



Residential Master Plan Policy

Definition:

“Master Plans” are approved construction documents for identical residential structures proposed to be constructed repeatedly in the City of Visalia. Each model or plan is approved under the current code requirement and assigned a specific Master Plan number. Master Plans include (1) single family dwelling or (1) duplex each with fire sprinkler design.

Purpose:

The Master Plan Policy is designed to expedite the building permit issuance for residential structures which will be constructed more than once within the City of Visalia. All policies & local ordinances shall apply.

Policy for Design of Master Plans:

- 1) Plans to be designed by a licensed design professional.
- 2) A complete submittal shall include plans, structural, truss and T-24 energy calculations in PDF Format. Fire Sprinkler plans are required to be submitted in PDF Format concurrently with the Master Plan submittal. Fire sprinkler designs require a current Fire Flow Report from California Water Service and Hydraulic Calculations for each subdivision where building occurs.
- 3) Increase in square footage (living space) from Base Plan is an Option. A maximum of 300 SF total, and maximum of (2) variation increases under preceding conditions are allowed. Optional space shall be located in a 3rd car garage location or open space areas such as lofts i.e. areas without roof design change or exterior wall changes. Increasing the square footage by more than 300 SF total shall require a separate Master Plan submittal/application. Decrease in plan shall not be allowed.
- 4) Each Master Plan shall clearly indicate plan or model number on title block. Each plan with options to increase square footage shall be labeled in the following manner i.e. 2000 SF base plan with an option of 250 SF shall be labeled as 2000-2250 as the largest increase for Master Plan.
- 5) Master Plans with reverse orientation require a reversed foundation and floor plan i.e. Left and Right garages. Fire Sprinkler plan submittals shall be separate documents from Master Plan and require separate left and right designs.
- 6) A maximum of (4) non-structural interior modifications are allowed on each base plan.

- 7) A maximum of (3) roof line modifications or variations are allowed.
- 8) A maximum of (3) non-structural cosmetic elevation modifications or variations are allowed.
- 9) A maximum of (2) garage variations are allowed i.e. 2 or 3 car garage.
- 10) A maximum of (3) patio options are allowed.
- 11) A matrix identifying **All Options** and a page number must be shown on cover sheet.

Note: Incomplete plan submittals will not be accepted.

Master Plan Check Fees:

Fees to be calculated based on maximum square footage including optional living space as applicable.

Master Plan Revisions:

Require approval by the Authority Having Jurisdiction i.e. state mandated code changes (energy, Cal green code); change of truss company. A plan change application with fees shall be submitted in PDF. All revised plans and supporting documents shall be stamped and signed by architect/designer. All revisions shall be approved prior to construction phase. No handwritten red line modifications shall be approved for Master Plans.

Expiration of Master Plans:

Approved Master Plans will expire with the adoption of new codes by the City of Visalia or state mandated regulation updates.

Permits for Construction Phase:

A separate permit shall be required for each single family dwelling. Plot plans shall reflect approved Master Plan design on file. Plans must depict single or double story, square footage of habitable space, porch, patio, and garage shall be clearly specified. Master Plan shall be in compliance with current building code(s) at time of plot plan submittal.

Inspections:

Approved Master Plan and documents with correct orientation are required at the job site prior to the arrival of the City's Building Inspector.

Note: The City of Visalia's Master Plan Policy is subject to change based on new and/or additional information.