

RESIDENTIAL CORRECTION LIST (2010 California Codes)

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| Plan Check No. B2011 | Review No: | Plan Check Expiration Date: 1 year from submittal |
| Site Address: | | Number of Story: |
| Project Description: | | Area square feet: |
| Type of Occupancy: | | High wind region: |
| Type of Construction: | | Part 150 area: |
| Applicant: | | Phone: |
| Owner: | | Phone: |
| Architect/Engineer/Draftsman: | | Phone: |
| Reviewed by: | Date: | Ph: (909)395- , e-mail: -----@ci.ontario.ca.us |

INSTRUCTIONS:

- ⇒ Numbers in brackets refer to code sections of 2010 California Residential Code [CRC], 2010 California Green Buildings Standards Code [CalGreen], 2010 California Building Code [CBC], 2010 California Plumbing Code [CPC], 2010 California Mechanical Code [CMC], 2010 California Electrical Code [CEC], and 2008 Building Energy Efficiency Standards [BEES].
- ⇒ Correct original drawings. Reprint and submit 2 new sets together with the “marked-up” set. Return this corrections list with corrected plans.
- ⇒ In the Respond column, please indicate the sheet number and detail or note number on the plan where the corrections are made.
- ⇒ Itemize any changes, revisions, or additions made to drawings that are not a direct answer to a correction on a separate sheet.
- ⇒ Additional plan check fee will be required after third review on hourly rate basis.

| Item # | Sheet # | Correction Requested | Respond |
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| | | A. APPLICATION: | |
| 1 | | Valuation is low. It should be \$ _____. Additional Plan check fee is required prior to resubmittal. | |
| 2 | | Separate permit is required for accessory building, swimming pool, retaining wall, demolition, _____. | |
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| | | B. REFERRALS: | |
| 3 | | Obtain approval from the following departments: -Planning Department -Engineering Department | |
| 4 | | Submit grading plan for review. Grading approval is required before building permit will be issued. | |

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| 5 | | Geological report/soil report is required. | |
| 6 | | Provide site drainage plan. | |
| 7 | | Indicate on plan that electrical meter location to be approved by Edison. | |
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| | | C. PLAN REQUIREMENTS: | |
| 8 | | Show the correct address of building on plans. [CRC R105.3] | |
| 9 | | Show the name and address of the owner and person preparing the plan. [CRC R105.3] | |
| 10 | | Plans and calculations shall be stamped and wet signed by an architect or engineer licensed by the State of California. [BP 5537, 6735] | |
| 11 | | Indicate on plan the applicable current codes: -2010 CRC / 2009 IRC -2010 CalGreen -2010 CBC / 2009 IBC -2010 CPC / 2009 UPC -2010 CMC / 2009 UMC -2010 CEC / 2008 NEC -2008 Building Energy Efficiency Standards (BEES) | |
| 12 | | Indicate on plan the following note: -Special high wind region (105 mph wind): YES / NO -Airport Noise Impact Area (PART 150): YES / NO, noise zone: ____ | |
| 13 | | Property is located in the Airport Noise Impact Area for the ____ CNL to ____ CNL noise zone: a) Print on plan the attached City Ordinance requirements. b) Incorporate and detail on plan the requirements. c) Complete and return the attached Avigation Easement form. | |
| 14 | | The current design codes have changed. Please submit design and plans based on the 2010 IRC, 2010 CalGreen, 2010 CBC, 2010 CPC, 2010 CMC, 2010 CEC, and 2008 Building Energy Efficiency Standards (BEES). | |
| 15 | | Provide an index of drawings on the cover sheet of plans. | |
| 16 | | Every newly constructed building or structure (3 stories or less, or one or two family dwelling or townhouse) must show compliance with 2010 CalGreen. Print on plan the required mandatory measures. See additional plan check comments for 2010 CalGreen. | |
| 17 | | Newly constructed one and two family dwellings and townhouses shall install an automatic residential fire sprinkler system in accordance with Section R313.3 or NFPA 13D. Submit a complete fire sprinkler plan & pipe sizing calculation for review. | |
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| | | D. SITE PLAN REQUIREMENTS: | |
| 18 | | A complete site plan showing lot dimension, yard setbacks, street name(s), north arrow, existing building to remain/removed, distance between buildings and location of private sewage disposal system is required. [CRC R106.2] | |
| 19 | | On site plan delineate all projecting elements, and show distance to property line. [CRC R106.2] | |
| 20 | | Indicate any ascending or descending slopes on the site plan. [CRC R106.2] | |
| 21 | | Show existing and proposed contours, spot elevations to indicate general site slope and drainage pattern. [CRC R106.2] | |
| 22 | | a) Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall a minimum of 6" within | |

