



Informational Building Division Handout

Express Plan Check Requirements - Residential Additions & Alterations

Handout No. 2-4
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Express Plan Checks are by appointment for projects that can be thoroughly reviewed, approved if possible, and processed in 1-hr to 1.5 hours at a rate 1.5 times current review fees.

Residential Express Plan Check Criteria

Certain residential remodels and additions may qualify for *Residential Express Plan Check*, if the project meets all the following criteria:

Regular Residential Express Requirements:

- The property must be a one or two family dwelling.
- The project must be a single story addition to a one story dwelling and/or alteration no greater than 500 square feet.
- No Structural Calculations. Design must meet the conventional framing provisions of the CRC.

Enhanced Residential Express Requirements:

- Single story addition to a one story dwelling and/or alteration no greater than 750 square feet
- Two story remodeling (with minor structural calculations) up to 750 square feet
- Structural Calculations are ok
- For additions greater than 500sf a school fee referral will be required

Express plan review and subsequent resubmittals are done by appointment only. An appointment can be obtained by calling (408) 535-3555 during business hours, Monday through Friday.

The following must be completed prior to your appointment:

- Building Permit form completed
- The Single Family House Permit Processing Form must be completed and approved by Permit Center counter staff prior to plan review.
- The minimum document submittal checklist must be completed.

Other Approvals and Clearances

After you have made an appointment, a SITUS review will be completed to determine if other Division or Departmental clearances are required. You will be notified by phone to obtain any required clearances.

- Planning approval is required prior to plan review. They can be reached at (408) 535-3555
- A Public Works clearance is required prior to issuance of a permit. They can be reached at (408) 535-3555.
- A Demolition Diversion Deposit is required for projects with a valuation of \$2,000 or greater. They can be reached at (408) 535-8550.

Residential plan submittal requirements should include the following:

Plan submittals must clearly indicate the nature and scope of work. A typical plan submittal may include a site plan (plot plan), foundation plan, the existing floor plan, proposed floor plan, roof plan, sections, framing details and exterior elevations.

Also many projects will require 2 sets of energy calculations. If the project requires energy calculations to be provided the plans must show compliance with the State of California Energy Efficiency Standards (Title 24). Forms CF-1R and MF-1R to be on sheets the same size as the plans regardless of whether any area is added or not.

For complete plan submittal requirements obtain a copy of the Building Division's Suggested Document Submittal List for Single Family Additions/Alterations, Handout No. 2-7

Anyone can prepare plans, however, plans must be drawn to scale and clearly show the scope of work being proposed.

In order to facilitate recycling of plans please have plans prepared as recyclable black line prints.

If a project meets the qualifying criteria, the Building Division staff will perform the plan check while the applicant waits. The *Express Plan Check* process will result, either, in issuance of a permit or a list of required plan revisions.

If minor revisions are needed, the plans should be changed at the time of express plan check. A representative who is authorized to make changes to the plans should be present during the *Express Plan Check*. If plans are prepared by a registered engineer, architect or designer an authorized representative of the design professional must be present. **If major changes are required**, the plans will need to be revised.

Even if the project meets all of the above guidelines, it may not qualify for *Express Plan Check* due to design complexity or other disqualifying conditions. You will be directed to submit the plans for a regular plan check. Depending on staff availability, other options such as an intermediate plan check may be available to expedite the project.

Additional information can be obtained by visiting our website at www.sanjoseca.gov/building/ or by calling our Information Inspector's voice mail at (408) 535-7641 and leaving a detailed message. In addition you may visit the Building Division in City Hall at 200 East Santa Clara Street.



Building Division Submittal Form

Single Family House Permit Processing Form

Project Address: _____

Projects Plan Title: _____ **revised** _____

A. Lot size _____ sq. ft.

B. Gross house size (Excludes Garages, basements and accessory structures) _____ sq. ft.

C. Calculate Floor Area Ratio (divide B by A) _____ F.A.R.

Single Family House Permit Determination Checklist

	YES	NO
1. Is the new house or addition greater than 30 feet in height?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the new house or addition greater than 2 stories?	<input type="checkbox"/>	<input type="checkbox"/>
3. Is the floor area ratio of your house greater than .45?	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the house or site a designated City Landmark?	<input type="checkbox"/>	<input type="checkbox"/>
5. Is the house or site identified on the City Historic Resources Inventory?	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the house or site located in a Historic District or Conservation Area?	<input type="checkbox"/>	<input type="checkbox"/>

If yes, to any of the above questions you need a Single Family House Permit.

I certify that the foregoing statements are true and correct to the best of my knowledge. I understand that a misrepresentation of any submitted data may invalidate an approval by the City of San Jose Building Division. I understand that any change to the proposed structure during the Plan Check process may change the determination that a Single Family House Permit is or is not required, or the type approval required for a Single Family House Permit.

Based on the information provided above, a Single-Family House Permit **is** **is not** required for this proposed house. If a Single-Family House Permit is not required, then a Building Permit may be obtained without further approval by the Planning Division. Any change to the proposed structure during the Plan Check process may change the determination that a Single Family House Permit is or is not required, or the type approval required for a Single Family House Permit.

Applicant's Signature

Date

Planning Division Staff Signature

Date

Revised July 2000