

REBUILD UPDATE

August 7, 2018



REBUILD STATUS AS OF 8/7/18

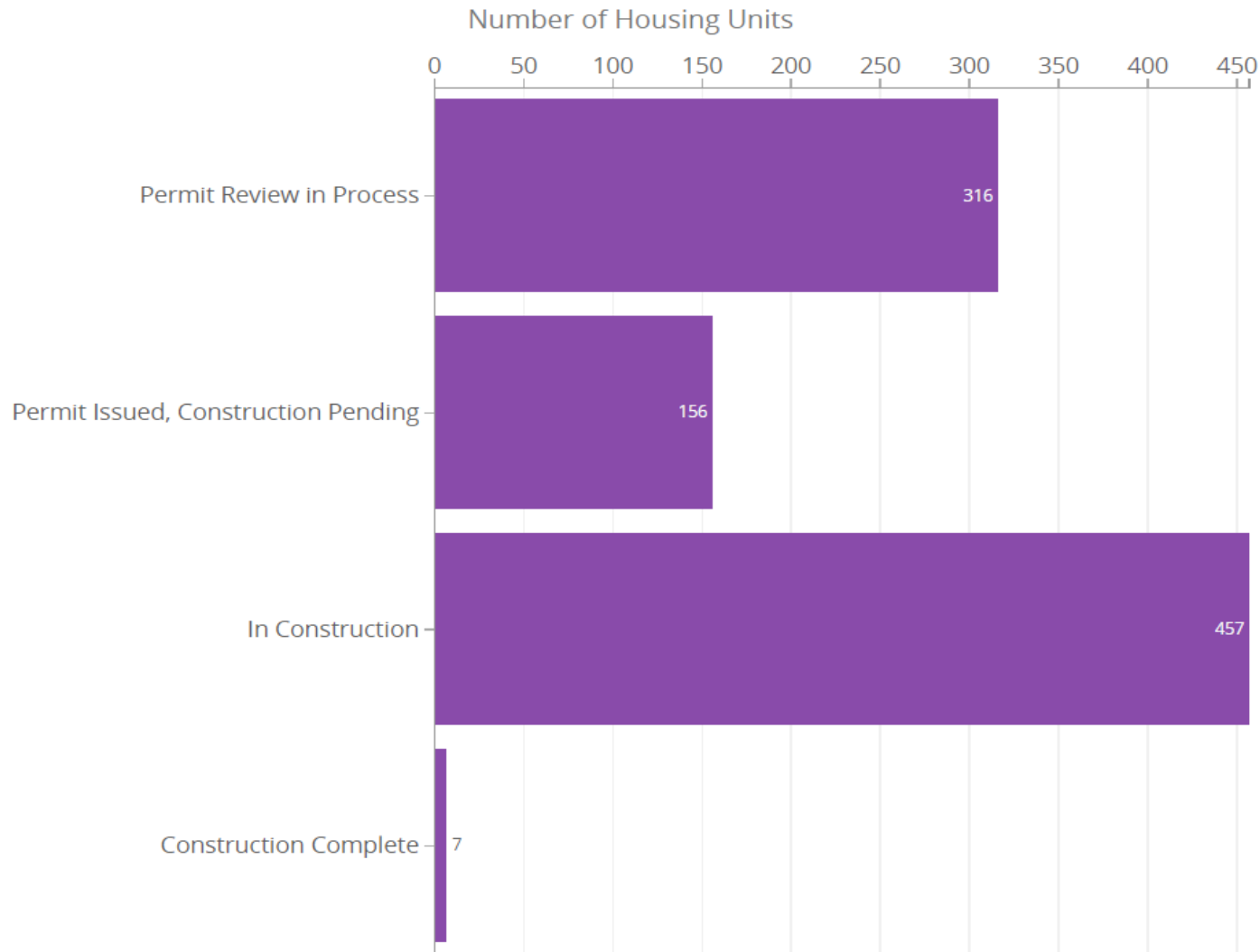
