



# Electronic Plan Review Document Submittal Requirements

#### **RULES**

- Electronic Plan Review is limited only to roof-mounted photovoltaic systems for single family homes and does not include projects with the following:
  - a. New or revisions to any roof, patio, carport, or any other structures
  - b. Batteries
  - c. Ground-mounted systems
- 2. If plans were initially submitted electronically, all corrections and construction changes need to be submitted electronically.
- Plans must use the PV Template provided in <u>Information Bulletin 301</u> (IB-301).
- PLEASE NOTE: If it exceeds any requirements within IB-301 and triggers any other review disciples, you must restart your
  application and submit plans on the 3<sup>rd</sup> floor of DSD, 1222 1<sup>st</sup> Ave

#### PLAN REQUIREMENTS

- PDF only
- 2. Plans must be in oriented in landscape
- Files shall be limited to 100MB
- 4. Please review <u>Electronic Plan Review Document Submittal Requirements</u> for further instructions on the plan requirements.

#### FILE ORGANIZATION

- General Application (General Application (DS-3032))
- 2. Solar Photovoltaic Building Construction Plans (Building/Construction Plans)
- Specification sheets (Uncategorized Document)

#### **WEBSITE AND LOGIN**

- Visit website: <a href="https://aca.accela.com/SANDIEGO/">https://aca.accela.com/SANDIEGO/</a>
- 2. Create/Register for new User Account

#### OVERVIEW

There are Three Steps to electronic submittal through ACA

- Creating the Project
- 2. Attaching all Required Documents
- Resubmitting Plans
- 4. Pay Fees





# Electronic Plan Review Document Submittal Requirements

### 1. Creating a Project

Step	Direction	Picture Reference
1.	Login	Home DSD Permits DSD Code Enforcement  Advanced Search  User Name or E-mail: Password: Login »  Remember me on this computer I've forgotten my password New Users: Register for an Account
2.	Click on "DSD Permits"	The "My Records" link below will include all available DSD Project and Permit (Approval) types.  Home DSD Permits DSD Code Enforcement  Dashboard My Records My Account Advanced Search
3.	Click on "Create An Application"	Home DSD Permits DSD Code Enforcement  Create an Application Search Applications Schedule an Inspection
4.	Select "Residential Solar Photovoltaic"	Home DSD Permits DSD Code Enforcement  Create an Application Search Applications Schedule an Inspection  Select a Record Type  Please note: Residential Solar Photovoltaic type is only for submittal of a permit for a residential, roof-mounted solar photovoltaic  Residential Solar Photovoltaic  Project - Residential - Photovoltaic  Use  Continue Application »





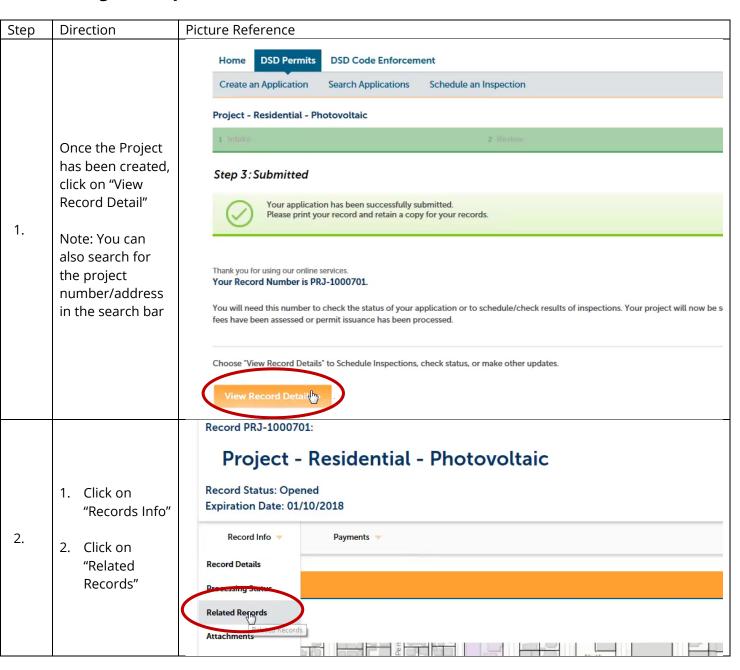
		Name Type Size Latest Opdate			
	Attach a Copy of the General Application and Provide Description	No records found.			
5.		*Type: General Application (DS-3032)  File: ds3032.pdf  100%  * Description: General Application			
	Follow instructions as required.  Once Project has been created, you will see the following screen.	Home DSD Permits DSD Code Enforcement			
		Create an Application Search Applications Schedule an Inspection			
		Project - Residential - Photovoltaic			
		1 Intake 2 Review			
		Step 3: Submitted			
6.		Your application has been successfully submitted. Please print your record and retain a copy for your records.			
		Thank you for using our online services.  Your Record Number is PRJ-1000701.			
		You will need this number to check the status of your application or to schedule/check results of inspections. Your project will now be s fees have been assessed or permit issuance has been processed.			
		Choose "View Record Details" to Schedule Inspections, check status, or make other updates.			
		View Record Detail			





