COMMERCIAL BUILDING SUBMITTAL REQUIREMENTS

Community Development Department
Building Division
1600 First St., PO Box 650
Napa, CA 94559-0660
707-257-9540

Complete project submittals will be taken in for review and charged a plan review fee. Allow 21 business days for first review plan check comments. Incomplete submittal packages will not be taken in for review.

Please contact the Building Division a minimum of 24 hours in advance for new Commercial, R1 or R2 Residential project submittals.

NOTE: Verification of the following will be required prior to permit issuance (if applicable):

- City of Napa Water connection fee (707-257-9521)
- Napa Sanitation District permitting (707-258-6000)
- Napa Valley Unified School District (707-253-3549)
- Public Works Encroachment and/or Grading permit (707-257-9520)
- Napa County Environmental Health Department (707-253-6052)
- Bay Area Air Quality Management District J# (415-749-4762)

All items below are required at time of submittal for new construction and additions.

### SUBMITTAL DOCUMENT REQUIREMENTS

- Permit application, completed
- Architectural drawings (6 sets total, two must be stamped and signed)
  - Minimum sheet size is 24” x 36”
  - Minimum scale (except for site plan) is ¼”
  
  **Note: Except for the civil drawings, all plan sheets must match in size.**

- Civil drawings (include with architectural drawings or per Public Works Department specifications)
- Landscape drawings (include with architectural drawings if project landscape area exceeds 500 sq. ft.)
- Soils / geo-technical reports (2) for new buildings (and additions greater than 500 sq ft) or approved “Soils Report Waiver Request”
- Structural calculations (2 stamped sets)
- Energy calculations (1 set, if reproduced full size and legibly on plans)
- City of Napa Demolition package (if applicable)
- Floodplain compliance documentation (or as specified by Flood Division)
- Erosion and Sediment Control Plan (or as specified by Stormwater Division)
- WRRP (under separate cover) if project valuation exceeds $100,000 or project area exceeds 5000 sq. ft.
- Fire sprinkler / fire alarm plans (3 sets, under separate cover)
  
  **Note: Fire Sprinkler / Alarm plans can be deferred**
- Accessibility Upgrade Worksheet (if project is an addition or alteration)
ARCHITECTURAL DRAWING SET REQUIREMENTS

☐ Cover sheet – project data (see below)
☐ Planning Division COA (on plans, or per Planning Division specifications)
☐ Site plan (see below)
☐ Elevations
☐ Floor plan(s) / Egress plan(s)
☐ Foundation plan and details
☐ Floor and Roof framing plans
☐ Sections / details / schedules
☐ Mechanical, Plumbing, Electrical plans
☐ Energy calculations (on plans)
☐ City of Napa High Performance Building checklist (on plans)
☐ Demolition plan (if applicable)

COVER / TITLE SHEET

☐ Project address (include adherence to locally adopted addressing standard).
☐ Sheet Index
☐ Scope of Work (detailed written description of project)
☐ Applicable codes (2022 CA Codes and local municipal ordinances)
☐ Type of construction
☐ Existing Occupancy Type and Classification / New Occupancy Type and Classification
☐ Occupant load calculations
☐ Height and area calculations (include total existing / added / and total new sq.ft.).
☐ Is the existing structure equipped with fire sprinklers?
☐ Is the existing structure equipped with a fire alarm system?
☐ Plumbing fixture calculations
☐ Project team names and contact information
☐ Stamp / signature

SITE PLAN

☐ North arrow
☐ Property /lot lines (include uses of adjacent properties / structures)
☐ Location of all structures on site
☐ Finished floor elevations
☐ Adjacent streets, public ways, parking areas, other structures, etc. (clearly labeled)
☐ Location of accessible parking spaces, access aisles, path of travel, ramps, signage, etc.
☐ Location of trash enclosure(s) (include dimensions)
☐ Utility locations and sizes (existing and proposed)
☐ Fire hydrant locations and types (public, private)
FLOOR PLAN

- Dimensioned floor plan showing the size and use of all rooms and areas
  - For additions and alterations, provide “existing” and “proposed” areas, uses, etc.
- Occupancy type and occupant load for each space/area
- Means of egress routes clearly marked if total occupant load exceeds 50
- Fire resistance ratings of area separations and structural/load bearing construction
- Allowable opening calculations where required
- Accessible elements (dimensioned):
  - route(s) from parking lot and public way to the primary entrance
  - paths of travel within tenant space (from primary entrance)
  - features that will be upgraded for compliance clearly identified (for additions/alterations)

FRAMING / STRUCTURAL PLANS

- Foundation plan
- Floor and roof framing plan (truss calcs required, or prior approval for deferred submittal by CBO)
- Fire separations clearly identified (include assembly listings)
- Door and window schedule
- Accessible elements detailed (and enlarged if necessary to show compliance)
- Calculations for support of mechanical equipment with weight greater than 400 lbs

MECHANICAL, PLUMBING, ELECTRICAL PLANS

Mechanical –
- Floor plan layouts
- Equipment schedule
- Fire rated assembly penetration details, locations and types of dampers clearly identified (if applicable)
  - Note: installation of any new roof top equipment weighing more than 400 pounds requires structural calculations.

Plumbing –
- Floor plan layouts (include interceptor locations and types, if applicable)
- Equipment and fixture schedule (include water usage limits)
- Size and type of DWV, supply, and gas line
- Gas line sizing calculations (if applicable)

Electrical –
- Floor plan and one-line diagram
- Site lighting and egress lighting clearly shown on plans
- Panel schedules (if multiple panels are used to serve project area)
- Fixture schedule