



THE CITY OF JACKSON BUILDING DEPARTMENT HOURS ARE AS FOLLOWS:

MONDAY THRU THURSDAY 8:30 A.M. – 4:00 P.M.

THE INSPECTOR, BJ Wallace, IS AVAILABLE FOR QUESTIONS AND ANSWERS DAILY AT CITY HALL: 33 Broadway, Jackson, CA 95642

**INSPECTIONS ARE AVAILABLE MONDAY thru FRIDAY
9:00 A.M. –3:00 P.M. 24 HOUR NOTICE REQUIRED!**

Inspections can be made using the building portal on-line, text (209) 273-7990, office phone (209) 223-1646 ext. 111 or email: Building@ci.jackson.ca.us

IF NEEDED... OTHER ARRANGEMENTS MAY BE MADE A MINIMUM OF ONE WORKING DAY PRIOR TO APPOINTMENT.

THE FOLLOWING INFORMATION IS PROVIDED TO DESCRIBE THE PROCESS TO OBTAIN A BUILDING PERMIT FOR NEW CONSTRUCTION IN THE CITY OF JACKSON.

1. The application for a Building Permit shall contain the following:
 - a. One copy of complete construction documents (i.e. plans, specifications, calculations on all engineered members, trusses, glue-lam beams, floor trusses etc., energy compliance documents) An extra copy of the Floor Plan (Assessor) & Site Plan (File) shall be provided.
 - b. California Business and Professions Code requires that all structures in other than R3 (dwellings) or U (garage and agricultural) occupancy groups, shall be designed by a California licensed Engineer or Architect and be wet signed by the appropriate authors.
 - c. Unlicensed persons may design occupancy group R3 and U depending on size and construction method used. A Single-Family Dwelling of wood framing “conventional construction” (as covered by Chapter 23 of the U.B.C.), not more than two stories and a basement in height, may be designed by unlicensed persons.
 - d. All steel framed masonry buildings or masonry walls over 4’ in height (measured from bottom of footing to top of wall) must be designed by a licensed Architect or Engineer.
 - e. The application and construction documents will be reviewed, approved and a BUILDING PERMIT issued prior to construction.
 - f. **DETACHED STRUCTURES LARGER THAN 120 SQ. FT. REQUIRE SEPARATE PERMITS!**

2. The following design information should be useful in the preparation of construction documents:

a. All construction shall comply with the minimum requirements of the following codes effective January 01, 2020, unless a more restrictive code or requirement is enforced by the City:

- 2022 California Building Code (CBC)
- 2022 California Plumbing Code (CPC)
- 2022 California Mechanical Code (CMC)
- 2022 California Administration Code (CAC)
- 2022 California Housing Code (CHC)
- 2018 Uniform Swimming Pool and Spa Code
- 1997 Uniform Code for the Abatement of Dangerous Buildings (UCADB)
- 2022 California Electrical Code (CEC)
- 1997 Uniform Housing Code (UHC)
- 2021 International Property Maintenance Code (IPMC)
- 2022 California Historical Building Code (CHBC)
- 2022 California Fire Code (CFC)
- 2022 California Referenced Standards Code (CRSC)
- 1997 Uniform Building Security Code (UBSC)
- 2022 California Energy Code
- Other prevailing City Ordinances and State Laws

b. Design requirements shall apply as follows:

1. Minimum soil bearing pressure of 1,500 psf without analysis.
2. The “basic wind speed” established in Chapter 16, Volume 2 of the CBC is 85 mph with exposure “B” without analysis.
3. The City of Jackson is in “Seismic Zone C”
4. Roof systems to be designed with 20 psf snow load.
5. Climate Zone 12 - Energy Code Requirements Apply to ALL new buildings, alterations and additions.

c. Minimum setbacks are as follows: (verify each project with planning)

1. 25’ front yard, 5’ side yard, 10’ rear yard, for R1 lots. * Corner lots require 15’ side yard
2. 20’ front yard, 5’ side yard, 10’ rear yard, for R-2 lots. * Corner lots require 15’ side yard
3. 15’ front yard, 5’ side yard, 10’ rear yard, for R3 lots. * Corner lots require 15’ side yard
4. 10’ front yard, 5’ side yard, 10’ rear yard, for R4 lots. * Corner lots require 15’ side yard.
5. 0’ front yard, 0’ side yard, 10’ rear yard, for C1 lots, unless used as residential at which time it must meet the above criteria. Maximum height of four (4) stories or fifty (50) feet.
6. 0’ front yard, 0’ side yard, 10’ rear yard, for C2 lots, unless used as residential at which time it must meet the above criteria. Maximum height of six (6) stories or seventy-five (75) feet.

The following Subdivisions have setbacks other than those described above and are as follows:

- A. Terrace View – Front yard, 18' minimum from back of sidewalk
- B. Westview – Front yard, 20' minimum from back of sidewalk, Rear Yard, 20' average.
- C. Sierra View Estates – Front yard, 20' minimum, Rear yard, 20' minimum.
- D. Artesia Court – Rear yard, 20' minimum.
- E. Peek Hill Estates – Front yard, 20' minimum, 20' Rear yard minimum.
- F. Old Mine Estates – Front yard, 20'
- G. Argonaut Heights II - Front yard, 15' minimum to dwelling, 20' minimum to garage
15' Rear yard minimum

3. The following minimum information shall be clearly shown on the construction documents for all projects. Commercial projects may require further information.

