



ROOM ADDITION-RESIDENTIAL

This handout provides the requirements and typical examples of required documents/plans. Please understand that each project is unique, and additional requirements may be required.

2022 California Building Code (CBC)
2022 California Residential Code (CRC)
2022 California Mechanical Code (CMC)
2022 California Plumbing Code (CPC)

2022 California Electrical Code (CEC)
2022 California Energy Code (CEC)
2022 California Fire Code (CFC)

AN ITEM TO CONSIDER BEFORE DECIDING THE ROOM ADDITION SIZE: If the addition is in excess of 500 square feet, the school district will charge an impact fee. This is in addition to the various city fees and trash disposal fees that are required.

Plan submittal should consist of:

- 3 complete set of plans, submittal may be done using the CSS Portal digitally on the City of Upland website.
 - Plans drawn to scale and indicated on the plans.
 - The plans shall be signed by the person responsible for the drawing of the plans.
 - Plans prepared by professionals shall bear the seal and signature of the professional.
1. **SITE PLAN:** Should consist of the following information: Owner's name and address; site address; Assessor's Parcel Number (APN); contractor's name and address; legal description of property; lot size; setback from property lines; distance between proposed and existing structures; a North arrow; the LPG tank; the sewer line or sewage disposal system; wells; watercourses and easements. 2. **FOUNDATION PLAN:** Show the location of all footing and masonry walls. Provide cross-sectional details of the footings showing distance below natural grade, height above adjacent grade, hold down bolts, anchor bolt size and spacing, and reinforcement as required by the soils report, if any.
 2. **FLOOR PLAN:** Show room size and use; size and location of all headers, doors and windows; size, spacing, type and direction of ceiling joists; location of smoke detectors, carbon monoxide detectors, plumbing fixtures, gas and electrical appliances, and electrical outlets (lights, plugs and switches). Provide a footprint of the existing structure with a detailed floor plan of the adjacent rooms.
 3. **FINISH SCHEDULE:** Show wall, ceiling and floor finish. Identify the U-factor and SHGC of the proposed windows.
 4. **ROOF PLAN:** Show the tie-in to the existing roof, HVAC and flashing requirements. Truss calculations are required for a proposed truss roof, or if conventionally framed indicate size, spacing, and direction of rafters. Identify roof finish, sheathing underlayment and structural connection details. The truss calculations and the truss layout shall be signed and sealed by a professional civil or structural engineer.
 5. **ELEVATIONS:** Show elevations using North, South, East and West identifications. Show the location of doors, windows, chimneys and attic vents. Exterior finishing, veneer, planters and roof covering shall also be indicated.



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6. **CONSTRUCTION DETAILS:** Provide cross-sectional elevations, showing the foundation, underpinning, floor joists, studs, ceiling joists, rafters, pitch of roof and location of intermediate roof supports. The cross-section shall specify ceiling, wall and floor insulation "R" values.
7. **ENERGY:** Calculations showing compliance with the California Energy Commission Regulations for residential additions. Show the location and size of the water heater(s), furnace and air conditioning units. State whether you are tying into the existing system or adding a new system. The Certificate of Compliance and Mandatory Measures shall be completely filled out, signed and printed on the plans.
8. **ELECTRICAL:** Show the size and location of the electrical service. Provide a single line diagram if upgrading the electrical service and/or adding any sub-panel(s). Electrical service load calculations may be required to justify the size of the service.
9. **PLUMBING:** Provide a plumbing isometric or line drawing showing sewer, drain, waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. Exception: The installation of one fixture or one bathroom. State on the plans whether the property is served by natural gas or propane and show the location of all gas meters or regulators and all gas piping sizes and lengths on outlet side of meter and the demand at each outlet.
10. **STRUCTURAL:** If the addition does not meet the "Conventional Light Frame Wood Construction Provisions" in Section 2308 of the 2022 CBC, structural calculations shall be submitted, and the plans shall be sealed and signed by the professional responsible for the calculations.
11. **SMOKE ALARMS & CARBON MONOXIDE ALARMS:** Where alterations, repairs or additions requiring a permit occur or when one or more sleeping rooms are added or created in Group R Occupancies, smoke alarms shall be installed on the ceiling or wall outside of each sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping and on each story. The smoke alarms may be solely battery operated when installed in existing residences.