



**COUNTY OF YOLO**  
Department of Community Services  
Building Inspection Division

Form #  
RES-004

292 W. Beamer Street Woodland, CA 95695  
(530) 666-8775 Fax (530) 666-8156  
[www.yolocounty.org](http://www.yolocounty.org)

## **CHECKLIST for RESIDENTIAL AIRCRAFT HANGARS**

### ***Design Criteria:***

- ◆ Seismic Zone D2 **OR** provide analysis and calculations from California Registered Engineer
- ◆ Basic ultimate velocity 110 exposure C **OR** provide wind speed calculations from California Registered Engineer
- ◆ CA Health and Safety Code and the 2016 editions of the California Codes (Building, Electrical, Mechanical, Plumbing, Fire, Green Building, and Energy) as adopted and amended by Yolo County Code Title 7.
- ◆ Climate Zone 12; Soil Baring pressure of 1,500 psf or in accordance with geotechnical report.

### ***Drawing Criteria:***

Drawing sizes shall be a minimum of 18" x 24" to a maximum of 30" x 42" inches and all pages shall be the same size. Plans must be clear and legible; non-legible plans **will not be accepted**. Scale shall be 1/4" inch per foot for structural and architectural; 1" inch = 20 feet for site plans.

**Plans must be wet-signed by the preparer on each page. Architects/Engineers must affix their seal and wet-sign (cover sheet of supporting documents to be wet-signed).**

### ***Who May Prepare Plans:***

- ◆ Plans may be prepared by any person if conforming to the Conventional Framing Requirements of the CA Residential Code and approved framing charts for single family dwellings not more than two stories, plus basement, in height.
- ◆ Structural elements that do not conform to the conventional framing requirements must be designed by a California Registered Engineer.

### ***Building Plans:***

### **2 Sets**

- |  |   |
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| <ul style="list-style-type: none"><li><input type="checkbox"/> Site Plan</li><li><input type="checkbox"/> Foundation Plan and Footing Detail</li><li><input type="checkbox"/> Floor Plan – All rooms, windows &amp; doors <b><u>must be labeled and dimensioned</u></b></li><li><input type="checkbox"/> Roof Framing Plan with all headers and beam sizes</li><li><input type="checkbox"/> Elevations (front, rear, and sides)</li><li><input type="checkbox"/> Truss Calculations (wet stamped and signed by Engineer), <b>if applicable</b></li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Cross Sections Showing Construction Details, Roof Pitch, Sizes &amp; Spacing of Structural Members</li><li><input type="checkbox"/> Structural Plans, Details, and/or Calculations</li><li><input type="checkbox"/> Electrical, Plumbing &amp; Mechanical Plans</li><li><input type="checkbox"/> Wildland Urban Interface Construction Requirements, <b>if applicable</b></li><li><input type="checkbox"/> Geotechnical Report, <b>if applicable</b></li></ul> |
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### ***Supplemental Forms:***

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Building Permit Application</li><li><input type="checkbox"/> Owner Builder form, <b>if applicable</b></li><li><input type="checkbox"/> Authorization of Agent form, <b>if applicable</b></li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Environmental Health Land Use Review Survey</li><li><input type="checkbox"/> Construction &amp; Demolition Debris Diversion Plan</li></ul> |
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**Submittal will expire if permit is not issued within 180 days of approval or if the applicant fails to respond to plan review comments within 180 days of notification.**

**Please be aware that various departments/agencies will apply fees at the time of plan submittal and permit issuance.**

# RESIDENTIAL AIRCRAFT HANGERS

Please keep in mind that, if you are planning an improvement, you need to check with your local homeowner's association and architectural review committee for Conditions, Covenants, and Restrictions (CC&R's). Yolo County has no regulatory authority to enforce or notify permit applicants of CC&R requirements nor deny permits for non-compliance.

