

## Guidelines for Temporary Commercial Coaches

### Application

Uses permitted for temporary commercial coaches in the Sacramento City Zoning Code include temporary office, temporary classroom, and temporary commercial and industrial uses. A mobile home for a night watchman is processed on a commercial application. Plumbing and electrical construction must be included with the building permit.

Technical Resources' approval is required on the application.

### Plans

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

- **Plot Plan**  
Show the location and use of the proposed commercial coach and all existing structures; indicate the distances from the proposed commercial coach property lines and existing structures. Show the location of all existing and proposed utilities.
- **Foundation Plan**  
Provide details and structural calculations for the support of the commercial coaches.
- **Sanitary Facilities**  
Provide information to indicate how you will meet the toilet room requirements of the California Plumbing Code (CPC) Chapter 4. In addition, provide a ¼ inch scale drawings 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).
- **Disabled Access Requirements**  
Provide information to show how you meet Title 24 disabled access requirements relating to parking and ramp access to the primary entrance of the commercial coach. Provide structural details for ramps and stairs, and show how they meet loading requirements of CBC Chapter 16.  
Provide the date of manufacture of the commercial coach. The coach must have the approval from Housing and Community Development Department (HCD).

### Planning Department

Provide parking and landscaping information for Planning Department review of Zoning Code requirements.

### Health Department

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 50 percent of the value used for a Type VB office or classroom<sup>i</sup> plus full value of decks, ramps, and stairs. Site work is also assessed at full value. The site work value is calculated by the parcel square footage less the footprint of the coach. If the trailer is to serve more than one parcel with site work on multiple parcels, than the sum of all parcel square footage is used to calculate the site work valuation less the footprint of the coach.

<sup>i</sup> Based on Building Valuation Data published in August of each year by ICC on <http://www.iccsafe.org/codes-tech-support/codes/code-development-process/building-valuation-data/>