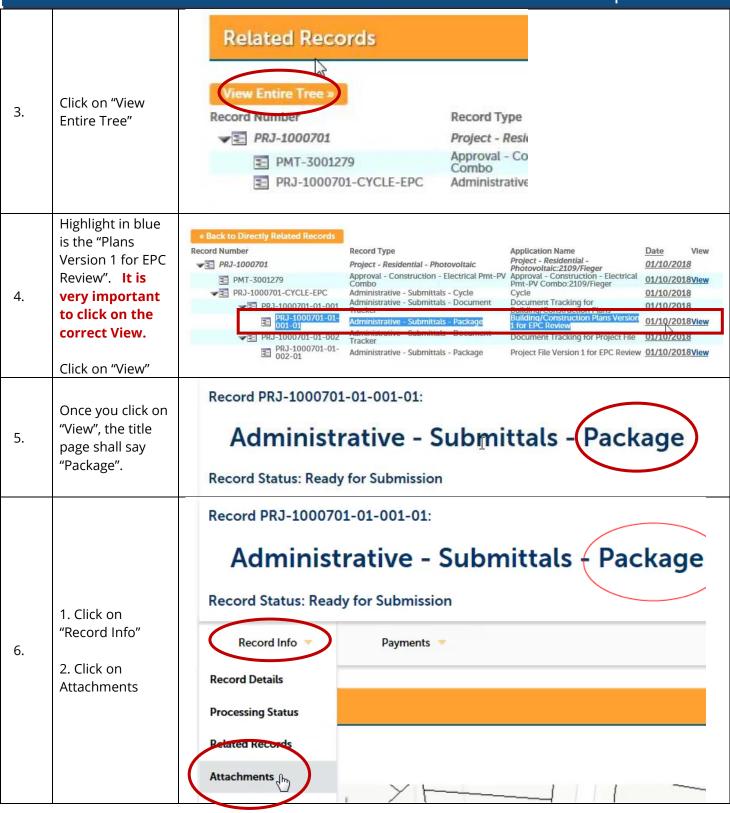
### Electronic Plan Review Document Submittal Requirements