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| | | the first 10 ft (5%). Where lot lines, walls, slopes or other physical barrier prohibit 6" of fall within 10 ft, drains or swales shall be constructed to ensure drainage away from the structure. [CRC R401.3] b) Impervious surfaces within 10 ft of the building foundation shall be sloped a minimum of 2% away from the building. [CRC R401.3 exception] | |
| 23 | | Maintain 5 ft. clearance between septic tank and seepage pits or cesspools, and minimum clearances to buildings and property lines of 5 ft. for septic tank and 8 ft. for the seepage pit. [CPC Table K-1] | |
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| | | E. BUILDING LOCATION: | |
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| 24 | | Exterior walls located < 3ft min fire separation distance shall be 1-hour rated construction with exposure from both sides, <u>have no opening</u> , and projections ≥ 2ft to <5ft min fire separation distance shall be 1-hr rated on the underside [for nonsprinklered building per CRC Table R302.1(1)]. | |
| 25 | | Exterior walls located < 3ft min fire separation distance shall be 1-hour rated construction with exposure from both sides, <u>have no opening</u> , and projections ≥ 2ft to <3ft min fire separation distance shall be 1-hr rated on the underside [for sprinklered building per CRC Table R302.1(2)]. | |
| 26 | | Exterior walls located 3ft to <5 ft min fire separation distance shall be 1- hour rated construction with exposure from both sides , <u>have 25% max. of wall area openings</u> , and projections ≥ 2ft to <5ft min fire separation distance shall be 1-hr rated on the underside [for nonsprinklered building per CRC Table R302.1(1)]. | |
| 27 | | Projections (e.g. eave overhangs or cornices) with ≥ 2ft to <5ft min fire separation distance shall be 1-hour rated on the underside [for nonsprinklered building per CRC Table R302.1(1)]. | |
| 28 | | Projections (e.g. eave overhangs or cornices) with ≥ 2ft to <3ft min fire separation distance shall be 1-hour rated on the underside [for sprinklered building per CRC Table R302.1(2)]. | |
| 29 | | Detached garages accessory to a dwelling located within 2 ft of a lot line are permitted to have roof eave projections not exceeding 4" (CRC R 302.1 exceptions 5). | |
| 30 | | Buildings adjacent to ascending or descending slopes shall be setback according to the requirements of CRC Section R403.1.7 and Figure R403.1.7.1. | |
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| | | F. ROOF COVER: | |
| 31 | | For roof covering specify [CRC R902, R905]: a) Manufacturer and ICC/UL/FM number. b) Roof slope of all areas on the roof plan. c) Note on plan that installation shall be in accordance with manufacturer's specifications. | |
| 32 | | Asphalt shingles shall meet the classification requirements of CRC Table R905.2.4.1(1) or Table R905.2.4.1(2) for the appropriate maximum basic wind speed | |
| 33 | | Roof slope is not adequate for _____ Type of roof covering specified. [CRC R905] | |
| 34 | | Show sizes and locations of the roof/deck drains and overflows. [CRC R903.4.1, CPC 1101.11 and CPC 1105.0] | |
| 35 | | Specify approved weatherproof walking surface material at decks | |

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| | | and balconies. Provide ICC/UL number. | |
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| | | G. SKYLIGHTS: | |
| 36 | | For prefabricated skylights: a) Specify manufacturer, model and ICC/UL number [CRC R308.6.9]. b) All unit skylights installed in a roof with a pitch flatter than 3:12 shall be mounted on a curb extending at least 4" above the roof unless otherwise specified in the manufacturer's installation instructions [CRC R308.6.8]. c) For fully tempered or heat-strengthened glass, a retaining screen meeting the requirement of Section R308.6.7 shall be installed below the glass, except for fully tempered glass that meets either condition listed in Section R 308.6.5 [CRC R308.6.3]. | |
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| | | H. DESIGN REQUIREMENTS | |
| 37 | | Every dwelling unit shall have at least one habitable room that not less than 120 sqft [CRC 304.1]. | |
| 38 | | Habitable rooms, other than kitchens, shall contain at least 70 square feet of floor area [CRC R304.2]. | |
| 39 | | Habitable rooms, other than a kitchen, shall not be less than 7 ft. in any horizontal dimension [CRC 304.3]. | |
| 40 | | Show that ceiling height for habitable spaces, hallways, bathrooms, toilet rooms, laundry rooms, and portions of basement to have a minimum of 7 ft [CRC R305.1] | |
| 41 | | Bathrooms shall have a minimum ceiling height of 6'-8" at the center of the front clearance area for the fixtures [CRC R305.1 exceptions 2]. | |
| 42 | | A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6'-8" above a minimum area of 30" x 30" at the showerhead [CRC R305.1 exceptions 2]. | |
| 43 | | <ul style="list-style-type: none"> Window area of habitable rooms must be at least 8% of the room floor area for natural light [CRC R303.1]. Openable window area of habitable rooms must be at least 4% of the room floor area for natural ventilation [CRC R 303.1]. | |
| 44 | | <ul style="list-style-type: none"> Approved mechanical ventilation system must be capable of producing 0.35 air change per hour for in-room ventilation system or 15 cfm per occupant for a whole-house ventilation system computed on the basis of 2 occupants for the first bedroom and 1 occupant for each additional bedroom [CRC R303.1 exceptions 1]. Artificial light must be capable producing an average illumination of 6 footcandles over area of the room at height of 30 inches above floor [CRC R303.1 exceptions 2]. | |
| 45 | | Use of sunrooms and patio covers shall be permitted for <i>natural</i> ventilation if at least 40% of sunroom walls are open or are enclosed only by insect screen, and the ceiling height of sunroom is not less than 7' [CRC R303.7.1, R303.1 exceptions 3]. | |
| 46 | | At least ½ of the common wall between _____ must be open and have an unobstructed opening area of not less than 25 sq ft or 10% of the floor area of the interior room, whichever is greater, if light and ventilation is being supplied from an adjacent room [CRC R303.2]. | |
| 47 | | Window area for bathrooms, water closet compartments and other | |

