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RESIDENTIAL ADDITION

Handout #02

The information in this handout provides general guidelines for the City of Bellflower Residential Addition permitting process. To obtain complete information for your project, please contact our friendly staff in person or over the phone at **Planning (562) 804-1424 ext. 2225 or Building and Safety (562) 804-1424 ext. 2274, during business hours (Monday through Thursday from 8:00 a.m. to 5:30 p.m. and alternating Fridays from 8:00 a.m. to 4:30 p.m.).**

What is required if I would like to build an addition to my residence?

As each project is unique and requirements can vary per project, we recommend you first visit the City of Bellflower Planning Department counter to discuss your particular project. Your project must meet new addition compliance with current zoning codes, set-backs, as well as height and lot coverage restrictions. For every residential addition in the City of Bellflower, full sets of construction documents are required to be submitted, reviewed, and approved by various city departments before building permit issuance. The City of Bellflower highly recommends using the services of registered licensed professionals to design and provide all necessary documentation for the submittal and review process. The following construction documents are required:

- Site Plan and Plot Plan
- Floor Plan (existing and proposed)
- Foundation Plan, Soils Report (if required)
- Roof/Floor Framing Plans
- Structural and Construction Details, Cross Sections, Structural Calculations (if required)
- Plumbing, Mechanical, and Electrical Plans
- Title 24 Energy Calculations and Forms

Plans must correctly identify and comply with current codes. Provide a statement on the title sheet of the plans indicating the project shall comply with the:

- 2016 California Residential Code (CRC)
- 2016 California Mechanical Code (CMC)
- 2016 California Plumbing Code (CPC)
- 2016 California Electrical Code (CEC)
- 2016 California Energy Code
- 2016 California Green Building Standards Code (CGBS)
- 2016 Los Angeles County Fire Code
- City of Bellflower Regulations and Ordinances

The construction plans must be legible and shall be drawn on 18" x 24" or 24" x 36" paper. Typically, plan scale is 1/8" for the Site Plan & Plot Plan, and 1/4" scale for the Floor Plan, elevations, sections, details, etc. For a residential addition, submit four (4) complete sets of plans and two (2) sets of other construction documents, such as Structural Calculations and Soils Report, if required. **Please note, a Title 24 package is always required.** Construction documents must be prepared by registered licensed professionals. However, for small residential additions, where the latest version of the **City of Los Angeles Wood Frame Prescriptive Provision for one story residential construction only (Type V construction)** can be utilized for design, the plans do not require preparation by registered licensed professionals. **Note that Title 24 is still required.** For more information on the **City of Los Angeles Wood Frame Prescriptive Provision for one story residential construction only (Type V construction)**, please visit their website at ladbs.org.

Are building inspections required?

Yes. After building permits are issued and construction has begun, the contractor or owner/builder is required to schedule building inspections through all phases of the construction project. This is to insure code compliance and good workmanship.

Who should I contact with questions?

If you need further assistance, please contact our Planning Department at (562) 804-1424 ext.2225 or our Building and Safety Department at (562) 562-1424 ext. 2274.