

Building Plan Reviews

Description:

Building Plans are reviewed to assure that construction meets basic safety, engineering and quality of life requirements. Depending upon the type of project, and the complexity of construction, different experts will examine your plans for conformance to these requirements.

The Process:

- Project Review
A Plan Checker will be assigned to process the application and will review the application with staff members from other departments (Fire Prevention, Public Works, Planning, and Transportation) for their input.
- Sign Off
After all the reviewing departments approve the plans they will all 'sign off' on the plans and notify the Building division of their approval.
- Additional Fees
Once everything is approved, staff will determine any impact fees and any additional fees that are required.
- Building Permit Issuance
At the end of the Building Plan Review process, and if everything is approved, you will be issued the necessary building permits in order to proceed with your project.

Development Resources

Departments & Divisions:

Community & Economic Development

Building & Development (209) 577-5232
Planning (209) 577-5267
Land Development (209) 577-5462
Engineering
Infrastructure Financing (209) 577-5211
Programs Administration

Fire Department

Fire Prevention (209) 571-5553

Parks, Recreation & Neighborhoods

Parks Planning & (209) 571-5573
Development Division

Public Works

Main Number (209) 571-5569

Online Development Information:

City of Modesto Development Center
www.modestogov.com/development

Community & Economic Development
www.modestogov.com/ced

Fire Department
www.modestogov.com/mfd

Parks, Recreation & Neighborhoods
www.modestogov.com/prnd

Public Works
www.modestogov.com/pwd

City of Modesto Web Site
www.modestogov.com



CITY OF MODESTO
DEVELOPMENTCENTER

Commercial Building Plans

Guide to submitting
complete plans

www.modestogov.com/development

This brochure is provided by the:
Community & Economic
Development Department
1010 Tenth Street, Suite 3300
Modesto, CA 95354
(209) 577-5232

Building Plan Requirements

General Information; Include on the drawings:

- Name of Project
- Address of Project
- Type of Construction
- Type of Occupancy
- Allowable Area
- Actual Building Area
- Indicate if Fire Sprinklers are required
- Size of project in acres

A Site Plan including:

- Property lines and dimensions to the building from the property lines
- Parking layout, including handicapped stalls
- Complete handicapped path of travel from the right of way to the building
- Grading and drainage for storm water
- Erosion and sediment controls for construction activities

Note: A site Plan must be included even if you are submitting plans for a Tenant Improvement"

Civil Plans including:

- Curb and gutter, sidewalk and drive approaches
- Location and size of water taps
- Location and size of sewer taps
- Location and size of water meter and type of backflow preventer
- Location and size of stormwater quality control measures

A dimensioned Floor Plan (to scale) including:

- Room Uses
- A dimensioned (Min. ¼" scale) bathroom layout plan showing location of fixtures and clearances, wall and floor finishes
- Door and window schedule

Please Note:

This information provided in this brochure does not cover all circumstances. Please contact the Building & Development Services Division for information.

Have questions?

We're here to help! Contact
Building & Development Services at
(209) 577-5232

Trade Permit Requirements

A Mechanical Plan including:

- Size (btu/hr) and location of HVAC equipment
- Size of ducting and location of vents and returns
- Title 24 California State Energy Forms, CF-1 and MF-1: 2001 Standards

Note: The CF-1 and MF-1 forms must be included on one of the sheets of building plans.

A Plumbing Plan including:

- Size of waste lines (isometric/single line)
- Size of vent lines (isometric/single line)
- Size and length of water piping (isometric/single line)
- Size and length of gas piping (isometric/single line)

An Electrical Plan including:

- Single Line Diagram
- Location and circuit of receptacles, switches and dedicated circuits
- Size and location of Main and Sub electrical panels
- Electrical load calculation to substantiate the size of the electrical panels