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| | | similar rooms must be 3 sqft minimum, one-half of which must be openable [CRC R303.3] or mechanically ventilated with a minimum 50 cfm intermittent or 25 cfm continuous exhaust fan. [CRC R303.3 exception] | |
| 48 | | Water closet or bidet shall be set no closer than 15" from its center to any side wall or obstruction or no closer than 30" center to center to any similar fixture and the clear space in front of it shall be at least 24" [CPC 407.5]. | |
| 49 | | Urinal shall be set no closer than 12" from its center to any side wall or partition or no closer than 24" center to center [CRC R 407.5] | |
| 50 | | Shower compartments and wall above bathtubs with installed shower head shall be finished with a smooth, nonabsorbent surface to a height not less than 6 ft above the floor. [CRC R307.2] | |
| 51 | | Net area of shower compartments shall be not less than 1,024 sq. in. of floor area, and encompass 30 inch diameter circle. [CPC 411.7] | |
| 52 | | All glazing less than 60" above a shower or tub floor shall be safety glazing. [CRC R308.4 item 5] | |
| 53 | | Provide details and/or notes for 1-hour fire-resistance construction of walls and floor separating dwelling units for nonsprinklered building or 1/2-hour fire-resistance construction for sprinklered building. [CRC R302.3] | |
| 54 | | At bedrooms, habitable attics, and basements provide one operable emergency escape and rescue window or door meeting all of the following: an openable area of not less than 5.7 sqft (5 sqft at grade level), a minimum clear 24 inch height and 20 inch width, and a sill height not over 44 inches above the floor. [CRC R310.1] | |
| 55 | | Where the opening of the sill portion of an operable window is located more than 72 inches above finished grade or other surface below, the lowest part of the clear opening of the window shall be 24 inches above the finished floor surface of the room. Glazing between the floor and a height of 24 inches shall be fixed or have openings such that a 4 inch sphere cannot pass. [CRC R612.2] | |
| 56 | | The following glazing shall be tempered [CRC R308.4]: a) All glazing less than 60" above a shower or tub floor. b) All glazing where the nearest exposed edge of the glass is within 24" arc of either vertical edge of a door. c) All glazing in stair landings and within 5 feet of the top or bottom of stairway and less than 5ft above the walking surface. | |
| 57 | | Show location of hard wired smoke alarms [CRC R314.3]: a) In each sleeping room b) Outside each separate sleeping area in the immediate vicinity of the bedrooms. c) On each story, basement, and habitable attics. d) On ceiling of upper level in close proximity to the stairway when sleeping areas are on an upper level. e) In the adjacent room (or area) where the ceiling height exceeds that of the hallway by 24" or more. | |
| 58 | | Note on plan smoke alarm requirements: a) Battery operated smoke alarms permitted in existing buildings where no construction is taking place or in building undergoing alteration or repair that do not result in the removal of interior walls or ceiling finishes, unless there is an attic, crawl space or basement which could provide access for wiring. [CRC R314.4 exceptions 1, 3] b) Smoke alarms shall be interconnected such that the | |

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| | | activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R314.3, R314.5] c) Smoke detectors shall be “hard wired” and shall be equipped with battery backup. [CRC R314.4] | |
| 59 | | Note on plan carbon monoxide alarm requirements: a) An approved carbon monoxide shall be installed for new construction and alteration requiring permit exceeding \$1000. [CRC R315.1, R315.2] b) CO alarms shall be “hard wired” and shall be equipped with battery backup. [CRC R315.1.1] c) CO Alarms shall be listed for compliance with UL 2034, UL 2075, and/or NFPA 720. [CRC R315.3] d) CO alarms shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basement. [CRC R315.3] e) CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R315.1.2] f) In existing dwelling unit a CO alarm is permitted to be battery operated where repair or alteration do not result in the removal of wall or ceiling finishes or there is no access by means of attic, basement or crawl space. [CRC R315.1.1 exceptions 2] | |
| 60 | | Provide 20” x 30” attic access for attic areas that exceed 30 sqft and have a vertical height of 30 inch located in hallway or other readily accessible location. [CRC R807] | |
| 61 | | Provide 22” x 30” minimum access opening and passageway or at least as large as the largest component of the appliance where mechanical equipment located in attic or under-floor space. [CMC 904.1.1] | |
| 62 | | Provide full height cross section cross section through _____ showing framing, interior/exterior sheathing, plate height, insulation, foundation, finish grade, etc. | |
| 63 | | Show how dwelling is provided with heating facility capable of maintaining a minimum room temperature of 68°F at a point 3 ft above the floor and 2 ft from exterior walls of habitable rooms. [CRC R303.8] | |
| 64 | | When a passive solar energy collector is designed as a conditioned area it shall comply with the 2008 Building Energy Efficiency Standards. Nonconditioned passive solar energy collectors are exempt from the 2008 Building Energy Efficiency Standards. [CRC 303.7.1.1] | |
| 65 | | Provide & detail draftstops in concealed space of a floor/ceiling assembly so that the area of the concealed space does not exceed 1000 sqft and divide the concealed space into approximately equal areas. [CRC R302.12, R502.12] | |
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| | | I. MEANS OF EGRESS: | |
| 66 | | At least one egress door shall be provided. It shall be side-hinged and provide a minimum clear width of 32” when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height is 78” measured from the top of threshold to the bottom of stop [CRC R311.2]. The landings or floors shall not be more than 1½” lower than the top of threshold except the exterior landing or floor shall not be more than 7¾” below the top of threshold provided the door does not swing over landing or floor | |