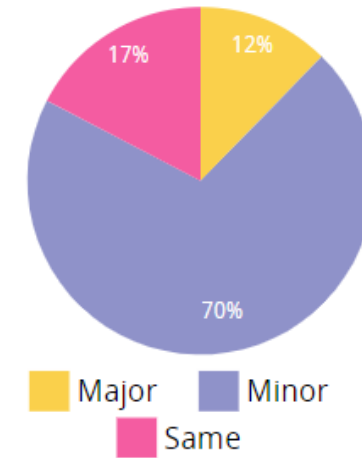
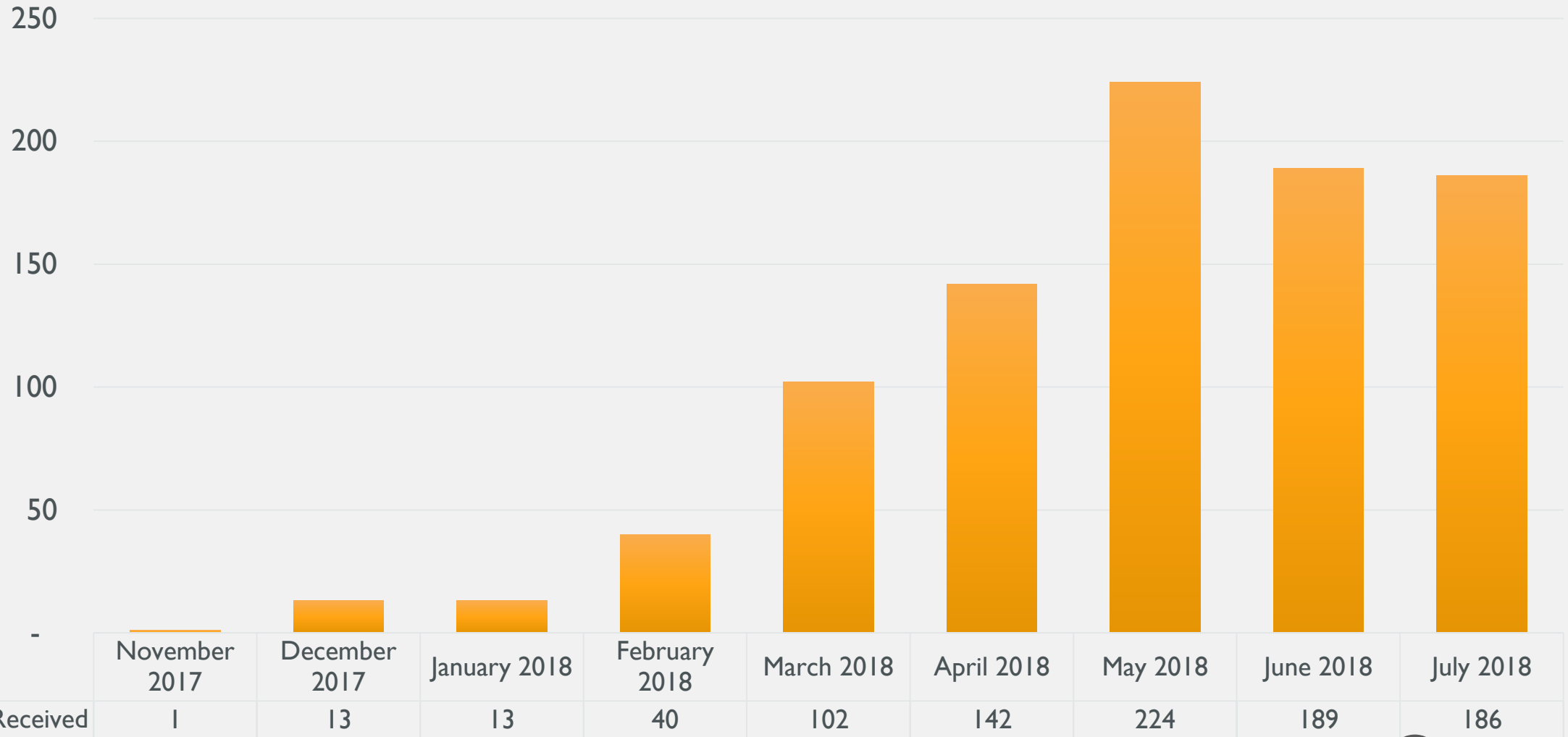


