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COMMERCIAL CANNABIS BUSINESS PLAN CHECK REQUIREMENTS

PCC-01

Thank you for your interest in operating a commercial cannabis business in Santa Ana. The information below is intended to provide guidance on the requirements for commercial cannabis business plan check. This Information is not intended to identify every code requirement; therefore, applicants must follow all the requirements as stated in the California Code of Regulations (“CCR”), California Building Standards Code (“CBSC”) and the California Health and Safety Code (“CHSC”) as adopted and/or modified by the City and as referenced in the City of Santa Ana Municipal Code.

Plan Requirements

All plans for cannabis projects including but not limited to cultivators, distributors, manufacturers, testing laboratories, and retailers shall be prepared, stamped and signed by a California licensed architect or registered professional engineer.

Plan quality. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the project will conform to the provisions of the CCR, CBSC, CHSC and/or relevant laws, ordinances, rules and regulations of the City and State. Specify the floor area of the building or tenant space, previous and proposed occupancy group(s) and use(s), type of construction, number of stories, building height, type of fire sprinklers system and/or fire alarm system provided, fire separation distance or setback of building to property lines or other buildings on the lot, and the types and number of parking space(s) provided for the site on the first sheet or title sheet of the construction documents. Include justification and analysis for increase in area, height, and/or story where applicable. *Plans that do not meet this minimum level of information will be rejected.*

Submittal requirements. All commercial cannabis project submittals must include architectural, structural (if required), and Mechanical, Electrical, and Plumbing (MEP) at the time of submittal. Three (3) sets of architectural plans and two (2) sets each of the MEPs are required. Please separate MEPs by discipline, as each discipline will be routed to a separate plan checker.

Facility operations. Plans shall include a summary of the daily operations of the facility, and where these operations will occur. This may include, but is not limited to: growing, harvesting, drying, curing, trimming, washing/cleaning, extracting, post-processing, inspecting, testing, packaging, labeling, storing, retailing, etc. If plant extraction will occur in the facility, plans should provide a summary of the intended extraction process.

List of systems and equipment. A list of all mechanical systems, environmental systems, generation systems, and fuel gas equipment proposed to be utilized on the property shall be provided. This includes carbon dioxide generation systems, extraction equipment, etc. (CMC Section 302.1).

Relevant energy codes. The California Energy Code will apply to newly constructed buildings, building additions and building alteration for project submitted to the City for plan review. The California Energy

Code may impact the design and installation, including but not limited to, the building envelope, space-conditioning systems, water-heating systems, solar ready buildings, indoor lighting systems of buildings, outdoor lighting systems and signs located either indoors or outdoors.

Relevant Green Building codes. The California Green Building Code will apply to all newly constructed buildings, building addition and alteration per California Green Building Code 2019.

Permit Issuance

Relevant codes. The currently adopted building codes and standards that have been adopted by the City are as follows:

- 2019 California Building Code (“CBC”)
- 2019 California Existing Building Code (“CEBC”)
- 2019 California Mechanical Code (“CMC”)
- 2019 California Plumbing Code (“CPC”)
- 2019 California Fire Code (“CFC”)
- 2019 California Electrical Code (“CEC”)
- 2019 California Energy Code
- 2019 California Green Building Standards Code (“CalGreen”)
- 2019 California Health and Safety Code (“CHSC”)
- California Code of Regulations (“CCR”)
- Santa Ana Municipal code

Prior to permit issuance, all cannabis projects must obtain the following clearances/approvals as applicable:

1. Internal agencies/divisions:
 - a. Building Division
 - b. Planning Division
 - c. Police Department
 - d. Public Works Agency
2. External agencies:
 - a. Orange County Fire Authority (OCFA)
 - b. Orange County Sanitation District (OCSD)

Contractor qualifications. All construction and remodeling work must be performed by CA licensed Class A or Class B contractors. All building trades work must be performed by a State of California licensed contractor(s).

Accessibility to commercial buildings. All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with the CBC Chapter 11B to ensure that barrier-free design is incorporated and accessible-to and usable-by persons with disabilities.

Odor Control, Gas Detection, and Environmental Control Systems

Odor control. Every Cannabis Business shall implement adequate ventilation system and odor control filtration measures to prevent odors from inside the cannabis facility from being detected outside the cannabis facility, to include building and the unit. A licensed Mechanical engineer shall design the system that is capable of preventing odors from inside the cannabis facility from being detected outside the cannabis facility. The design of the ventilation and filtration system shall be based on industry-specific best control technologies and best management practices to effectively mitigate cannabis odors. The system shall use a range of odor mitigation practices to control odor-emitting activities, sources, and locations (per the Mechanical handout).

Carbon dioxide enrichment gas detection. A gas detection system shall be provided in rooms and indoor areas in which carbon dioxide enrichment processes are located.

Extraction gas detection. Please note on the drawings: “For extraction processes utilizing flammable gases as solvents, a continuous gas detection system shall be provided.”

Note on the floor plan the square footage of each of the following areas:

1. Cultivation canopy
2. Distribution/secured storage
3. Manufacturing and processing
4. Testing laboratory (as licensed by the State of California)
5. Retail

Please note that these figures will be used for both occupancy and business license taxation purposes.

Environmental control systems. Environmental control systems shall be implemented to minimize and/or prevent the likelihood of mold and mildew growth and shall include a range of environmental control technologies and practices to control humidity levels, illumination, heating, cooling, air circulation, and ventilation. The system shall be compatible with odor prevention and ventilation systems to prevent cannabis odors from being detected outside the cultivation facility, while still allowing for the permittee to successfully cultivate.