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| | | [CRCR 311.3.1]. | |
| 67 | | There shall be a landing or floor on each side of each exterior door. Landings at doors shall have a length measured in direction of travel of not less than 36 inches. [CRC R311.3] | |
| 68 | | Doors other than the required egress door shall be provided with landing or floors not more than 7¾" below the top of threshold except 2 or fewer risers stairway located on the exterior side of door and the door does not swing over the stairway [CRC R311.3.2]. | |
| 69 | | Exterior balconies less than 60 sqft accessible from a door are permitted to have a landing less than 36" in the direction of travel. [CRC R311.3 exception] | |
| 70 | | For habitable levels or basements located more than one story above or more than one story below an egress door, the maximum travel distance from any occupied point to a stairway or ramp that provide egress from such habitable level or basement shall not exceed 50 ft. [CRC R311.4] | |
| 71 | | The minimum width of a hallway shall be not less than 3 ft. [CRC R311.6] | |
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| | J. STAIRS: | | |
| 72 | | Provide section and details of interior/exterior stairway showing: <ul style="list-style-type: none"> a) Maximum riser height of 7¾" and minimum tread depth of 10". [CRC R311.7.4.1, CRC R311.7.4.2] b) Minimum clear width of 36". [CRC R311.7] c) Minimum clear width of 31½" where a handrail is installed on one side or 27" where a handrail is installed on both sides. [CRC R311.7.1] d) Minimum head room of 6'-8". [CRC R311.7.2] e) Framing (stringer) size, bracing, connections, footings. f) Enclosed accessible space under stair requires 1 layer of ½" gypsum board on enclosed side. [CRC R302.7] | |
| 73 | | Winder tread shall have a minimum tread depth of 10 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections of the walkline. Winder treads shall have a minimum tread depth of 6" at any point within the clear width of the stair. [CRC R311.7.4.2] | |
| 74 | | For spiral stair: <ul style="list-style-type: none"> a) Submit shop drawings for spiral stairway showing compliance with CRC R311.7.9.1 b) Provide spiral stairway column base connection/footing detail and structural connection to building. | |
| 75 | | Provide connection details of guardrail and-or handrail on open side of balconies, decks, landings, and stairs adequate to support a single concentrated 200 lb load applied in any direction at any point along the top. [CRC Table R301.5] | |
| 76 | | Handrail shall satisfy the following: <ul style="list-style-type: none"> a) Handrails shall be provided on at least one side of each continuous run of treads of flight with 4 or more risers. [CRC R311.7.7] b) Handrails shall be continuous for the full length of flight except at a newel post at the turn. [CRC R311.7.7.2] c) Handrail shall be 34" to 38" above the nosing of treads. [CRC R311.7.7.1] d) Handrails adjacent to a wall shall have a space of not less than 1½" between the wall and the handrails. [CRC R311.7.7.2] | |