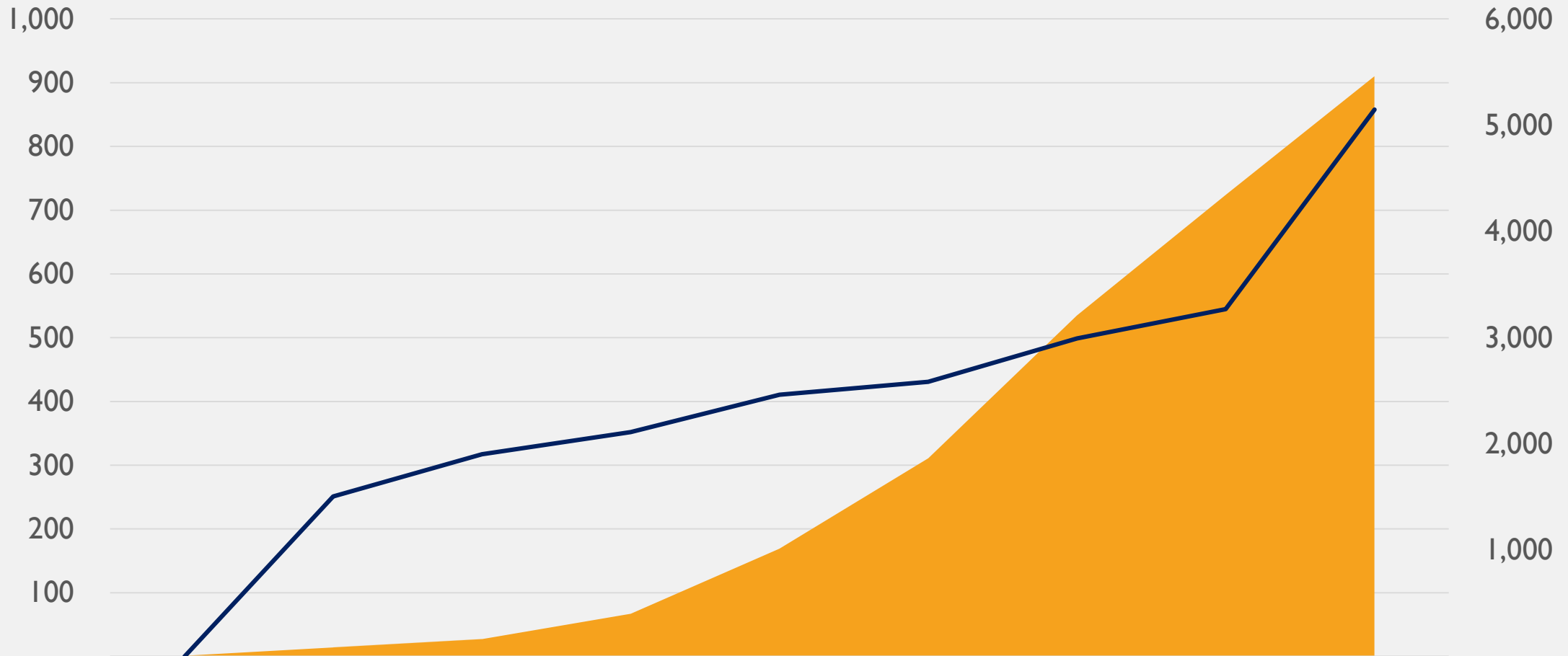
Fig. D: Residential Building Plan Changes



