



FAST START Plan Check - Eligibility Checklist

Alteration or Tenant Improvement Projects

(Only Existing Buildings are Eligible - Building Additions are Not Eligible for FAST START Plan Check)

FAST START Plan Check for Alterations or Tenant Improvements Projects is intended to speed up the initial plan check processing for applicants undergoing residential or nonresidential alterations requiring a building permit. Projects qualifying for FAST START Plan Check at the time of initial permit application will go to the front of the plan check line immediately following any other FAST START Plan Check applications. This may result in the starting of the initial plan check review within a couple of business days after the submittal of the original permit application and plans, depending on staff availability. There are no additional fees for applicants using FAST START Plan Check.

The project architect must check all items that are true on the FAST START Plan Check checklist below to determine if the project qualifies for FAST START Plan Check. **One or more of the check boxes for each item must be checked to qualify.**

Item	FAST START Plan Check – Requirement	For office use only
1	<input type="checkbox"/> Architectural plans are prepared by a licensed CA architect.	
2	<input type="checkbox"/> Structural plans and calculations are included <u>and</u> prepared by a licensed CA structural or civil engineer <u>if structural alterations are proposed</u> .	
3	<input type="checkbox"/> Plumbing and/or mechanical plans are included <u>and</u> prepared by a licensed CA mechanical engineer <u>if plumbing or mechanical alterations are proposed</u> .	
4	<input type="checkbox"/> Electrical plans are included <u>and</u> prepared by licensed CA electrical engineer <u>if electrical alterations are proposed</u> .	
5	<input type="checkbox"/> <u>For Nonresidential or Hotel and Motel alteration or tenant improvement projects that include lighting alterations</u> , a Certified Lighting Acceptance Test Technician has reviewed the plans for compliance with the lighting control requirements of the California Energy Code; or <input type="checkbox"/> The Nonresidential or Hotel and Motel alteration or tenant improvement project will not modify the area of the enclosed space (i.e. new or altered rooms), the space type or the lighting power in the enclosed space <u>AND</u> less than 10% of the sum total of existing luminaires within any enclosed space will be changed, replaced, relocated, connected to, altered, or luminaire wiring revised <u>AND</u> no new or altered lighting controls are proposed.	
6	<input type="checkbox"/> Grading or site improvement plans are included <u>and</u> prepared by a CA licensed civil engineer <u>if grading or site improvement work is proposed</u> . See Sonoma Municipal Code Chapter 14.20 for more information.	
7	<input type="checkbox"/> Erosion control and storm water pollution prevention best practices are included with the project plans <u>if grading or site improvement work is proposed</u> . See Sonoma Municipal Code Chapter 14.20 for more information.	

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8	<input type="checkbox"/> The stormwater water collection system for the premises is not being added to or modified; or <input type="checkbox"/> The stormwater water collection system for the premises does not directly connect to the City’s underground public storm drain system.	
9	<input type="checkbox"/> The total permit valuation of all permits issued or proposed for the property within a 24-month period, including the valuation of this proposed project, exceeds \$40,000. The “Public Improvement Agreement” on page 4 of the building permit application has been signed by the property owner. or <input type="checkbox"/> The total permit valuation of all permits issued or proposed for the property within a 24-month period is \$40,000 or less.	
10	<input type="checkbox"/> If a single family dwelling, all existing showerheads, urinals, toilets and sinks in the building have been examined by the mechanical engineer or licensed plumber and each noncompliant plumbing fixture, as defined in Civil Code Section 1101.3(c), is specified on the plans to be replaced with new water-conserving plumbing fixtures. or <input type="checkbox"/> The building to be altered was originally built and available for use after January 1, 1994 <u>or</u> it is a registered historical building or site, <u>or</u> it is not a single family dwelling.	
11	<input type="checkbox"/> The project has obtained design review, use permit and other planning approvals <u>when applicable to the project</u> . (Verify with Planning Department and check all approvals obtained below) <ul style="list-style-type: none"> <input type="checkbox"/> Exterior modifications, materials and color approval for nonresidential and multifamily residential buildings (<i>if any</i>). <input type="checkbox"/> Landscaping modifications (<i>if any</i>). <input type="checkbox"/> Sign design approval (<i>This item may be deferred</i>). <input type="checkbox"/> Use permit and/or variance (<i>if applicable</i>). <input type="checkbox"/> Alterations to existing residential structures constructed prior to 1945 and located within the Historic zone requiring a building permit that result in substantive changes to a primary or street-side building elevation (<i>if any</i>). 	
12	<input type="checkbox"/> The project architect (in consultation with project engineers, if any) has determined that no special inspections are required pursuant to California Building Code Chapter 17; or <input type="checkbox"/> A Special Inspection Agreement Form , completed and signed by the engineer or architect, the contractor <u>and</u> the owner, is submitted with the project plans.	