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| | | <ul style="list-style-type: none"> e) Handrails shall not project more than 4.5" on either side of the stairway. [CRC 311.7.1] f) The handgrip portion of handrail shall not be less than 1¼" nor more than 2" in cross-sectional dimension. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. Edges shall have a minimum radius of 0.01". [CRC R311.7.7.3 Type I] | |
| 77 | | <p>Provide detail of Guards:</p> <ul style="list-style-type: none"> a) Provide 42 inch high guards for open-sided walking surfaces, porches, balconies, including stairs, ramps and landings that are located more than 30 inches above grade or floor below within 36" to the edge of the open side. Openings between rails shall be less than 4 inches in diameter. [CRC R312.1, R312.2] b) The triangular openings formed by riser, tread and bottom of guardrail shall be sized so that a 6" sphere cannot pass through. [CRC R312.3 exceptions 1] c) Guards on the open side of stairs shall not have openings which allow passage of a sphere 4 3/8" in diameter. [CRC R312.3 exceptions 2] | |
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| | K. VENTILATION: | | |
| 78 | | <p>Show on plan the required attic ventilation area, type, size and location. Openings to have 1/4 inch corrosion resistant metal mesh covering [CBC 1203.2]. The required ventilating area ratio is [CRC R806.2]:</p> <ul style="list-style-type: none"> a) 1/150 of attic area, or b) 1/300 of attic area if at least 50% and not more than 80% of the required ventilating area is provided with ventilator located in the upper portion of the space at least 3 ft above the eave or cornice vents, or c) 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of ceiling. | |
| 79 | | A minimum of 1" of space shall be provided between the insulation and the roof sheathing and at the location of vents [CRC R806.3]. At vaulted ceiling or flat roofs, detail ventilation for space between individual roof joists. | |
| 80 | | Show under-floor ventilation opening size and locations equal to 1/150 of under-floor area OR 1/1500 of under-floor area if ground surface is covered with Class I vapor retarder material. One ventilation opening shall be within 3 ft of each corner of the building. Openings shall have 1/4 inch corrosion resistant metal mesh covering. [CRC R408.1, R408.2] | |
| | | Unvented under floor space shall comply with CRC R408.3. | |
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| | L. GARAGE AND CARPORT: | | |
| 81 | | Garage shall be separated from the dwelling unit and its attic area by means of a minimum ½" gypsum board applied to the garage side. [CRC Table R302.6] | |
| 82 | | Garage beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8" Type X gypsum board or equivalent. [CRC Table R302.6] | |
| 83 | | Structures supporting floor/ceiling assemblies used for the required dwelling/garage separation shall be covered by not less than 1/2" | |

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| | | gypsum board or equivalent. [CRC Table R302.6] | |
| | | Garages located less than 3 ft from a dwelling unit on the same lot shall be separated by not less than ½” gypsum board or equivalent applied to the interior side of exterior walls that are within the area. [CRC Table R302.6] | |
| 84 | | Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8” thick, or 20 minute rated doors. Doors shall be self-closing and self-latching, except for sprinklered building the door need only self-closing and self-latching [CRC R302.5.1] | |
| 85 | | Openings from private garage directly into a room used for sleeping purposes shall not be permitted. [CRC R302.5.1] | |
| 86 | | Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have no openings into the garage. [CRC R302.5.2] | |
| 87 | | Carports shall be open on at least two sides and there are no enclosed areas above. Carports not open on at least two sides shall be considered as a garage and shall comply with the provisions for garages. [CRC R309.2, R302.6] | |
| 88 | | The area of floor used for parking of automobile or other vehicles (garages, carports) shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. [CRC R309.1, CRC R309.2] | |
| 89 | | Garage/carport floor surfaces shall be of approved noncombustible material. [CRC R309.1, CRC R309.2] | |
| 90 | | Automatic garage door openers, if provided, shall be listed in accordance with UL325. [CRC 309.4] | |
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| | | M. VENEER/FIREPLACE: | |
| 91 | | Specify/detail stone and masonry veneer material, thickness, backing, anchorage, footings and support over openings. Maximum height is limited by Table R703.7(2). [CRC R703.7, Table R703.4, Figure R703.7] | |
| 92 | | The veneer shall be separated from the sheathing by an air space of a minimum of a nominal 1” but not more than 4½”. [CRC R703.7.4.2] | |
| 93 | | Masonry veneer shall be anchored to the supporting wall with corrosion-resistance metal ties per CRC R703.7.4. | |
| 94 | | The method of support for masonry veneer on wood construction shall be constructed in accordance with CRR Figure R703.7.2.1 and Figure R703.7.2.2. The allowable lintel span shall be per Table R703.7.3.1. | |
| 95 | | For fireplace/chimney specify the following: a) Chimney shall extend at least 2 ft higher than any portion of the building within 10 ft, but shall not be less than 3 ft above the highest point where the chimney passes through the roof. [CRC R1003.9] b) Anchor chimney to floor and roof/ceiling joists. Reinforce masonry chimney per CRC R1003.3. c) Spark arrestor required. [CRC R1003.9.1] | |
| 96 | | For factory built metal fireplace specify [CRC R1004]: a) Manufacturer, model and ICBO/UL number. b) Installation and use shall be in accordance with their listing. c) Non-vented fireplaces or gas fired appliances are not | |