REBUILD PERMIT APPLICATION RECEIVED PER MONTH

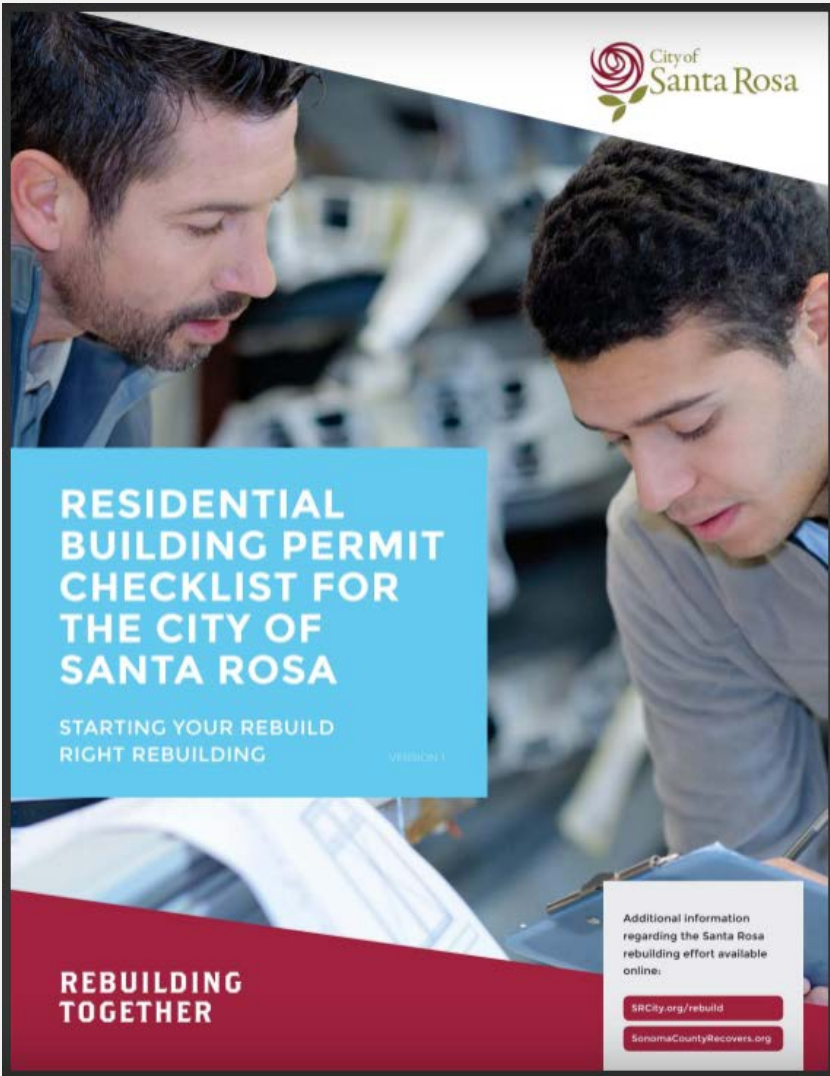



REBUILD PERMIT TOTALS AND STAFF HOURS



	November 2017	December 2017	January 2018	February 2018	March 2018	April 2018	May 2018	June 2018	July 2018
Cumulative Total Permits	1	14	27	67	169	311	535	724	910
Monthly Staff Hours	-	1,505	1,903	2,111	2,464	2,585	2,994	3,268	5,147

PROCESS UPDATES AND IMPROVEMENTS





RESIDENTIAL BUILDING PERMIT CHECKLIST FOR THE CITY OF SANTA ROSA

STARTING YOUR REBUILD RIGHT REBUILDING

VERSION 1

Additional information regarding the Santa Rosa rebuilding effort available online:

[SRCity.org/rebuild](https://srcity.org/rebuild)
[SonomaCountyRecovers.org](https://sonomacountyrecovers.org)

TO RECEIVE YOUR BUILDING PERMITS
 HERE IS WHAT YOU WILL NEED

- 1 Copy of Completed Building Permit Application
- Complete 3 Signed Sets of Drawings - See the enclosed plan requirements for a detailed checklist of drawing and plan requirements. All plans and drawing must be legible, we suggest 24x36" as a minimum size.
- Cover Sheet or sheets shall show the original dwellings footprint, dimensions, floorplan and elevations
 - If there are no changes from the original footprint, elevation, or floorplan, clearly include the following on the front page: *"No changes proposed from original footprint, location, floorplan, or elevations."*
- 2 Sets Structural Calculations per (ASCE 41-10) or Design per Conventional Construction Provisions
- 2 Sets Energy Calculations (Title 24)
- 1 Copy of landscape and irrigation plan, can also be noted as deferred submittal to be addressed at a later time.
- 1 Survey completed by a licensed surveyor or civil engineer
- 2 Sets Signed CALGreen Support Documentation
- 2 Sets Soils Addendum Letter (If pre-exist report on file) and Plan Review Letter From Soils Engineer
- If in Homeowners Association and subject to review, please obtain approval prior to submittal
- 1 Copy of a Completed and Signed School District Form
- Specify on Plan if parcel is located within: High Wind, Flood or Wildland Urban Interface (WUI) Area or Zone

Fire sprinkler code upgrades and landscape and irrigation plans will be required on all Resilient City properties. These can be included in the original submittal packet, or noted as a deferred submittal.