### 2. Attaching All Required Documents



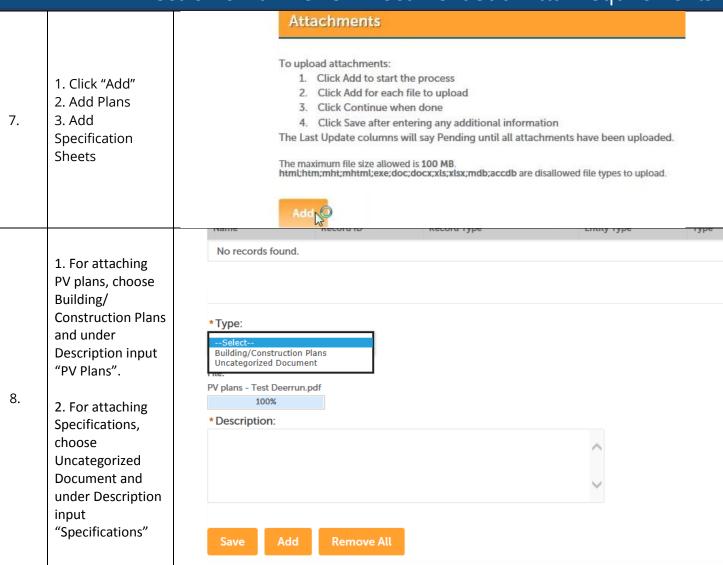








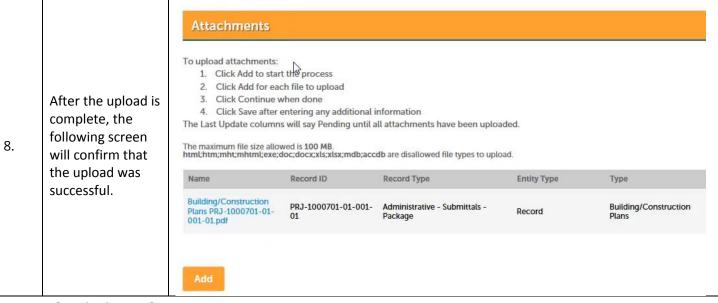








## Electronic Plan Review Document Submittal Requirements

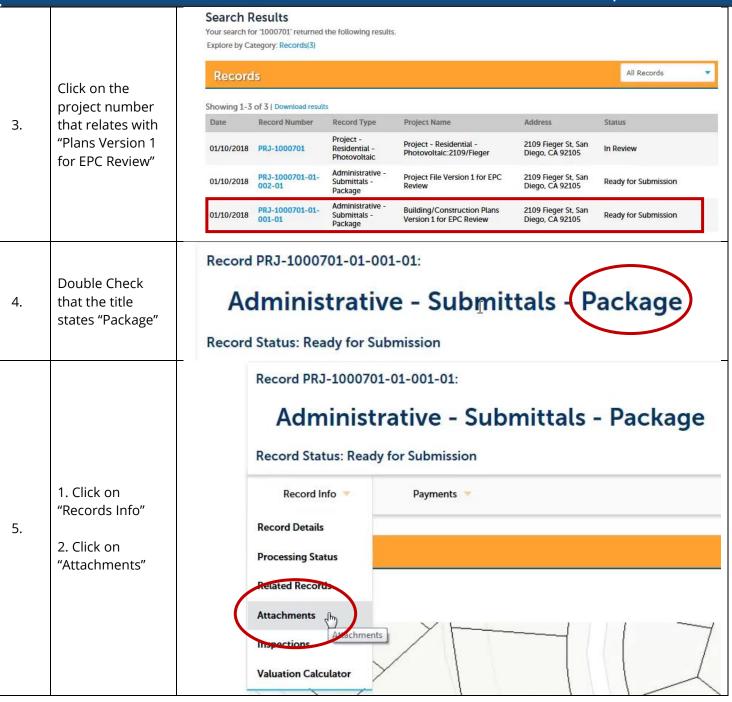


### 3. Resubmitting Plans

Step	Direction	Picture Reference			
1.	Login	Home DSD Permits DSD Code Enforcement  Advanced Search			
	Note: In order to resubmit, the original account must be used	User Name or E-mail: Password: Login »			
		Remember me on this computer I've forgotten my password New Users: Register for an Account			
2.	Search for Project number or Address	Project and Permit (Approval) types.  sment  Advanced Search			



