



**New Commercial/Industrial Plan Requirements**

<p><b>Construction Requirements</b></p> <p>All construction requirements are based on the California Code of Regulations (CCR) Title 24:</p> <ul style="list-style-type: none"> <li>• 2022 California Building Code (CBC)</li> <li>• 2022 California Mechanical Code (CMC)</li> <li>• 2022 California Plumbing Code (CPC)</li> <li>• 2022 California Electrical Code (CEC)</li> <li>• 2022 California Fire Code (CFC)</li> <li>• 2022 California Energy Code (CEC)</li> <li>• ADA Regulations</li> <li>• Specific requirements as outlined in a technical report</li> <li>• Please remember, every project is unique and additional requirements may apply.</li> </ul>	<p><b>Geographic Information</b></p> <ul style="list-style-type: none"> <li>• Wind Speed- Risk Category I: 100 mph, Risk Category II: 110 mph, Risk Category III &amp; IV: 115 mph, Exposure C.</li> <li>• Wind Exposure- C</li> <li>• Seismic Zone - E</li> <li>• Rainfall - 3" Per Hour</li> <li>• Climate Zone - 10</li> </ul> <p><b>Exterior Lighting</b></p> <ul style="list-style-type: none"> <li>• Riverside County Ordinance No. 655</li> </ul> <p>LED lights must be <a href="#">Dark Sky Compliant fixtures</a> that are fully shielded and must have a color rendition of 3,000 Kelvin (K) or below.</p>
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- 1. Grading Plan:** Grading plans must be submitted to Public Works and Approved, **PRIOR** to submitting Building plans. Building & Safety requires a copy of the approved grading plan to be submitted with your Building submittal.
- 2. Digital Submissions:** All digital submissions link: <https://cohchcrweb.cityofhemet.org/eTRAKi3> **NOTICE:** As of October 1st, 2024, Building and Safety permits will **require digital submissions.**
- 3. Plot Plan:** Fully dimensioned plot plans with the following information:
  - Owner's name, phone number, e-mail, and address
  - Architect's name, phone number, e-mail, and address
  - Contractor's name, phone number, e-mail, and address
  - Engineer's name, phone number, e-mail, and address
  - Landscape Architect's name, phone number, e-mail, and address
  - Site Address
  - Assessor's Parcel Number(s) (APN)
  - Legal description of property
  - Planning Application Number
  - Grading Plan Number
  - Lot size (net and gross)
  - Setbacks from property lines
  - Density
  - Lot coverage calculations
  - Parking calculations (including ADA, and electric charging)
  - Bicycle rack calculations and types
  - Floor Area Ratios
  - Distance between proposed and existing structures.
  - A North arrow
  - Wells, watercourses, and easements



- Proposed and existing fire hydrant type and location.
  - Precise grading plans.
  - A vicinity map showing distance to closest known fault, as shown in ICC publication "Maps of Known Active Fault Near-Sources Zones in California".
  - Trash enclosures, including the path of travel
  - Plans must bear a seal and wet signature of a licensed professional engineer or architect licensed by the State of California
- 4. FINAL Conditions of Approval:** The project's FINAL Conditions of Approval must be placed on the full-sized plan sheets in a legible manner. Conditions of Approval should NOT be a separate print-out or document.
- 5. Soils Report:** Provide two copies of the soil's reports.
- 6. Foundation Plan:** Fully dimensioned plan view of the foundation showing the location of all footings and masonry walls. Provide cross-sectional details of the footings showing distance below natural grade, height above adjacent grade, anchor bolt size and spacing, and reinforcement as required by the soils report.
- 7. Floor Plan:** Fully dimensioned plan view identifying all occupied space (office, storage, etc.). Show width, distance to, and direction of all exits. Show location of panic hardware. Indicate width and distance of all corridors and type of fire resistive construction when required. Show all fixed elements of construction (walls, partitions, cabinets, etc.). Identify area/occupancy separation walls and fire resistive rating of each. Show details of fire rated construction and included item number of assemblies from the table in Chapter 7 of the CBC or indicate GA file number if assembly is from Gypsum Association Fire Resistance Design Manual. Show details of special or unusual construction or materials. Show location, size, and grade of all framing members.
- 8. Finish Schedule:** Show wall, ceiling and floor finish with smoke and flame spread ratings. Provide a door and hardware schedule and a window schedule. Identify the U-value of the proposed glazing.
- 9. Roof Plan:** Provide complete roof plan including HVAC, smoke/heat vents and flashing requirements. Truss calculations are required for a proposed truss roof, or if conventionally framed, indicate size, spacing, and direction of rafters. Identify roof finish, sheathing underlayment, and structural connection details, with ICC # or UL Listing for hardware and equipment. The truss calculations and the truss layout shall be signed and sealed by a professional civil or structural engineer.
- 10. Elevations:** Provide four exterior elevations using North, South, East, and West identifications. Include all gutters, exterior fixtures, and finishes.
- 11. Line-of-Sight:** A line-of-sight diagram shall be provided encompassing **all actual** rooftop equipment (mechanical, plumbing, etc.). Provide cross sections of the buildings where rooftop equipment will be located to ensure that the equipment is located below the parapet line. Provide a line-of-sight diagram at 1,200' showing that equipment is not visible from all adjacent streets. Specifications sheets for the equipment shall match those identified on the line-of-sight diagram.



