



NEW, ADDITIONS AND ALTERATIONS (SFD/ADU/JADU/DUPLEX/ACCESSORY) RESIDENTIAL PLAN SUBMITTAL CHECKLIST

An addition to residential building occurs whenever any floor area is added to an existing building. An alteration occurs when there is any construction or remodel to an existing structure other than a repair or addition. The information provided in this document is general and intended as a checklist for Building Division submittal purposes only, additional requirements may be enforced as deemed appropriate.

Digital Submittal General Requirements (Recommended):

- 1) Create an account through the [City of San Mateo Citizen Self-Service \(CSS\) Portal](#).
- 2) Confirm all files meet the City of San Mateo eReview Submittal Requirements and are generated as PDFs for review (minimum 11" x 17" paper size for drawings).
- 3) Review the [City of San Mateo Online Permit Center](#) Website for procedure on submitting a Building Application.

*NOTE: Please contact the Permit Center Division for guidelines on the process for submitting paper plans by emailing building.info@cityofsanmateo.org.

Additional Potential Requirements Based on the Scope of Work

- **OTHER DEPARTMENT REQUIREMENTS:** Contact other City Departments for information pertaining to other requirements including, but not limited to: zoning and land use requirements, sprinkler requirements, trash & recycling, sewer, easements and encroachments, etc.
- **SAN MATEO HERITAGE TREE ORDINANCE:** It is unlawful for any person to remove or prune any Heritage (Protected) Tree from any property in the City of San Mateo without first obtaining a permit from the City Arborist. Applicants are to pursue other methods of solving tree-related problems, using proven arboricultural techniques, other than removing valuable trees unless absolutely necessary.
- **FEMA FLOOD ZONE:** Properties located in designated Special Flood Hazard Areas, as determined by the FEMA Flood Map, may be subject to additional requirements and measures to mitigate flood risks. These may include elevating the structure(s), floodproofing, and providing necessary documentation to ensure compliance with FEMA floodplain requirements.
- **CALGREEN RESIDENTIAL SUBMITTAL CHECKLIST:** New construction and additions shall be designed to include the green building mandatory measures specified in the San Mateo CalGreen Residential Building Plan Submittal Checklist. This checklist shall also be applied to existing residential buildings where the addition or alteration increases the buildings conditioned area, volume, or size.
- **WATER EFFICIENT LANDSCAPE ORDINANCE (WELO):** The City of San Mateo has adopted a Water Conservation in Landscaping Ordinance to ensure that all qualified development projects comply with the State of California's Water Efficient Landscape Ordinance (WELO). New construction projects must provide measures reducing water usage and allowing efficient use of water to ensure compliance with the ordinance. Addition and alteration projects rehabilitating the landscape on site may be subject to measures reducing water usage and allowing efficient use of water to ensure compliance with the ordinance.

NEW, ADD., ALT. (SFD/ADU/JADU/DUPLEX) PLAN SUBMITTAL CHECKLIST¹

IS ITEM REQUIRED?	Yes	N/A	IS ITEM REQUIRED?	Yes	N/A	
1. TITLE SHEET						
Project Information – (Address, Legal Description, Occupancy Group(s), Construction Type, Number of Stories, Floor Area, Fire Sprinklers)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Notes Sheet – (Applicable Code Sections, Material Specifications, Design Criteria & Parameters, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	
Scope of Work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Foundation Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Sheet Index	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Floor Framing Plan(s)	<input type="checkbox"/>	<input type="checkbox"/>	
Applicable Design Codes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof Framing Plan(s)	<input type="checkbox"/>	<input type="checkbox"/>	
Owner & Responsible Designers' or Licensed Design Professionals' Contact Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Structural Detail Sheet(s)	<input type="checkbox"/>	<input type="checkbox"/>	
Deferred Submittal Items	<input type="checkbox"/>	<input type="checkbox"/>	5. MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS² ($\frac{1}{4}$ " = 1'-0" scale)			
2. SITE PLAN (with dimensions, $\frac{1}{8}$" = 1'-0" scale)						
Existing Site Plan(s) – (Existing Structures, Utility Lines, Other Structures on Site, Area of Work)	<input type="checkbox"/>	<input type="checkbox"/>	Mechanical Plans – New Mechanical System (HVAC), Vent Plan & Register Layout, New Mechanical Equipment, Required Anchorage, etc.	<input type="checkbox"/>	<input type="checkbox"/>	
Proposed Project Site Location & Lot Size – (North Arrow, Other Structures on Site, Separation Distances, Slopes, Site Drainage, Adjacent Streets, Area of Work)	<input type="checkbox"/>	<input type="checkbox"/>	Electrical Plans – New Lighting and Control Switches & Load Calculations, Branch Circuits, Line Diagrams, Trench Details, etc.	<input type="checkbox"/>	<input type="checkbox"/>	
Location(s) of Protected Tree(s), if any	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing Plans – Water, Waste, Gas Pipe Sizing & Calculations, Piping Diagrams, Trench Details, Fixtures, etc.	<input type="checkbox"/>	<input type="checkbox"/>	
3. ARCHITECTURAL DRAWINGS (with required dimensions, $\frac{1}{4}$" = 1'-0" scale)						
Existing Floor Plan(s) – (Existing Layout of Space(s), Existing Walls/Partitions, Doors, Windows etc., to be demolished)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. ENERGY DOCUMENTS & FORMS			
Proposed Floor Plan(s) – (Layout of Space(s), New Walls/Partitions, Doors, Windows, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Energy Reports are printed on the plans and all required Energy Forms are signed and dated.	<input type="checkbox"/>	<input type="checkbox"/>	
Existing Elevation Views – (Show Existing Grade, Floor & Plate Heights, Windows & Doors, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	7. CALGREEN BUILDING CHECKLISTS			
Proposed Elevation Views – (Show Finish Grade, Floor & Plate Heights, Windows & Doors, Exterior Wall Finish Materials etc.)	<input type="checkbox"/>	<input type="checkbox"/>	City of San Mateo Green Building Checklist on the Plans and are signed and dated as required.	<input type="checkbox"/>	<input type="checkbox"/>	
Cross Section Views – (Show Ceiling Heights, Rated Assemblies, Insulation, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	8. WELO FORMS, TREE DISCLOSURE STATEMENT (TDS) & ADDRESS ASSIGNMENT			
Roof Plan - (Roof Lines, Pitch, Roofing, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	WELO Screening Form, WELO Short or Long Form	<input type="checkbox"/>	<input type="checkbox"/>	
Architectural Detail Sheet(s) – (Wall Assemblies, Floor/Ceiling Assemblies, Penetration Details, Framing Details, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tree Disclosure Statement (TDS) shall be completed and signed	<input type="checkbox"/>	<input type="checkbox"/>	
9. SUPPORTING DOCUMENTS (as applicable)						
Structural Calculations, Soil Reports, ICC Reports, Manufacturer's Cut Sheets, Special Inspection Form, etc.				<input type="checkbox"/>	<input type="checkbox"/>	

¹ Submittal Checklist for Building Division requirements only, contact other Departments for other requirements