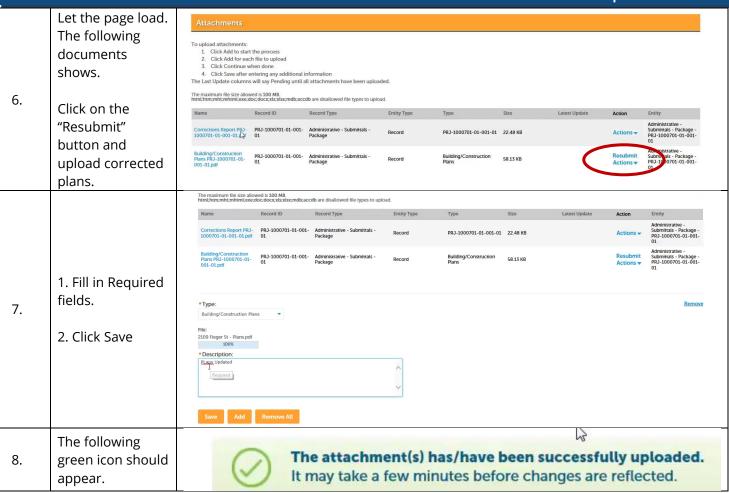








### Electronic Plan Review Document Submittal Requirements

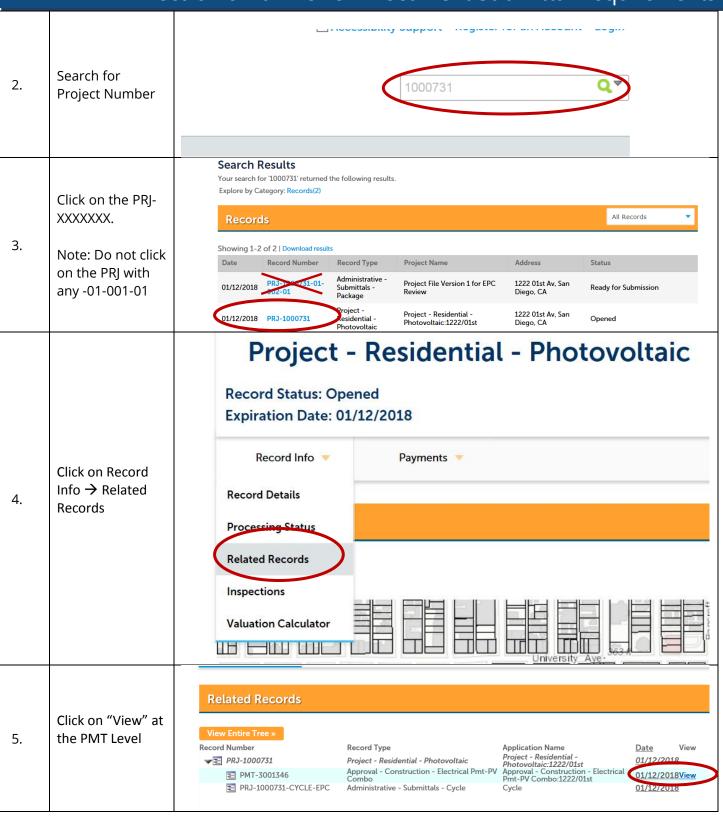


4. Pay Fees

Step	Direction	Picture Reference
1.	Login	Home DSD Permits DSD Code Enforcement  Advanced Search  User Name or E-mail: Password: Login >  Remember me on this computer I've forgotten my password New Users: Register for an Account

