

**COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION**

2729 Prospect Park Drive | Rancho Cordova, CA 95670

Phone: (916) 851-8760

PermitServices@CityofRanchoCordova.org

Permit Requirements for Commercial Coaches Policy

Permanent Use Structures:

Commercial coaches used as permanent structures are subject to the same standards as any permanent-built structures.

Plans: Submit two sets for plan review. Each set must include the following:

- **Plot Plan** On a fully dimensioned, 18" x 24" minimum size Plot Plan, show the location and use of the proposed commercial coach and all existing structures; indicate distances from the proposed commercial coach to property lines and existing structures. Show the location of all existing and proposed utilities.
- **Foundation Plan** Provide details and structural calculations for the support system of the commercial coach. These must be wet-stamped and signed by a California licensed architect or engineer.
- **Sanitary Facilities** Provide information to indicate how you will meet toilet room requirements of the California Building Code. In addition, provide a 1/4 inch scale drawing of the available sanitary facilities in coaches manufactured between September 15, 1971, and September 1, 1977, showing how you will meet Title 24 disabled access requirements. Modification of a commercial coach requires a permit from the California State Department of Housing and Community Development (HCD), (916) 445-4782.
- **Disabled Access Requirements** Provide information to show how you meet disabled access requirements relating to parking and ramp access to the primary entrance of the commercial coach. Provide structural details, wet-stamped and signed by a California licensed architect or engineer, for ramps and stairs, and show how they meet loading requirements of California Building Code. Disabled Access requirements **do not** apply to construction trailers ("job trailers")
- **Fire District Approval:** Fire district approval is required for all commercial coaches. Plans for fire approval must be submitted separately. Contact the Sacramento Metropolitan Fire District at (916) 859-4300 for more information.

Provide the date of manufacture of the commercial coach. The coach must have current approval from the California State Department of Housing and Community Development (HCD), (916) 445-4782.

Planning Department – (916) 851-8750: Provide parking and landscaping information for Planning Department review of Zoning Code requirements.

Environmental Health Department – (916) 875-8440: Environmental Health Department approval is required when the coach is on a septic tank and/or well.

Fees: Fees are based on a construction valuation equal to 25 percent of the value used for a Type VB office or classroom plus full value of decks, ramps, and stairs.

Temporary Use Structures:

Uses permitted for temporary commercial coaches in the Rancho Cordova City Zoning Code include temporary office, temporary classroom, and temporary commercial and industrial uses. A Temporary Use Permit may be required from the Planning Department. A mobile home for a night watchman is processed on a commercial application. Indicate the use on the application. Plumbing and electrical construction must

be included with the building permit. Site Plan approval is required on the application. Construction site trailers directly associated with the actual processes of construction require a permit, but are not required to comply with disabled access requirements of Chapter 11B of the California Building Code.

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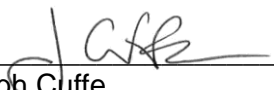
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Development fees (i.e.: CFF, Transportation, HTDIF) *will not* be charged on Temporary Use structures.



Joseph Cuffe
Building Official, City of Rancho Cordova