

# California permit & load checklist

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Use this checklist to gather everything your California building official, engineer, and manufacturer will ask for before your steel building can be permitted, fabricated, and erected.

## CALIFORNIA DESIGN CRITERIA

### GROUND SNOW LOAD

0–5 psf (Sierra up to 150 psf)

### DESIGN WIND SPEED

95–110 mph (Risk II)

### SEISMIC DESIGN CATEGORY

Category D–E

### LOCAL CONDITIONS

Seismic design dominates: expect heavier bracing, larger anchor bolts, and deeper footings.

### CA PERMITTING NOTES

CBC + Title 24 apply statewide; most jurisdictions require a licensed CA engineer of record and deferred-submittal review.

### DELIVERY & FREIGHT

Freight from Western fabricators is short, but permitting timelines usually set the schedule.

## SITE & PROPERTY

- ☐ Confirm parcel number, legal description, and recorded property lines.
- ☐ Verify zoning district, allowed use, and maximum building height / lot coverage.
- ☐ Check front, side, and rear setbacks plus any easements or right-of-way.
- ☐ Confirm flood zone designation and whether an elevation certificate is required.
- ☐ Document site access for a 70-foot delivery truck and crane staging area.
- ☐ Note grade change across the pad and any required cut, fill, or retaining work.
- ☐ Locate utilities: power service size, water, septic or sewer, and gas.
- ☐ Call 811 for underground utility locates before any excavation.

## ENGINEERING & LOADS

- ☐ Confirm the locally adopted building code edition and amendments in your California jurisdiction.
- ☐ Verify ground snow load for your parcel — statewide typical: 0–5 psf (Sierra up to 150 psf) — including drift and unbalanced snow.
- ☐ Verify design wind speed and exposure category — statewide typical: 95–110 mph (Risk II).
- ☐ Confirm seismic design category and site soil class — statewide typical: Category D–E.
- ☐ Order a geotechnical report or confirm the presumptive soil bearing value.
- ☐ Confirm frost depth and required footing depth for the foundation design.
- ☐ Specify collateral loads: lighting, sprinklers, mechanical, ceiling, or crane.

- ☐ Request sealed drawings and calculations from an engineer licensed in California.

#### PERMITTING PACKAGE

- ☐ Completed building permit application and owner authorization.
- ☐ Site plan showing setbacks, drainage, parking, and access.
- ☐ Foundation plan with anchor bolt layout and reaction table.
- ☐ Stamped structural drawings and design calculations for the metal building.
- ☐ Energy code compliance documentation for conditioned space.
- ☐ Stormwater / land-disturbance permit if new impervious area triggers review.
- ☐ Driveway, culvert, or road-access approval where required.
- ☐ Septic or sewer connection approval and well permit if applicable.
- ☐ Fire marshal review for occupancy, exits, and sprinkler requirements.
- ☐ HOA or architectural committee approval if the property is in a covenanted subdivision.

#### BUILDING SPECIFICATION

- ☐ Final dimensions: width, length, eave height, and roof pitch.
- ☐ Frame type: clear span or modular, and bay spacing.
- ☐ Panel profile, gauge, and paint system with warranty term.
- ☐ Door schedule: overhead, roll-up, sliding, and walk doors with sizes.
- ☐ Window and skylight quantity, size, and locations.
- ☐ Insulation system and R-values for roof and walls.
- ☐ Gutters, downspouts, wainscot, and trim colors.
- ☐ Lean-tos, canopies, porches, and future expansion end wall.

#### COMMON CALIFORNIA BUILDING EXAMPLES

- ☐ Manufacturing Building — 100×200×24. Fresno food-processing shell with wash-down liner panel and CA seismic detailing.
- ☐ Agricultural Building — 60×120×18. Paso Robles winery equipment barn with insulated roof and open-air crush pad lean-to.

#### QUESTIONS TO ASK BEFORE YOU SIGN

- ☐ Is the quoted price a kit only, kit plus erection, or complete turnkey?
- ☐ Are freight, unloading, and crane time included?
- ☐ Who is responsible for the permit submittal and any revision cycles?
- ☐ What is the anchor bolt and foundation scope, and who pours the slab?
- ☐ What is the fabrication lead time and price-hold period on the steel?
- ☐ What is the payment schedule, and what happens if the permit is delayed?

Preliminary estimate. Subject to site verification, engineering review, local building-code requirements, final material pricing, and foundation review.

Values shown are typical statewide ranges for California and are not a substitute for a code review of your specific parcel. Confirm every item with your local building department and the engineer of record.

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