City of Hesperia Development Services **Building and Safety Division**	**INFORMATION BULLETIN** **IB-25-001**
Building Official Signature: Andrew Lemke Andrew Lemke, CBO	**Effective: 6/1/2025**
Subject: Residential Stock Plan Submittal and Use Policy	**Revised: N/A**

1. PURPOSE

This bulletin establishes the policy and procedural requirements for the submittal, approval, and use of residential stock plans for single-family homes (SFRs) within both tract housing developments and infill lots in the City of Hesperia. This program is intended to promote efficiency in permit processing for builders constructing multiple homes of the same design model, while ensuring compliance with applicable codes throughout the designated code cycle

2. DEFINITION OF STOCK PLAN

A stock plan refers to a complete set of residential building plans for a single-family dwelling, applicable to both tract housing developments and individual infill lots, that has been reviewed and approved by the city. The approved plan may be reused by the original applicant during a single triennial code cycle for multiple permit applications without requiring full re-review each time, provided the plan remains unchanged.

3. CODE CYCLE LIMITATIONS

A. Stock Plan Approval Validity and Code Cycle Alignment

1. **Code Cycle Validity**
   - Stock plans are valid only during the California Building Standards triennial code cycle under which they were originally reviewed and approved.
2. **Code Updates and Amendments**
   - Stock plans must remain compliant with all applicable local and state amendments adopted during the triennial code cycle.
   - Even if a stock plan has not been formally revised to reflect mid-cycle code changes or updates, those updates are still enforceable and applicable in the field.
   - Builders and permit holders are responsible for ensuring compliance with all current code requirements at the time of construction.
   - Any discrepancies between the approved plans and applicable code updates may be identified during inspection and are subject to correction as required by the Building Division.
3. **Stock Plan Expiration**
   - Stock plans shall expire at the end of the triennial code cycle in which they were approved, unless exempted per section 9 of this document.
   - New stock plan applications submitted between July 1, 2025, and September 30, 2025 under the 2022 Code Cycle will expire on December 31, 2025, regardless of their approval date.
   - New stock plan applications submitted on or after October 1, 2025, must comply with the 2025 triennial Code Cycle

B. Building Permit Use and Continuation Under Stock Plans

1. **Permit Use of Approved Stock Plans**

   Permits may be issued under any valid stock plan so long as the plan has not expired and complies with the applicable code cycle.

2. **Continuation Under Previous Code Cycle**

   - Projects that submit a complete permit application using a valid, approved stock plan under the 2022 code cycle on or before December 23, 2025, may proceed under the 2022 code.
   - No building permits may be issued on or after January 1, 2026, using a stock plan based on the 2022 Code Cycle unless the stock plan was approved prior to that date and the building permit application was submitted before the deadline or qualifies under Section 9.
   - Once a building permit is issued, its duration and extensions shall follow California Residential Code Section R105.

4. PLAN MODIFICATIONS AND REVISIONS

- Any proposed changes to an approved stock plan must be resubmitted and will be subject to the adopted fees schedule or hourly plan review rates, as determined by the Building Division.
- Revisions are not exempt from review fees. Applicable fees will be assessed per the current City fee schedule.
- Revisions that alter the originally approved foundation dimensions or the total livable square footage shall not be processed as a revision. These changes constitute a new design and must be submitted as a new stock plan, subject to all applicable submittal requirements and fees.

5. PERMIT ISSUANCE AND TRANSFERABILITY

1. Permit Issuance Restriction

- Permits issued under an approved stock plan shall only be issued to the original applicant listed on the approved stock plan application.

2. Non-Transferability

- Approved stock plans are not transferable between applicants, builders, developers, permit holders, or property owners. Even if authorization is granted by the original applicant or designer, the City will not permit the use of a stock plan by any party other than the original approved applicant.

6. SUBMITTAL REQUIREMENTS

Each application for a stock plan must include:

- A complete set of building plans for a single-family dwelling. See form BS-002
- A completed City of Hesperia Stock Plan Application form. See form BS-084
- A written acknowledgment of compliance with this bulletin’s terms and code cycle limitations.
- Any other documentation deemed necessary by the Building Division.
- Incomplete applications will not be accepted.

7. FEES

All stock plan submittals, revisions, and associated permit applications shall be subject to applicable fees as outlined in the City of Hesperia's currently adopted Fee Schedule. Applicants are responsible for verifying current fees with the Building & Safety Division at the time of application. The City reserves the right to update or amend fees as necessary through formal adoption without revising this bulletin.

8. APPROVAL AND USE

Each stock plan will be assigned a unique permit application number at the time of initial submittal. Once approved, this number may be referenced by the original applicant in future permit applications for the same building model, provided the plan is used within the same triennial code cycle.

9. TRANSITION POLICY FOR EXISITNG STOCK PLANS

Stock plans approved prior to the effective date of this bulletin (July 1, 2025) under the City's one-year validity policy will remain valid for one year from their original approval date, even if that extends into the new 2025 Code Cycle (starting January 1, 2026). These stock plans shall not be extended beyond their original expiration date and, must comply with this new policy thereafter.

10. CONTACT INFORMATION

For questions regarding stock plan requirements, please contact:

City of Hesperia Building & Safety Division

Phone: (760) 947-1311

Email: building@hesperiaca.gov

Website: www.hesperiaca.gov