City of Avenal Community & Economic Development
Building Division
919 Skyline Blvd
Avenal, CA 93204
(559) 386-5766

Building Plan Requirements

Plan Requirements for New Residential Construction or Major Residential Remodel Permits

To obtain a construction permit, it is necessary to apply and submit plans and specifications electronically at the City of Avenal Permit Portal https://avenalca.viewpointcloud.com/. These plans must be drawn neatly to scale and sufficiently detailed to indicate the nature of the work proposed by showing the applicable items listed below. The scale used shall be ¼ inch = 1 foot, except for the plot plan which may be adjusted in scale to the size of the property and the project.

1. SITE PLAN

A. Owner's name, mailing address and telephone number
B. Address where work is to be done.
C. Assessor's parcel number, lot number of subdivision and all property dimensions (This information may be obtained at this office)
D. North arrow
E. Names and locations of adjacent streets
F. Location and setback dimensions for the following:
   i. Proposed development
   ii. Domestic well
   iii. Private sewage disposal system
   iv. Propane tank
   v. All existing structures
G. Easements, if any (may be obtained at this office)

2. FOUNDATION PLAN

A. Show Complete foundation layout including:
   i. Dimensions
   ii. Pier locations
   iii. Footing locations
   iv. Fireplace footing
B. Footing detail with cross sectional view showing:
   i. Depth, Width & Reinforcement
C. Pier detail with cross sectional view showing:
   i. Depth, width, and dimensions of piers to be used.
D. Slab detail with cross sectional view showing:
   i. Slab thickness
   ii. Depth of sand fill
   iii. 6 mil vapor barrier under habitable space
E. Steel reinforcement (if any)
F. Location of ufer ground in footing on plan view
G. Hardware, (holdowns) type & location

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3. FLOOR PLAN

A. Indicate square footage of proposed development.
B. Room layout showing:
   i. Dimensions
   ii. Room uses.
   iii. Window sizes, types, and locations
   iv. Interior and exterior door size and locations
   v. Location of all plumbing fixtures
   vi. Washer and dryer locations
   vii. Water heater location
   viii. Location of cooktop, oven, etc
   ix. Fireplace, wood burning stove location.
   x. Attic access size location
   xi. Stairway location
   xii. Firewall location (if attached garage)
   xiii. Shearwalls type & location

4. FLOOR FRAMING PLAN (Raised floor)

A. Girder and floor joist details:
   i. Sizes
   ii. Lumber grades
   iii. Span and spacing of members.
B. Thickness and type of subfloor
C. Ventilation calculations with size and location
D. Crawl dimensions and location

5. FRAMING DETAILS

A. Sectional drawings showing:
   i. Framing member sizes, spacing of framing members, beams, bracing, post, and beam connections, etc.

6. ROOF FRAMING (Cut and Stack)

A. Ceiling joists and rafter, sizes spans, and spacing.
B. Header sizes, spans, location, & lumber grade
C. HVAC unit location (if roof mounted)
D. Outrigger sizes, location, spans, and spacing.
E. Roof sheathing material and spacing.
F. Underlayment and type of roof covering used.
G. Attic ventilation

7. ROOF FRAMING (Trussed roof)

A. truss engineering from manufacturer
B. truss layout including types, span pitch & spacing

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C. outrigger detail:
   i. Drop top chord 3 ½" on gable end trusses.
   ii. Lay outriggers on edge
   iii. Outriggers to be spaced 2 feet on center maximum.
D. HVAC unit location (if roof mounted)
E. Roof sheathing material and spacing.
F. Header sizes, spans, locations, lumber grade
G. Attic ventilation calculations with size & location
H. Underlayment and roofing material to be used.

8. FIREPLACE DETAILS
A. If wood stove or fireplace insert is used, provide installation manual.
B. Tight fitting glass or metal doors
C. Combustion air intake to outside air

9. ELECTRICAL PLAN
A. Locations and types of lights (incandescent or fluorescent)
B. Locations of outlets and switches
C. Location of main electrical service and all sub-panels
D. Indicate all GFCI protected outlets.
E. Location of smoke detector(s)

10. MECHANICAL PLAN
A. HVAC unit model, size, and location
B. Duct sizes and locations
C. Register sizes and locations.

11. ELEVATIONS
A. Structure shown from at least two elevations showing:
   i. Type of wall covering (stucco, siding, etc)
   ii. Window/door locations
   iii. Height of building

12. ENERGY CONSERVATION
A. Show compliance with CEC energy regulations; attach documentation to plans.
B. Calculations for sizing of HVAC equipment