If landscaping and irrigation plans may be a deferred submittal they shall be reviewed and approved by the City prior the first sheetrock inspection.

Fire sprinklers will be required and shall be listed on the plans as a separate permit and submittal to fire department.

NOTE:
If a survey is not provided with the submittal, one will be required and provided at the first inspection, typically Foundation/Forms/footings/retair.

NOTE:
Fire sprinkler applications are submitted directly to the Fire Department for review and approval. Issuance of the permit must occur prior to installation of the fire protection system. The Plan Review Permit Application for fire sprinklers can be found at <https://srcity.org/66/permits/inspections>

PLAN AND DOCUMENT REQUIREMENTS

What is in a Complete Set of Drawings?
 Submitting an incomplete application packet is likely to cause significant time delays. This guideline has been prepared to help you and your design professional ensure all required information is organized and ready for review. To provide the quickest path to rebuild. All of these steps must be completed to receive your building permit.

General Information

- Code Compliance Statement listing applicable codes
- Project name, address and clear scope of work
- Owner Information: Name Address and Phone Number
- Designer Information: Name, Address, Phone Number and Email
- Cover sheet must identify previously existing square footages of structures being replaced
- Plan Sheet Identifying the configuration of the previous dwelling on the property that includes:
 - Original Site Plan Identifying dwelling footprint and all previous dimensions
 - Original Floor Plan (if proposing to alter floor plan)
 - Original Elevations (if proposing to alter elevations)
- Clear indication that the project will be fire sprinklered with necessary plans or a note indicating the sprinkler plans will be submitted separately prior to frame inspection
- Sheet Index of drawings
- Vicinity Map of project location

Building Data

- Occupancy group(s) per Building Division (For Residential, generally R3 or U)
- Type of Construction (Generally VBI)
- Floor area per story and total floor area
- Building height (height calculation if in a hillside area)

CALGreen Checklist Forms

- City of SRE CALGreen Checklist to be incorporated into the set of prints or attached to plans

SOIL ANALYSIS REPORT
 If soil conditions are known to be present (e.g., expansive soils, unconsolidated fills, etc.) these do require Geotechnical Engineering design considerations and conventional foundations are not acceptable. Geotechnical Reports on file at the City for the Coffey Park area indicate the presence of expansive soils and non-certified fills. While this does not necessarily require a full new geotechnical investigation, at a minimum, an update letter from a geotechnical engineer will be required to address this issue and other criteria deemed important by the project engineer.

NOTE:
 Upgrades or modifications necessary to provide adequate water flow to the fire sprinkler system may trigger the need to obtain an encroachment permit. No work in the public right-of-way may commence until the required encroachment permit is obtained. No work in the public right-of-way may commence until the required encroachment permit is obtained.

BUILDING PERMIT CHECKLIST 4
BUILDING PERMIT CHECKLIST 5

REAL TIME PERMIT TRACKING



1st Review

**05/16/2018 to 05/30/2018
11 Working Days**

Applicant Corrections

**05/30/2018 to 06/05/2018
7 Calendar Days**

LANDSCAPING

Requirements

- Landscaping installed prior to occupancy
- Landscaping plan must be submitted prior to first sheetrock inspection
- Landscaping must follow the Water Efficient Landscape Ordinance

Options

- Submit a custom landscape plan produced by a landscape designer
- Utilize the template plans provided by the Sonoma Marin Saving Water Partnership

LANDSCAPING

Challenges

- Understanding appropriate method for modifying the template plans
- Timing and Cost

Solutions

- Workshops to assist both residents and contractors with the plan modification process
- Allowing significant reductions in plant counts
- Allowing phased installation of landscaping components
 - Minimal improvements prior to occupancy to address weed control, trees and future construction
 - Complete installation deferred for 2 years after occupancy