510 E. Florida Ave,  
Hemet, CA 92545  
951-765-2475  
Hemetca.gov

## Commercial Projects

### New Commercial/Industrial Buildings

- 12. Construction Details:** Provide structural cross-sections, showing the foundation, underpinning, floor joists, studs, ceiling joists, rafters, pitch of roof and location of intermediate roof supports. The cross-section shall specify ceiling, wall, and floor insulation R-values.
- 13. Energy:** Submit two sets of calculations showing compliance with the California energy Commission Regulations for nonresidential construction. The location of the water heater(s), furnace and air conditioning units are to be shown including manufacturer, model, and size. The ENV, MECH, LTG and OLTG Certificate of Compliance forms shall be completed, signed, and printed on the building plans. All other applicable worksheets and forms shall be included.
- 14. Electric:** Provide a one-line diagram showing service, feeder panel, conductors, disconnect, over current sized, grounding methods and service load calculations. Provide panel schedule with circuit identification, description of circuits, watts and voltage. Provide fixture schedule, including exit signage, exit illumination and method of support. Detail suspended fixtures.
- 15. Exterior lighting** must follow Riverside County Ordinance No. 655. Exterior LED lights must be Dark Sky Compliant fixtures that are fully shielded and must have a color rendition of 3,000 Kelvin (K) or below. **All** diagrams, energy forms, and callouts must reflect these requirements.
- 16. Plumbing:** Provide a plumbing isometric or line drawing showing sewer, drain, waste, vents and cleanout sizes and material. Show the water piping system, pipe sizes and pipe material. Show the location of all gas meters and all gas piping including sizes and lengths of outlet side of meter and the demand at each outlet.
- 17. Mechanical:** Show the location of heating and air conditioning equipment including manufacturer's name, model number and weight of equipment. Show the duct locations, material and sizes. Show the location of smoke and fire dampers and duct smoke detectors. Provide details for damper controls and automatic shutoff controls. Provide velocity calculations for duct size at the point of installation and velocity.
- 18. Structural:** Provide two sets of structural calculations sealed and wet signed by the profession responsible for the calculations.
- 19. Trash Enclosures:** Trash enclosures shall be in compliance with City of Hemet standards and must include the accessible route to the trash enclosure.
- 20. Other Departments:** Please consult with the following Departments prior to your submission to Building and Safety. Pre-submittal requirements may be required.