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13	<p><input type="checkbox"/> For nonresidential and covered multi-family alteration projects, the project architect has included a site plan showing all required accessible paths of travel <u>and</u> has included at least one full plan sheet specifying and detailing all accessible design and construction requirements.</p> <p><u>or</u></p> <p><input type="checkbox"/> The project consists of only heating, ventilation, air conditioning, reroofing, electrical work not involving placement of switches and receptacles, cosmetic work that does not affect items regulated by this code, such as painting, equipment not considered to be a part of the architecture of the building or area, such as computer terminals, office equipment, etc. and is therefore exempt from disable access requirements for alterations. <i>[CBC 11B-202.4 Exception 8.]</i></p> <p><u>or</u></p> <p><input type="checkbox"/> The project is a residential project that is exempt from all accessible design and construction requirements.</p>	
14	<p><input type="checkbox"/> <u>For nonresidential projects with a permit valuation greater than \$200,000</u>, the 2013 CALGreen Nonresidential Checklist for Additions & Alterations has been completed and submitted by a City of Sonoma listed CALGreen special inspector;</p> <p><u>or</u></p> <p><input type="checkbox"/> <u>For residential alteration projects that increase the conditioned area, volume or size</u>, the 2013 CALGreen Residential Checklist for Additions & Alterations has been completed and submitted by a City of Sonoma listed CALGreen special inspector;</p> <p><u>or</u></p> <p><input type="checkbox"/> The project is exempt from 2013 CALGreen requirements per CALGreen Section 301.</p>	
15	<p><input type="checkbox"/> The existing building is provided with an automatic fire sprinkler system and the plans reflect the necessary alterations to the existing system;</p> <p><u>or</u></p> <p><input type="checkbox"/> The total permit valuation of all permits issued for the building within a three-year period, including the valuation of the proposed project, is less than \$150,000 for nonresidential alteration projects or \$100,000 for residential projects;</p> <p><u>or</u></p> <p><input type="checkbox"/> If the total permit valuation of all permits issued for the building within a three-year period, including the valuation of the proposed project, exceeds \$150,000 for nonresidential alteration projects or \$100,000 for residential projects, the plans include a fire sprinkler system design (plans and calculations) prepared by a CA licensed fire protection engineer or otherwise indicate that “a fire sprinkler system is required to be installed under a separate permit prior to a close-in inspection.”</p>	

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16	<p><input type="checkbox"/> The project architect or a Certified Access Specialist has inspected the site, the existing building and the proposed plans and verified that <u>all</u> of the following required accessibility features are in full compliance with current accessibility requirements:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The specific element, space or area being altered. <input type="checkbox"/> A path of travel from the parking lot and the public sidewalk to a primary entrance. <input type="checkbox"/> A primary entrance to the building (including walkways, ramps, landings, doors, etc.) <input type="checkbox"/> An accessible path of travel to the area of specific alteration or structural repair. <input type="checkbox"/> Elevator or Platform Lift [See CBC 11B-202.4 and 11B-206.2.3 for exceptions] <input type="checkbox"/> At least one accessible restroom for each sex. (If only one unisex restroom exists, that restroom must be made accessible. [11B-213.2]) <input type="checkbox"/> Accessible telephones and drinking fountains, if provided. <input type="checkbox"/> When possible, additional accessible elements such as parking, storage and alarms. <p><u>or</u></p> <p><input type="checkbox"/> The project architect or a Certified Access Specialist in consultation with the project contractor has inspected the site and the existing building, utilizing an accessibility checklist, and determined that the project qualifies for a Disproportionate Cost Exception. A Request for Disproportionate Cost Exception to California Disabled Access Requirements form has been completed and included with the plans submitted to the Building Department for approval. All required accessibility features have been detailed and specified in the submitted project plans;</p> <p><u>or</u></p> <p><input type="checkbox"/> The project is exempt from disable access requirements per Exceptions 2, 3, 4, 5, 6 <u>or</u> 7 of section CBC 11B-202.4;</p> <p><u>or</u></p> <p><input type="checkbox"/> The project is a residential project that is exempt from all accessible design and construction requirements.</p>	
17	<p><input type="checkbox"/> <u>If fire sprinkler piping is required to be added or modified</u>, plans (and calculations if required) prepared by a CA licensed fire protection engineer or a C-16 CA licensed contractor are provided.</p>	

