



**Nevada County**

**Building Department**  
950 Maidu Ave, Nevada City, CA 95959  
Building Dept. (530) 265-1222 Ext 1  
[www.nevadacountyca.gov/building](http://www.nevadacountyca.gov/building)

**Title 25 Limited Density Owner-Built  
Rural Dwelling Unit Plan  
Submittal Checklist**

**Purpose**

This handout summarizes the requirements for a complete plan review submittal for a residential structure built under Nevada County’s Title 25 Limited Density Owner-Built Rural Dwelling Ordinance.

Limited Density Owner-Built Rural Dwelling Units need not conform with the construction requirements prescribed by the latest adopted editions of the California Building, Plumbing, Mechanical, and Electrical Codes, or other applicable technical codes, however, the structures must meet health and safety standards to protect the public, owners, and occupants. Please check with your financial and insurance providers on any potential impacts of a Title 25 home.

**Verify the following qualifications are met:**

- The parcel qualifies for this program based on zoning and general plan designations as follows ([See map for details](#)):
  - o A General Plan designation of “RUR” (Rural); or “FOR” (Forest);
  - o A General Plan designation as a Rural Region, not a Community Region;
  - o Zoned as “RA” (Residential Agricultural); “AG” (General Agriculture); “AE” (Exclusive Agricultural); “FR” (Forest); or “TPZ” (Timberland Production Zone);
  - o Of sufficient size and configuration so as to fulfill the sewage disposal system setbacks to all property lines and all other setbacks established by law;
  - o The parcel is not subject to covenants, codes and restrictions (CC&Rs).
- The structure must be “Owner-built” meaning:
  - o Constructed by any person or family who acts as the general contractor for, or the provider of, part or all the labor necessary to build the residence.
    - OR-
  - o Constructed by a general contractor licensed to practice in the State of California who contracts directly with the person or persons owning the property at the time construction is commenced for occupancy as the principal residence of that person or persons owning the property.

**Additional Agency Approvals**

**Planning:**

[www.nevadacountyca.gov/planning](http://www.nevadacountyca.gov/planning)

Contact the Planning Division at (530) 265-1222, ext 2 for land use and setbacks prior to submittal of application.

**Environmental Health:**

[www.nevadacountyca.gov/EH](http://www.nevadacountyca.gov/EH)

Contact the Environmental Health Department at (530) 265-1222, ext 3 for septic or well requirements.

**Plan Submittal For Construction**

Complete plans and documents must be submitted directly to the Building Department.

- Two (2) cover sheets that must include the job address, the name and address of the owner, contractor (if applicable), and contact person with their phone numbers and email address, the designer’s information (if applicable), a description of the work, applicable codes (Title 25 or Title 24 for any work that complies with Title 24), type of construction and a sheet index.
- Site plan identifying building location, setback dimensions from new construction to all property lines and other existing buildings, location of easements and utilities; north arrow, etc.
- Three (3) copies of the floor plan identifying room use, door and window schedule, etc.
- Two (2) copies of elevation drawings for all sides of the structure are required. The drawings must include details on Materials and construction Methods for Exterior Wildfire Exposure.
- If applicable (>1200sf residence), two (2) copies of NFPA 13D residential fire sprinkler plans and calculations are required.
- Attic and under floor vent calculations.
- Structural identification of floor framing, roof framing, location of shear walls or brace walls and associated schedules.
- Foundation plan; footing details, reinforcement (as applicable).
- Manufactured truss calculations and truss layout plan (as applicable).
- If not using a conventional light-frame roof, two (2) copies of a statement from a licensed design professional demonstrating the structure’s design complies with snow load requirements. (Ground snow load >70psf)



## Title 25 Limited Density Owner-Built Rural Dwelling Unit Plan Submittal Checklist

<p><b>Minimum Plan Requirements:</b></p> <p><b>Size</b></p> <p>Plans must be drawn to scale, fully dimensioned and legible on minimum 11 x 17-inch paper (e.g., site plan: 1"=60' max, floorplan: ¼-in= 1-ft) in a concise, detailed, and professional manner. Single line floor plans are <b>not</b> acceptable and will be rejected.</p>	<p><b>Water/Wastewater/Septic:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Each structure shall be provided with an adequate water supply that meets the requirements of the Nevada County Health Department.</li> <li><input type="checkbox"/> Each structure that produces wastewater shall meet the Standards of the Nevada County Environmental Health Department for a septic system.</li> <li><input type="checkbox"/> A design from a septic system designer for the installation of a new on-site wastewater treatment system (OSWTS), or an approval for the use of an existing OSWTS from the Nevada County Environmental Health Department.</li> </ul>
<p><b>Plumbing / Electrical / Mechanical:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Mechanical Plans – identify all equipment location and access.</li> <li><input type="checkbox"/> Electrical Plans – identify size and location of main and sub-panels; electrical outlet receptables, switches, light fixtures, and type, (TR, GFCI, WP, etc.).</li> <li><input type="checkbox"/> Plumbing Plans – identify plumbing fixture locations and gas piping calculations.</li> </ul>	<p><b>Permit Issuance:</b></p> <p>Proof of a recorded notice (Deed Disclosure) delineating that the structure covered by this permit was designed and built under the Limited-Density Owner-Built Rural Dwelling Ordinance is required.</p>

*Additional Information*

- In cases of structures with complex designs or unusual conditions where the Building Official cannot reasonably judge conformance based solely on the general description and simplified plans, additional supporting information may be required. This information should be sufficient for the Building Official to assess the integrity of the design.

**BUILDING DIVISION OFFICE HOURS:**

NEVADA CITY OFFICE - Monday – Friday 8:00 am to 3:30 pm