



## **Other Residential Construction**

### **(Mastered Plan Duplex)**

#### **Description**

This guideline is used when constructing a two unit residence on a residential property, while utilizing a mastered plan.

To apply, use the “Other Residential Construction” application on the CSS portal. Select the “Duplex” option for type of work.

To ensure it is clear a mastered plan is being used, please write “Mastered Plan” in the description field and fill out the Master Permit Number field.

#### **Who Can Apply**

General Contractor (CGC), Building Contractor (CBC), Residential Contractor (CRC), or Owner/Builder.

#### **Required Documents – always required**

- Site Plan
- Survey
- Architectural Structural Plans
- Energy Calculations (x2)
- Truss Layout
- Truss Design Drawings (TPI) or Deferral Letter
- Product Approval Index Sheet
- Subcontractor Forms (x4)
- Engineer’s Use and Authorization Letter
- Burrowing Owl Gopher Tortoise Affidavit
- Notice of Commencement



## **Conditional Documents – may be required, subject to the details of the parcel and the scope of work**

- Eagle Management Affidavit
- Septic Receipt
- Seawall Affidavit
- Utility Connection Hold Harmless Agreement
- Warranty Deed

## **Owner/Builder Documents**

- Owner/Builder Affidavit

## **Private Provider Documents**

- Notice to Building Official of Use of Private Provider

## **Review**

- Building
- Zoning
- Planning
- Stormwater
- Customer Billing Services (CBS)
- Environmental, if applicable
- Floodplain, if applicable

## **Inspections**

- Inspections vary, subject to the details of the scope of work
- Notice of Commencement
- Stormwater Inspections
- Utility Inspections
- CO New Construction
- Debris, if using private provider
- Private Provider Compliance Report, if using private provider

## **Additional Notes**

Private Provider for Plans Review is not permitted when utilizing a mastered plan.