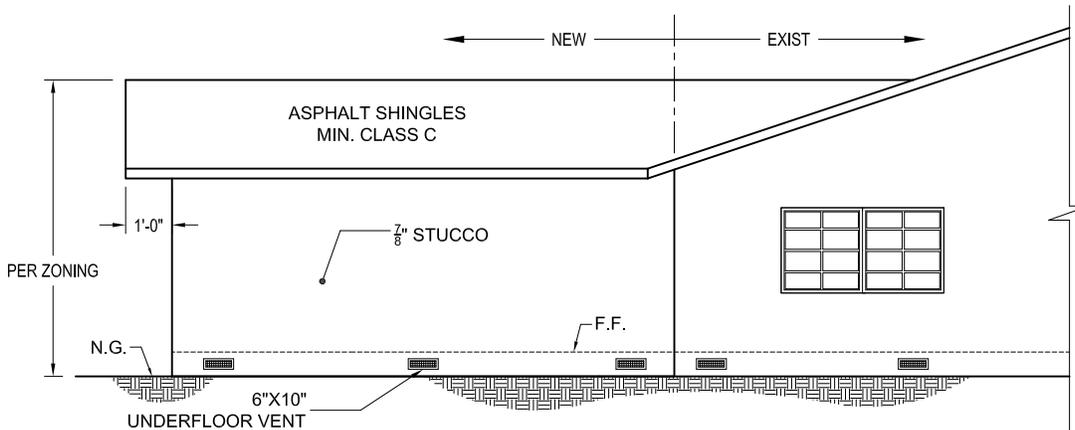
SECTION A-A

SCALE 1/4 : 1'-0"



NORTH ELEVATION

SCALE 1/4 : 1'-0"



WEST ELEVATION

SCALE 1/4 : 1'-0"