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18	<input type="checkbox"/> Plans and Water Efficient Landscaping Ordinance (WELO) calculations prepared by a CA licensed landscape architect are submitted with the building permit application if either of the following applies: <ul style="list-style-type: none"> <input type="checkbox"/> New landscaping or irrigation work (where no landscaping or irrigation previously existed) is proposed. <input type="checkbox"/> Rehabilitated landscaping or rehabilitated irrigation work is proposed with an area greater than or equal to 1,000 square feet. <p><i>See Sonoma Municipal Code Chapter 14.32 for more information.</i></p> <p><u>or</u></p> <input type="checkbox"/> Neither of the above applies to this project.	
19	<input type="checkbox"/> Completed and signed Title 24 energy documentation is submitted with the project plans <u>if the project includes:</u> (check all that apply) <ul style="list-style-type: none"> <input type="checkbox"/> Any alteration that involves changes to a portion of the building envelope (i.e. roofing, exterior walls, attics, windows, doors, etc.) <input type="checkbox"/> New or altered components of an HVAC system <input type="checkbox"/> Replacing or adding indoor lighting fixtures (luminaires) or lighting controls <input type="checkbox"/> Replacing or adding outdoor lighting fixtures (luminaires) or lighting controls <input type="checkbox"/> Replacing or adding sign lighting fixtures (luminaires) or lighting controls 	
20	<input type="checkbox"/> Declaration of Existing Noncompliant Plumbing Fixtures form has been completed and submitted with project application.	
21	<p><i>For restaurants and other facilities utilizing specialized equipment or products such as commercial kitchen equipment, unique products, industrial equipment, etc.</i></p> <input type="checkbox"/> Equipment and product installation sheets, clearance requirements and an equipment layout are submitted with the project plans. <p><u>or</u></p> <input type="checkbox"/> Project is not a restaurant or other facility utilizing specialized equipment or products.	
22	<p><i>For food-handling establishments and public swimming pools:</i></p> <input type="checkbox"/> Plans have or will be submitted to the Sonoma County Public Health Department for approval. <p><u>or</u></p> <input type="checkbox"/> Project is not a food-handling establishment and public swimming pool.	
23	<p><i>For projects served by wells or septic systems:</i></p> <input type="checkbox"/> Plans have or will be submitted to the Sonoma County Permit and Resource Management Department, Well & Septic Division for approval. <p><u>or</u></p> <input type="checkbox"/> Project is not served by a well or septic system.	

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24	<p><i>For projects involving a change in the type or character of use (i.e. residence to office or retail to restaurant, etc.):</i></p> <p><input type="checkbox"/> Plans have or will be submitted to the Sonoma County Permit and Resource Management – Sanitation Division <u>and</u> the City of Sonoma Water Department for sewer and water fee review.</p> <p><u>or</u></p> <p><input type="checkbox"/> Project does not involve a change in the type or character of use.</p>	

NOTE: The Building Official or Plans Examiner, at their sole discretion, reserves the right to waive or accept alternative specific eligibility requirements when sufficient justification is provided by the project architect.

(Please print)

Project Address

Project Description

Checklist Completed By (Must be Project Architect)

Date

Architect's E-mail Address

Architect's Phone