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| | | permitted. | |
| 97 | | Fireplace gas valves must be located not more than 6 ft unless listed for installation in the fireplace. [CPC 1212.5] | |
| 98 | | Provide complete details and specifications for installation of glass unit masonry. [CRC R610] | |
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| | | N. STRUCTURAL NOTES: | |
| 99 | | Specify grade and species of framing lumber, treated mudsills, type and grade of plywood, design strength of concrete and glued-laminated timber, ASTM designation of structural steel shapes and masonry units, mix of mortar and grout. | |
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| | | O. ROOF/CEILING FRAMING: | |
| 100 | | Specify the size, spacing and direction of rafters. | |
| 101 | | The ____ x ____ rafters at ____ o.c. over ____ exceed the allowable span for ____ grade. [CRC R802.5, CRC Tables R802.5.1(1), (2)] | |
| 102 | | <ul style="list-style-type: none"> a) A ridge board, valley and hip members not less in depth than the cut end of the rafter is required [CRC R802.3]. b) Ridge beams, valleys, and hips shall be designed as beams when roof slope is less than 3:12 [CRC R802.3]. | |
| 103 | | Roof purlins shall not be smaller than the rafters they support. Purlins shall be continuous and supported by 2x4 braces at 4 ft oc. with an unbraced length not over 8 feet, and not flatter than 45 degrees from the horizontal, to bearing walls. [CRC R802.5.1] | |
| 104 | | Provide designed ridge beams for open beam vaulted ceilings or when ceiling joists or rafter ties are not provided and detail ridge/rafter connection. [CRC R802.3.1] | |
| 105 | | <ul style="list-style-type: none"> a) Provide manufactured roof truss profiles, layout plan and calculations from truss manufacturer to comply with CRC R802.10. b) Trusses shall be connected to wall plates by the use of approved connector having a resistance to uplift of not less than 175 pounds. [CRC R802.10.5] c) Roof assemblies which are subject to wind uplift pressure of 20 psf or greater shall have roof rafters or trusses connections to resist wind uplift forces per CRC Table R802.11. [CRC R802.11.1] | |
| 106 | | Show ceiling joists size, spacing, direction and span on plans. | |
| 107 | | The ____ x ____ ceiling joists at ____ o.c. over ____ exceed the allowable span for ____ grade. [CRC R802.4, CRC Tables R802.4(1),(2)] | |
| 108 | | <ul style="list-style-type: none"> a) Ceiling joist and rafter shall be nailed to each other in accordance with CRC Table R802.5.1(9). [CRC R802.3.1] b) Where ceiling joists are not parallel to rafters, a minimum of 2x4 rafter ties shall be installed in accordance with the connection requirements in CRC Table R802.5.1(9). [CRC R802.3.1]. Rafter ties shall be nailed to each rafter <i>near</i> the top of the ceiling joist. [CRC Figure R802.5.1] | |
| 109 | | <ul style="list-style-type: none"> a) A minimum 1x4 collar ties at 48" oc. or 1¼" x 20 gage ridge straps to resist wind uplift shall be connected in the upper third of the attic space. [CRC R802.3.1, CRC Table R602.3(1)] b) Collar ties shall be a minimum of 1x4 spaced at 48" oc. [CRC R802.3.1] | |
| 110 | | Show blocking at ends of rafters and trusses at exterior walls, at | |

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| | | supports of floor joists and at the ridge line of truss roofs. | |
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| | | P. WALL FRAMING: | |
| 111 | | Specify the header size at door, window and other openings in exterior bearing walls. [CRC Table R502.5(1)] | |
| 112 | | The ____ x ____ header at ____ exceeds the allowable span for ____ grade. [CRC Table R502.5(1)] | |
| 113 | | Studs in bearing walls are limited to 10 ft in height unless an approved design is submitted. [CRC Table R602.3.1] | |
| 114 | | Detail connection of the top of interior non-bearing walls to manufactured trusses. Provide a ½" min deflection space or the deflection specified by the truss design engineer. | |
| 115 | | Studs exposed to wind speed of 105 mph shall be designed. [CRC Table R602.3.1 footnote b] | |
| 116 | | Note the use of full length studs (balloon frame) on exterior walls of rooms with vaulted ceiling. | |
| 117 | | Fasteners for preservative treated and fire treated wood shall be of hot dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper except ½" Ø or greater steel bolt and fasteners other than nails and timber rivets shall be permitted to be mechanically deposited zinc coated steel ASTM B695 class 55 minimum. [CRC R317.3.1] | |
| 118 | | Cripple walls with a stud height less than 14" shall be sheathed on at least one side with a wood structural panel, or the cripple walls shall be constructed of solid blocking. [CRC R609.2] | |
| 119 | | Columns shall be restrained to prevent lateral displacement at the bottom end. [CRC R407.3] | |
| 120 | | Show location of project on seismic maps to identify seismic design coefficients to be used. You may also choose to use http://earthquake.usgs.gov/research/hazmaps/design and print out the design values and submit a copy with your resubmittal. | |
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| | | Q. WALL BRACING: | |
| 121 | | Provide wall bracing as specified in CRC R602.10 in conformance with the methods [CRC R602.10.1.1], length [CRC R602.10.1.2] and locations [CRC R602.10.1.4] in buildings assigned to Seismic Design Category D ₂ : a) Braced wall panel shall be located 25' o.c. max. except in one and two-story buildings 35' o.c. max. for a single room 900 sqft max. with 3:1 max. length-to-width diaphragm ratio, with the top plate lap splice of 12-16d nails on each side of splice. [CRC R602.10.1.5] b) Braced wall panels maximum offset out of plane is 4' each side. [CRC R602.10.1.4] c) Braced wall panels connection <u>to floor framing</u> where a parallel framing member cannot be located directly above and below the panel, a full-depth blocking at 16" spacing shall be provided per Figure R602.10.6(2). | |
| 122 | | Braced wall panel connection <u>to roof framing</u> [CRC R602.10.6.2]: 1) Top plate splices shall be with 8 – 16d nails on each side of splice. [CRC R602.10.6.1] 2) <i>For wind speed <100 mph:</i> a) Distance top of <u>rafters or roof trusses</u> to top plates ≤ 9¼" blocking need not be installed. | |

