

Freestanding and Building Signs

Purpose

This handout summarizes the requirements for a complete plan submittal for the installation of illuminated and non-illuminated building frontage and freestanding signs. Approval must be obtained from the Planning and Building Divisions before commencing any work.

Permits Required

A building sign permit is required for the following type of signage installations:

- Any illuminated and non-illuminated building frontage signs, freestanding signs and monument signs.
- Monument signs greater than 6-ft from ground level require engineered structural calculations for the footing design.

Exemption: A permit is not required for nonelectric building signs when it meets all the following conditions: (Dublin Municipal Code Section 7.28.290)

- It is less than 8 feet in height
- Does not exceed 3 pounds per square foot
- Does not exceed 4 inches in thickness when fastened flat against the wall of any building
- Sign does not extend above the top of the wall of the building

Note: Signs exempted by the Building Division still require approval from Planning!

Approvals

Planning

Staff reviews plans for conformance to zoning regulations, location to building, setback to property lines, size, height, colors, etc. Obtain Planning Division clearance prior to the installation or replacement of any sign or contact them at **(925) 833-6610**.

Building

Staff reviews plans for conformance to the building and electrical codes for structural and framing attachments, electrical connections, grounding, listed materials, etc.

Public Works

Staff reviews plans to confirm location of signs to existing and future street right-of-way lines and sight distance at driveways (for freestanding signs only).

Plan Submittal for Construction

Quantity

- Three (3) complete sets of plans in color must be submitted; a completed building application form and plan check fee paid.
- Two (2) sets of completed and signed Title 24 Sign Lighting forms.
- Two (2) sets of wet-signed and stamped structural calculations prepared by a licensed professional engineer (as applicable).

Note: All monument signs greater than 6-ft, and frontage signs meeting all the conditions below shall require an **engineered design**.

- Sign is greater than 2-ft in height;
- Sign placed higher than 12-ft above walking surface; and
- Sign is heavier than 20 lbs.

Minimum Plan Requirements

Size - Plans shall be drawn to scale, fully dimensioned and legible on a minimum of 11" x 17" inch paper. Inadequate plans will be rejected.

Cover sheet - job address; name, address, and phone number of business owner, contractor and contact person; name, address and phone number, title and registration information of project design professional.

Site plan - location of freestanding sign on lot relative to building, property lines and right-of-way; location of building's frontage sign in relation to shopping center.

Elevations - depict size, material, overall height from adjacent grade (for freestanding sign); exact position of building frontage sign on exterior walls, including width, height of sign and height dimension above standing surface.

Colored renderings - provide rendering drawings including description of type, size, and material specifications.

Sign Specifications - cross section of freestanding and building frontage signs specifying footing design, structural attachment to exterior wall, supporting data on the weight of the sign; identification of transformer, means of disconnect, grounding, conduit material, listing identification.

Plan Check Time

Sign permits are typically issued over-the-counter. For signs with an engineered design please allow for 10 working days on first submittal and 5 days for any additional submittals.

Questions

Contact the **Building & Safety Division** at (925) 833-6620 for inquiries on plan check submittal and building fees. The valuation cost is necessary to provide estimates on fees.