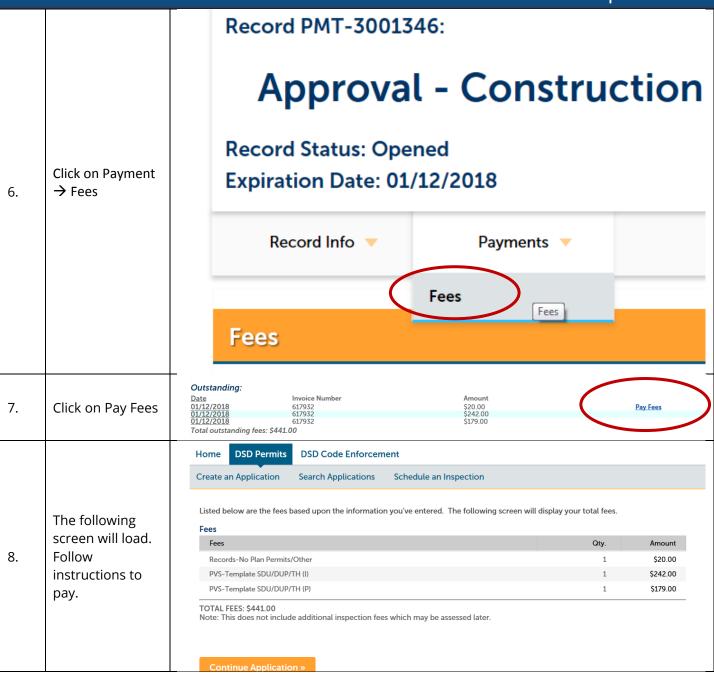
















### Electronic Plan Review Document Submittal Requirements

### 5. Introduction on How to Prepare Plans for Electronic Submittal

In an effort to streamline the plan submittal process, reduce paper waste and reduce expense and inconvenience of printing and shipping multiple copies of the construction documents, Development Services Department has developed an Electronic Plan Check (EPC) program. Electronic plan check will allow concurrent reviews by Development Services Department staff which should reduce review turnaround times and will support a consolidated corrections list that clients can use to track and respond to comments. It will also facilitate more complete and comprehensive plan check comments as well as providing feedback on areas where submittals are consistently in need of correction or focus.

Applicants wishing to participate in this program must coordinate and organize their submittal package into bookmarked PDF files arranged in the manner described below.

### **Submittal Packages**

Please use the following instructions to prepare your documents for electronic plan check. Note that Plans and supplemental documents/attachments have different submittal recommendations.

#### A. OPENDSD

Citizen Access Portal allows applicants ("public users") to submit documents. First step is to setup a Customer Profile. "XXXXX website"

Follow the step by step directions follow link below. <a href="https://www.youtube.com/watch?v=KGbV7dxuaxc">https://www.youtube.com/watch?v=KGbV7dxuaxc</a>

- 1. The profile will allow Public User to:
  - **Register** for an online account, create a user login name, password, provide a mailing address, phone number and email address.
  - **Apply** for a permit by choosing a permit type, providing the required permit information (site address, contact information, valuation, scope of work instructions, etc.)
  - **Upload** plans and supporting documents, properly named/rotated/organized per submittal recommendations, in PDF format for the project.
  - Pay initial submittal fees online.





### Electronic Plan Review Document Submittal Requirements

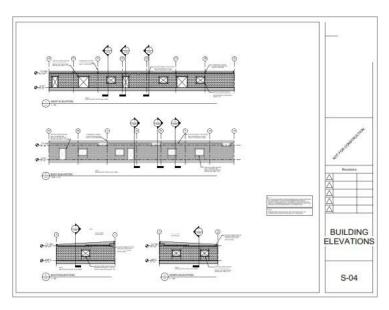
### **Applying for a Permit Application**

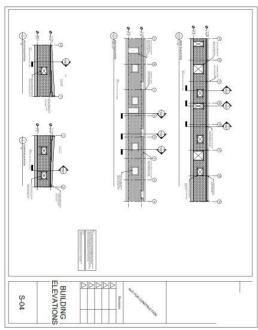
The OPENDSD provides written step by step instructions on each page to instruct applicants on how to open an application, download a submittal checklist and upload documents for review.

#### **B. SUBMITTING PLANS AND PLAN SETS**

Each 'Plan' (or 'Plan set') must be saved in **PDF format** and each file should ideally be **under100MB in size**. **Please flatten the drawing layers** in your CAD program before creating the PDF. Pages must be straight, clear with no streaks; sheets must be contrasting with background and not too light or dark. **PDF bookmarks of each sheet are required;** bookmark names must include the plan sheet number and sheet title.

1. <u>Submitted plans must all be properly 'oriented'</u>, meaning face up, not sideways or upside down, so that the document can be viewed without rotating it. PDF documents should not be rotated after they are created by your CAD program unless the file metadata start coordinates 0,0 have been reset to bottom-left. Failure to submit correctly oriented plans may result in the submittal being returned, which will delay review.