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| | | <ul style="list-style-type: none"> b) Distance top of <u>rafters</u> to top plates 9¼" - 15¼" shall be with blocking per Figure R602.10.6.2(1). c) Distance top of <u>roof trusses</u> to top plates 9¼" - 15¼" shall be with blocking per Table R602.3(1). <p>3) For <i>SDC D₂</i> or <i>wind speed</i> ≥ 100 mph: Distance top of <u>rafters</u> or <u>roof trusses</u> to top plates $\leq 15\frac{1}{4}$" shall be with blocking per Figure R602.10.6.2(1).</p> <p>4) For <i>all SDC</i> and <i>wind speed</i>: Distance top of <u>rafters</u> or <u>roof trusses</u> to top plates $> 15\frac{1}{4}$" with blocking per Figure R602.10.6.2(2) or Figure R602.10.6.2(3) or full height engineered blocking panel or designed by an engineer .</p> | |
| 123 | | <p>Braced wall panel support [CRR R602.10.7]:</p> <ul style="list-style-type: none"> 1. Elevated post or pier foundation supporting braced wall panels shall be designed by an engineer. 2. Masonry stem walls with length ≤ 48" supporting braced wall panels shall be reinforced per Figure R602.10.7. 3. Masonry stem walls with length > 48" supporting braced wall panels shall be constructed per Section R403.1. 4. Method ABW & PFH brace wall panels shall not be attached to masonry stem walls. 5. For <u>1-story building</u> in <i>SDC D₂</i> braced wall panels [CRC R602.10.7.1] shall be on continuous foundation at interval 50' max. 6. For <u>2-story building</u> in <i>SDC D₂</i> all braced wall panels shall be on continuous foundation except interior braced wall panels shall be on continuous foundation at interval 50' max. provided: <ul style="list-style-type: none"> 6.1.1. Cripple wall height not exceeds 4'. 6.1.2. First floor braced wall panels are supported on doubled floor joists, continuous blocking or floor beam. 6.1.3. The distance between bracing line does not exceed twice the building width. | |
| 124 | | <p>Brace wall panel joints [CRC R 602.10.8] shall have horizontal joints occurs over and fastened to 1½" min. thickness common blocking except:</p> <ul style="list-style-type: none"> a) Where the bracing length provided is at least <i>twice</i> the min. length required by Tables R602.10.1.2(1) and (2) blocking at horizontal joints shall not be required for Method WSP, SFB,GB,PBS or HPS. b) When method GB panels are installed horizontally, horizontal joint blocking is not required. | |
| 125 | | <p>Cripple wall bracing in SDC D₂ [CRC R602.10.9.1 & R602.10.9]:</p> <ul style="list-style-type: none"> a) Cripple walls shall be braced per Tables R602.10.1.2(1) and (2). b) The bracing length shall be multiplied by a factor 1.15. c) The wall panel spacing shall be 18' o.c. d) Where interior braced walls occur without a continuous foundation, the length of parallel exterior cripple wall bracing shall be 1½ times the length required. e) Where cripple walls braced using method WSP cannot provide this additional length, spacing of sheathing fastener shall be 4" o.c. f) Wall bracings with stone and masonry veneer are not permitted with cripple walls and require interior braced wall lines be supported on continuous foundation. [CRC | |

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| | | R602.12] | |
| 126 | | <p>Wall bracing where stone and masonry veneer exceeds the first story height in SDC D₂[CRC R602.12.1]:</p> <ul style="list-style-type: none"> a) The length of bracing shall be per Table R602.12(2). b) Braced wall panels shall begin no more than 8' from each end of a braced wall line and placed 25' o.c. max. c) Braced wall panels shall be sheathed with $\frac{7}{16}$" min. wood structural panel with 8d common nails @ 4", 4", 12". The end of each brace wall panel shall have hold down device per Table R602.12(2) and Figure R602.12. d) Each braced wall panel length shall be 48" min. e) Alternate braced wall panel shall not replace the braced wall panel specification of this section. f) Continuously sheathed wall bracing shall not be used in conjunction with the wall bracing of this section. | |
| 127 | | Intermittent braced wall panel construction shall be in accordance with one of the methods listed Table R602.10.2. [CRC R602.10.2] | |
| 128 | | <p>Continuous sheathing braced wall panels [CRC R602.10.4.1]:</p> <ul style="list-style-type: none"> a) Construction shall be with one of the method listed in Table R602.10.4.1. b) All braced wall lines along exterior walls on the same story shall be continuously sheathed. [CRC R602.10.4] c) Continuous sheathing methods requires structural panel sheathing to be used on all sheathable surfaces including areas above and below openings and gable end walls. [CRC R602.10.4.1]. d) Panel length shall be per Table R602.10.4.2 and Figure R602.10.4.2. e) Bracing length shall be provided per Table R602.10.1.2(1) and Table R602.10.1.2(2). f) Braced wall panels shall be placed within 8' of each end of the braced wall line provided with a min. 24" wide panel is applied to each side of the building corner attached per Figures R602.10.4.4(4), or the end of each braced wall panel closest to the corner shall have a hold-down device (800 lbs capacity) per Figure R602.10.4.4(5). | |
| 129 | | For Method WSP [CRC R602.10.1.4.1 exception]: Braced wall panels shall be placed within 8' of each end of the braced wall line provided with a min. 24" wide panel is applied to each side of the building corner attached per Figure R602.10.1.4.1, or the end of each braced wall panel closest to the corner shall have a hold-down device (1,800 lbs capacity). See Figure R602.10.1.4(4). | |
| 130 | | For Method ABW [CRC R602.10.3.2]: Shall be installed per Figure R602.10.3.2. Minimum width of braced wall is 2'-8" for 9' or less high panel, or 2'-10" for 10' high panel with 1,800 lbs capacity holdown for 1 story building or 3,000 lbs capacity holdown for first story of two-story buildings. [CRC Table R602.10.3.2] | |
| 131 | | For Method PFH [CRC R602.10.3.3]: Shall be installed per Figure R602.10.3.3. Minimum width is 16" for 1 story building or 24" for the first story of two-story building. The header (min. 3" x 11.25") shall extend between the inside faces of the first full-length outer studs of each panel. One 5/8" Ø anchor bolt shall be installed in the center of each sill plate. The holddowns shall be an embedded-strap type with 4,200 lbs min. capacity. | |
| 132 | | For Method CS-PF [CRC R602.10.4.1.1]: Shall be installed per Figure R602.10.4.1.1. The maximum number of continuous portal | |