Department	Website	Phone	Requirements
Planning	<a href="http://Hemetca.gov/96/Planning">Hemetca.gov/96/Planning</a>	951-765-2375	<ul style="list-style-type: none"><li>• Planning Applications</li><li>• Development Code Compliance</li><li>• Modifications to Approvals</li></ul>
Public Works	<a href="http://Hemetca.gov/88/Engineering">Hemetca.gov/88/Engineering</a>	951-765-2360	<ul style="list-style-type: none"><li>• Possible grading permits</li><li>• Possible soils reports</li><li>• Water Quality Management Plans</li></ul>
Fire	<a href="http://Hemetca.gov/90/Fire">Hemetca.gov/90/Fire</a>	951-765-2450	<ul style="list-style-type: none"><li>• Fire sprinklers</li><li>• Other Fire requirements</li></ul>



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### New Commercial/Industrial Buildings

**21. Outside Agencies:** Please consult with the following outside agencies to understand submission requirements, fees, and timelines:

✓	Contact	Service	Phone
	Architects/Engineers/Contractors	N/A	N/A
	Eastern Municipal Water District*	Sewer/Water	951-928-3777 x 2081
	Lake Hemet Municipal Water	Water	951-658-3241
	City of Hemet Water	Water	951-765-2350
	Riverside County Environmental Health*	Clearances	951-955-8980
	SoCal Gas	Natural Gas	1-877-238-0092
	Southern California Edison (SCE)	Electricity	1-800-950-2356
	Hemet Unified School District	School Fees	951-765-5100 x 5480

\*These agencies may or may not apply to your project. This list is not meant to be an all-inclusive list, as requirements will vary project by project.

**22. Fees:** A list of City fees as well as links to potential outside agency fees is available at [Hemetca.gov/604/Financial-Information](http://Hemetca.gov/604/Financial-Information).



**EASTERN MUNICIPAL WATER DISTRICT (EMWD) – CONTACT INFO**

2270 TRUMBLE ROAD

PERRIS, CA

951-928-3777

**CLEARANCE FROM EMWD IS REQUIRED PRIOR TO OBTAINING YOUR CITY OF HEMET BUILDING PERMIT.**

**CERTIFICATE OF OCCUPANCY (NEW BUSINESS) OR RESIDENTIAL PROPERTY CLEARANCE LINK:**

<https://www.emwd.org/work-us/development/new-development-process/forms-new-development-process/clearance-request>

**TENANT IMPROVEMENTS, NEW COMMERCIAL AND INDUSTRIAL PROJECT LINK:**

<https://www.emwd.org/work-us/development/new-development-process/forms-new-development-process>



**TUMF FEES DUE PRIOR TO FINAL INSPECTION**  
**(PROVIDE RECEIPT TO BUILDING & SAFETY)**

**Western Riverside Council of Governments (WRCOG)**

Transportation Uniform Mitigation Fee (TUMF) Fees

**Email Contact Info:**

Karla Felix

Analyst I - TUMF

kfelix@wrcog.us

**Phone:** 951-405-6726

Please call (951)-405-6726 or (951)-405-6712 with TUMF calculation-related questions

**Physical Address:**

3390 University Ave. Suite 200

Riverside, CA 92501

**Phone:** (951) 405-6700

**Apply Online at:**

<https://westernriversidecogca.portal.opengov.com/categories/1084>



## HEMET UNIFIED SCHOOL DISTRICT

1791 W. Acacia Avenue, Hemet, CA 92545

(951) 765-5100 x 5480

Facilities@hemetusd.org

### School Fees Notice

Hemet Unified School District's school fees are as follows:

- The approved Statutory School Fee (Level I) for residential construction is \$5.17 per square foot, effective June 15, 2024.
- The approved Statutory School Fee (Level I) for commercial/industrial (excluding self-storage) and senior-residential construction is \$0.84 per square foot. The fee for self-storage construction is \$0.34 per square foot, effective June 15, 2024.

To confirm the School fee due on your permit please email one of the following forms to [facilities@hemetusd.org](mailto:facilities@hemetusd.org)

- County of Riverside: "Notice of School Impact Mitigation Requirement"
- City of Hemet: "School Fee Sheet"

These forms are issued by the County or City during your permit process.

Hemet Unified School District will **ONLY ACCEPT A CERTIFIED BANK CHECK OR CASHIERS CHECK** as payment for school fees. Checks must be made out to Hemet Unified School District or Hemet U.S.D.