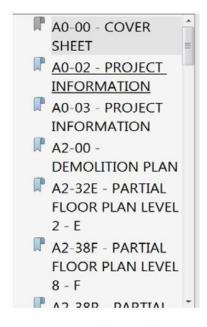


CORRECT NOT CORRECT

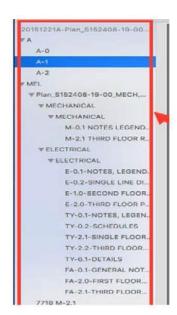




- 2. Alignment: Plan drawings must be created in your CAD program so that drawing perimeters 'line up' exactly when overlaid electronically. Overlays are used to compare the differences between plans.
  - Revised/corrected plans <u>must 'line up' with the original submittal</u> to facilitatecomparing versions electronically.
- 3. Plans must be <u>saved at 'full size' and "to-scale" (100%)</u> to ensure proper measuring of lines and areas electronically.
- 4. Please do not submit 'password protected' or 'locked' documents.
- 5. Paper plans scanned from a photocopy to PDF format *are acceptable*, but should beclearly legible and follow the same rules above. PDF-compliant with the origin pointfor the coordinate system located at the bottom-left corner of the document is required.
- 6. Bookmarks: Each sheet must be provided with 'bookmarks' that list the sheet number and sheet title. Bookmarks must not be created in folders and subfolders:







NOT CORRECT





### Electronic Plan Review Document Submittal Requirements

#### **B.** Submitting Rechecks

- 1. Rechecks The entire set of corrected plans must be submitted for rechecks. Do not resubmit only the corrected sheets. The architect or engineer in responsible charge must also provide a written response to all comments; the written response must include a description and a location of the corrections made to the construction documents. The Development Services Department Review Comments document is provided with a location for written responses to plans; this document must be resubmitted with corrected plans.
- 2. <u>Use the EXACT same filename as the original submittal.</u> DO NOT change the filenames when submitting new 'versions'. Maintaining consistent filenames will expedite the review process.
  - 3. <u>DO NOT reorder, extract or insert pages in your corrected plans</u>. For example, if a4-page set of construction plans was returned to you for corrections, resubmit a 4-page set of corrected construction plans in the same page order. If, in response tocomments additional plan sheets are required, see section 5 below.
- 4. Rearranging, extracting or inserting pages out of order will cause plan review delays; plans that have been rearranged, had sheets extracted or had sheets inserted will be returned.
- 5. If <u>new plan</u> sheets or plan sets are being submitted:
  - A. Revised/corrected plans **must** be submitted in the same page order as the previous submittal.
  - B. Place <u>new plan sheets at the end</u> of the corrected plan set document. DO NOT placenew pages in the middle or beginning of the submittal.
  - c. Additional pages added to <u>supplemental documents</u> may be added in order and donot need to be added at the end of the document.
- 6. If a plan sheet is <u>deleted</u>, revised/corrected plans must include a blank page placeholderin place of the deleted sheet with the words "<u>DELETED SHEET</u>" included on the page.





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**C.** Submitting BACKCHECK REVISIONS/CORRECTED/UPDATED DOCUMENTS cont.

Below are examples of how the 1<sup>St</sup> Submittal files should be named and how subsequent backcheck submittal should be named. If additional pages are added (as is the case with the Plans and the TIO below), additional PLANS pages MUST be added at the end of the submittal document; supplemental documents such as Specs, Calcs, TIO, etc. may be added in the middle to keep the pages in order.

1st Submittal Filename (Original)	Pages	2 <sup>nd</sup> , 3 <sup>rd</sup> , Submittal Filenames (Revisions)	Pages
Plan_S151234-19-00.pdf	14	Plan_S151234-19-00.pdf	15
Spec S151234-19-00.pdf	25	Spec S151234-19-00.pdf	25
Calc S151234-19-00.pdf	3	Calc S151234-19-00.pdf	3
TIO S151234-19-00.pdf	3	TIO S151234-19-00.pdf	5

- 1. Corrected TIO. The corrected TIO must be resubmitted as a single PDF file
- 2. Corrected specifications. Corrected specifications must be a complete set of specification not just the pages that were corrected. The specifications must be a single PDF file. Required professional stamps and signatures must appear on the 1<sup>st</sup> or 2<sup>nd</sup> page.
- 3. Corrected calculations. When additional calculations are added after originals are reviewed by Development Services Department, the new calculations must be identified in the written responses to comments.

### Why is this important?

Resubmitting the pages in the original page order with the proper filenames ensures that the PlanCheckers review comments and sketches are properly carried forward to the newer submittal/version by the electronic plan review software. This allows for more accurate document reviews and allows theentire review process to be expedited.





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