A. GENERAL SITE PLAN- All site plans submitted to the City for approval shall include the following information:

- Owner's name, addresses, and telephone number.
- Name of individual responsible for plans, address and phone number.
- Project location, address and assessor's parcel number.
- North arrow and scale.
- Grading plan – existing and finished grades and finished floor elevation. Note benchmark pertaining to site elevations, use NGVD> (national geodetic vertical datum)
- Water service and how and where to connect to the main. Meter location and size. Developer to provide gate valve within 3' of meter on customer side.
- Sewer lateral and how and where to connect to main, 3" diameter minimum (clean out to be same size as downstream pipe. All per UPC specs).
- Drainage – indicate disposal to existing system per Appendix Chapter 33 of the Uniform Building Code.
- Legal access to public Right of Way.
- Detail of connection of driveway to City Street. Provide profile with grades.
- Fire hydrant(s) location as required.
- Vicinity map. (may be NTS, not to scale)
- All existing utility and storm drain mains as they pertain to this project.
- Plot plan of proposed and existing structures showing setbacks.
- Trash enclosure location. (screened) COMMERCIAL
- Parking plan. COMMERCIAL, R2, R3
- All existing easements of record.
- Parcel dimensions and legal authority for same, (record map #)
- Underground electric service when applicable. All new services to be underground.
- Landscape plan.

B. FLOOR PLAN

- At 1/4" = 1' scale clearly showing all interior and exterior framing dimensions.
- Indicate all rooms, door and window sizes, window types, plumbing fixtures, mechanical equipment and other features.

- Unless separate electrical and mechanical plan is provided, indicate all electrical receptacles, fixtures and mechanical equipment layout.
- Indicate attic access and interconnected fire warning device location.

C. **FOUNDATION PLAN**

- Indicate exterior and interior dimensions, size and spacing of piers, girders, joists and underfloor access location.
- Show details of foundation footing, stem wall (8" nominal thickness), reinforcement, pier and girder connections, girder pockets, UFER grounding, and any other items of construction importance.
- Indicate deck foundations.

D. **FRAMING AND SECTION DETAILS**

- Indicate floor, ceiling and roof framing of joists, rafters, sheathing, underlayment, roofing materials and all beams and headers.
- Indicate all deck framing.
- Indicate sections through exterior walls of structure showing all construction from footings to the highest point of the finished roof. Where more than one type of wall or roof system is used, show each type.
- Indicate sections through any portion where various levels occur and through stairs, including vertical dimensions.
- If roof trusses, glue-lams, mini-lams, floor trusses, girder trusses, etc. are to be used, submit engineering.
- Provide framing details of all-important structural connections including deck connections.

E. **PLUMBING**

- If residential plumbing is to be installed by other than a licensed plumbing contractor, it may be required to indicate the size, location and connections of all drainage, waste, and hot and cold water distribution. The above information should be provided on all commercial projects.

F. **MECHANICAL**

- If residential mechanical is to be installed by other than a licensed mechanical contractor, it may be required to indicate the size, location and details of all mechanical distribution systems including clearances around mechanical equipment. The above information shall be provided on all commercial projects.

G. **ELECTRICAL**

- On residential projects the location of all receptacles, light switches and light outlets shall be identified. If the electrical is to be installed by someone other than a licensed electrical contractor, it may be required to indicate the circuitry, wire sizing and grounding. The above-mentioned information shall be provided on all commercial projects.

H. **ELEVATIONS**

- Provide North, South, East and West elevations.

- Indicate heights from finished grade to roofline and between floor/ceilings, exterior finishes chimneys, overhangs and trim.

I. LANDSCAPE PLAN

- A landscape plan shall be provided in accordance with Section 17.40.040 of the City of Jackson Municipal Code and be submitted with the site plan.

J. COMMERCIAL PROJECTS

- New Construction Waste Diversion. CalGreen requires newly constructed buildings and demolition projects and additions and alterations to non-residential projects to recycle a minimum of 65% of nonhazardous construction and demolition waste. Refer to Construction Waste Management forms for more information on compliance.

NOTES:

Drawings shall be clear and legible and shall be on drafting paper of adequate size.

Permit fees are non-refundable unless in error. This permit expires if work does not commence within 180 days or if work is suspended for more than 180 days. After 180 days, plans will be destroyed. To continue with this project after the expiration date, new permit applications, plans and all supporting documents must be provided, and new fees based on current valuation and ordinances must be paid.

Construction or work for which a permit is required shall be subject to inspection and shall remain accessible and exposed for inspection purposes until approved per Section 109 of the California Building Code.

Assessment Note: Improvements to your property may result in a change in your property assessment and a site visit from the Assessor's office. Further information is available from the Assessor's office at 810 Court St, in Jackson or by phone at 209-223-6351.

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN Category	SUBJECT TO DAMAGE FROM		
	Speed (mph)	Topographic effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite
20lbs/sqft	90mph	Y	N	N	C	Y	12"	Y
ICE BARRIER UNDERLAYMENT Required			FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	ICE BARRIER UNDERLAYMENT Required		
No			Depends on Location	7	60.0F	No		

THE FOLLOWING SURITIES ARE REQUIRED PRIOR TO PERMIT ISSUANCE:

Grading Permits: \$ 2,500.00 Minimum Bond for Erosion Control
Swimming Pool Permits: \$ 5,000.00 Minimum Bond for Streets, Curb and Gutter

Bonds will be returned after the final inspection is passed.

ALL CONTRACTORS WORKING WITHIN THE CITY OF JACKSON ARE REQUIRED TO OBTAIN A BUSINESS LICENSE PRIOR TO PERFORMING ANY WORK. A BUILDING PERMIT WILL NOT BE ISSUED UNTILL THE CONTRACTOR ON RECORD SECURES A BUSINESS LICENSE!