Community Development Department
300 Richards Boulevard 3rd Floor Sacramento, CA 95811
Help Line: (916) 264-5011
www.cityofsacramento.org/dsd

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 three 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 toilet room requirements of California Building Code (CBC) Section 2902.3 (office or commercial) or Section 2902.4 (classroom). 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 Table 16-A, Item 5.

  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 V-N office or classroom plus full value of decks, ramps, and stairs.