

County of Tuolumne
Building and Safety Division
Residential Master Plan Agreement
(Submitted by builder with application)

The applicant who has signed this agreement has been approved to submit plans to the County of Tuolumne Building and Safety Division for retention as Master Plans for the _____ subdivision. He/She also acknowledges that he/she has read and understands the minimum standards for maintaining Master Plans on record with the County of Tuolumne Building and Safety Division and agrees to adhere to the requirements outlined below.

1. The following must be submitted for each plan to be “Mastered”:
 - a. 3 sets of structural and architectural plans.
 - b. 2 structural calculations packets
 - c. 2 truss calculation packets
 - d. 2 energy compliance packets (Title 24)
 - e. 1 signed copy of Master Plan Agreement.
 - f. Soils analysis of subdivision (as determined by Pre-plan meeting)
 - g. Plan check deposit for each Master Plan package submitted.

- 2) Once the plans are approved, the Builder must have the approved plans on the jobsite at all times with NO EXCEPTIONS. No inspections will be performed on jobsites where no plans have been provided. A maximum of one (1) additional copy of documentation may be submitted for approval as a “backup set” of field plans. The builder may alternately submit plans to replace lost or destroyed jobsite copies. Plan check fees may be collected for verification of replacement plans for conformance with approved plans.

- 3) Absolutely no field changes may be made to approved Master Plans, approved site/drainage plans, or their supporting documents.

Should a change be required, the builder must either:

a) Submit complete revised master plans detailing all changes.

b) Submit revisions that are lot specific.

4) The builder understands that changes must be submitted and approved prior to inspection. It is understood that if field changes are made to the plans without prior approval, the builder will no longer be eligible for further field inspections on that job and that the job will be stopped until revisions are submitted, reviewed by the department(s) having authority, and approved.

5) Master Plans are subject to an annual review. All applications received prior to the date of a Code revision will be accepted under the previous Code cycle. However, no applications will be accepted after a new Code adoption date until new plans are submitted that comply with the most current adopted Codes.

6) Requests for previously approved Master Plans to be rolled from one Subdivision to another must be submitted in writing for review and approval.

Builder: _____

Signature: _____ Date: _____

Owner: _____

Signature: _____ Date: _____