



Master Plan and Production Homes

Sacramento County Building Inspection allows a developer-contractor to submit plans for single family, half-plex, townhouse, and duplex structures of which the developer-contractor intends to construct at least three different models, three units each in the same subdivision from the same master plan. The Master Plan receives the standard plan review fee, undergoes the standard plan check and receives a unique plan number (MPCR). For future construction, the developer-contractor submits for production home permits (PHCR). Production Home permits receive reduced plan review fees and full permit fees.

Master Plan Submittal Requirements

Full plan set with all disciplines including architectural, structural, mechanical, electrical, plumbing (including water supply, waste, and gas to scale isometrics), and complete solar design. *NOTE: Drawings shall indicate worst case scenarios for property line, easement, setback locations and dimensions with respect to exterior walls and eaves on all elevations/sections with these elements identified. Alternatively, provide a generic Site Plan with the property lines, easements and setbacks identified and with graphic dimensions of wall and eave locations from these elements (for worst case scenarios). It is essential to indicate these elements for review of wall and/or eave proximities from real or assumed property lines to address any required fire ratings/protection requirements of walls, projections, and openings. Eave projections are not permitted into easements. Eave projections into fire separation setbacks require fire protection or solid blocking/ no under eave venting per CRC Table 302.1(2).*

- Title 24 Energy documents: 8.5"x11" report.
- Structural Engineering Calculations signed and sealed.
- Truss submittal docs signed and sealed and Engineer letter for truss review/approval.
- Geotech report (and any updated version for current CBC Building Code)
- Submit a review letter by the soils engineer indicating plans and specifications conform with and incorporate the requirements and recommendations of the applicable soils investigation report.

After cursory review of case plans, fees will be assessed, and you will be notified for payment required. Plan reviews cannot proceed prior to payment of fees.

Production Home Submittal Requirements

- Master plan review notification
- Plot plan. Include air conditioner location and roof /eave outline.
- Floor plan
- PV/roof layout
- School compliance
- Fire release
- Infrastructure fee worksheet