## **Specific Information on the Construction Drawings**

### **General Information/Building Analysis (cover sheet):**

- Project name and address as well as project owner's name, address, and phone number (contact person)
- Name, title, address, and phone number of plans preparer, architect or engineer of record
- Assessor's parcel number (APN)
- Total square footage of building and improvements
- Zoning
- The building must be constructed on a one-or-two-family residential property.
- Vicinity map, location, and north arrow
- Stamp and wet signature of design professional (all sheets) if applicable
- Electrical service equipment size
- Building use and occupancy classification: Aircraft hangars accessory to one- and two-family dwellings are Utility and Miscellaneous Group U.
- Construction Type: Type VB is defined as "any materials permitted by this code."
- The provisions of California Building Code Section 412.5 and the California Fire Code apply.
  - 412.5.1 Fire Separation. A hangar shall not be attached to a dwelling unless separated by a fire barrier having a fire-resistance rating of not less than 1 hour. Such separation shall be continuous from the foundation to the underside of the roof and unpierced except for doors leading to the dwelling unit. Doors into the dwelling unit shall be equipped with self-closing devices and conform to the requirements of Section 716 with a noncombustible raised sill not less than 4 inches in height. Opening from a hangar directly into a room used for sleeping purposes shall not be permitted.
  - 412.5.2 Egress. A hangar shall provide two means of egress. One of the doors into the dwelling shall be considered as meeting only one of the two means of egress.
  - 412.5.3 Smoke Alarms. Smoke alarms shall be provided within the hangar in accordance with Section 907.2.21
  - 412.5.4 Independent Systems: Electrical, mechanical, and plumbing drain, waste and vent (DWV) systems installed within the hangar shall be independent of the systems installed within the dwelling. Building sewer lines shall be permitted to be connected outside the structures.
  - 412.5.5 Height and Area Limitations. Residential aircraft hangars shall be not greater than 2,000 square feet in area and 20 feet in building height.

### **Plot/Site Plan:**

- Lot dimension showing whole parcel and property lines
- Building footprint (provide dimensions to property lines and adjacent buildings)
- Identify structure orientation with north arrow
- Direction arrows showing drainage from and on property
- Grading plan with new and existing elevations
- Show location of:
  - Electric meters/service
  - Septic system
  - Location of well
  - Easements, right-of-away, etc.
  - Other structures on property
  - Driveway
  - Gas meters
  - Propane tank
  - Mandatory requirements of Planning Division and/or use permit

## **Architectural and Structural Plans:**

- Foundation plan
- Floor plan (show each floor drawn to scale and fully dimensioned):
  - Show size of all openings/swings of doors
  - Reference to section details
  - Show location of electric panels
  - If the hanger is attached to the dwelling, a 1-hour fire barrier shall be constructed separating the dwelling and hanger. Doors into the dwelling shall comply with section 715 of the 2007 California Building Code with at least a 4-inch noncombustible raised sill. Openings shall not open directly into a room used for sleeping purposes.
  - Building shall have a minimum of two means of egress.
  - Electrical, mechanical, and plumbing drain, waste, and vent shall be independent of the systems installed within the dwelling.
- Floor/wall/roof framing plans
- Exterior elevations (north, south, east and west)
- Details architectural/structural:
  - Cross sections
  - Framing details
  - Section details
  - Footing details (piers, grade beams, rebar, hold-downs, straps, etc)
  - Bracing details
  - Shear wall length, height, locations and schedule.
  - Structural material specifications.
  - Window/ door schedules (list size and type)
- Floor plan showing electrical items locations:
  - Lighting locations and switching
  - Receptacles and GFCI receptacles
  - Distribution panel locations and size
  - Smoke Detector locations shown.
  - Clearly show the locations of classified areas for electrical throughout the building. See Article 513 of the 2007 California Electrical Code.

## **WILDLAND URBAN INTERFACE CONSTRUCTION CHAPTER 7A:**

Based on The Yolo County maps, this project is located within High Fire Hazard Severity Zone. It shall comply with requirements of materials, systems and construction methods of chapter 7A. add the following materials specifications and/or notes on the plans.

- Class A roof covering
- Valley flashing shall be not less than 0.019-inch (26 galvanized sheet gage
- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris into the gutter
- Roof, Attic, and Exterior wall vents shall resist the intrusion of flames or embers into the attic area of the structure
- Eaves and soffits shall meet the requirements of SFM 12-7A-3
- Exterior walls shall be approved noncombustible or ignition-resistant material
- Exterior windows, window walls, glaze doors, and glazed openings shall be insulating- glass units with a minimum of one tempered pane
- Exterior doors assemblies shall conform to the performance requirements of standard SFM 12-7A-1 Or non combustile construction, or solid core wood or 20 minutes fire rating
- Decking, stair treads, risers, and landings of decks, porches, and balconies within 10 feet of The primary structure shall be constructed of heavy timber, noncombustible or other approved Materials.
- Vegetation clearance requirements per California Government Code Section 51182