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| | | frame panels is 4 in a single braced wall line. There shall be a maximum of 2 braced wall segments per header and header length shall not exceed 22 ft. | |
| 133 | | For Method CS-SFB [CRC R602.10.5]: CS-SFB shall be designed by an engineer for Seismic Design Category D ₂ or where the basic wind speed exceeds 100 mph. [CRC R602.10.5.4] | |
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| | | R. FLOOR FRAMING: | |
| 134 | | Show size, spacing, support points and direction of floor joists. | |
| 135 | | Double joists that are separated to permit the installation of piping or vents shall be full depth solid blocked with 2x blocking spaced at 48" o.c. [CRC R502.4] | |
| 136 | | The ____ x ____ floor joists at ____ o.c. over ____ exceeds the allowable span for ____ grade. [CRC Tables R502.3.1(1), (2)] | |
| 137 | | The ____ x ____ floor girder/beam under ____ exceeds the allowable span for ____ grade. [CRC Table R502.5(1), (2)] | |
| 138 | | For plywood roof and floor diaphragm specify thickness, grade, T&G edges, panel span rating, nailing schedule and required blocking and panel layout pattern. | |
| 139 | | Bearing partitions perpendicular to joists shall not be offset from supporting girders, beams, wall or partitions, more than the depth of the joist. [CRC R502.4] | |
| 140 | | Deck framing requirements: a) Deck shall be positively anchored to the primary structure. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. [CRC R502.2.2] b) For deck supporting a total design load of 50 psf (40 psf LL, 10 psf DL), the deck ledger & attachment shall be per CRC R502.2.2.1, R502.2.2.1.1 or shall be designed by an engineer. c) Provide hold-down tension devices installed in not less than 2 locations per deck with design capacity of 1500 lbs minimum. [CRC R502.2.2.3, Figure R502.2.2.3] | |
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| | | S. FOUNDATION: | |
| 141 | | A geological report/soil report prepared by a civil engineer is required where a tentative and final map is required. (CRC R401.4.1.1.1). | |
| 142 | | Submit a review letter by soils engineer and incorporate any requirements and recommendations into the plans. | |
| 143 | | The soils report requires foundation excavations to be reviewed by soils engineer. Note on the foundation plan "Prior to requesting a Building Department foundation inspection, the soils engineer shall inspect and approve the foundation excavations". | |
| 144 | | Soil bearing pressure is limited to 1500 lbs/sqft or a soils report recommends otherwise. [CRC R401.4.1, Table R401.4.1] | |
| 145 | | Note on plan: a) The minimum compressive strength of concrete, f'_c , shall be 3,000 psi in buildings assigned to Seismic Design Category D ₂ . [CRC R404.1.2.3.1] b) The minimum yield strength of reinforcing steel shall be 60,000 psi (grade 60) in buildings assigned to Seismic Design Category D ₂ . [CRC R404.1.2.3.7.1] | |
| 146 | | Call out on foundation plan minimum thickness of 3½" concrete slab-on-ground floor, reinforcement and 6 mil polyethylene vapor retarder with joint lapped not less than 6" placed between the | |

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| | | concrete floor slab and the base course or the prepared subgrade where no base course exists. [CRC R506.1, CRC R506.2.3] | |
| 147 | | <ul style="list-style-type: none"> • Call out anchor bolt size and spacing on foundation plan. Provide ½" Ø bolt embedded 7" minimum at 6' o.c. maximum spacing with 3" x 3" x 0.229" steel plate washer. [CRC R403.1.6, R602.11.1] • Fasteners for preservative treated and fire treated wood shall be of hot dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper except ½" Ø or greater steel bolt and fasteners other than nails and timber rivets shall be permitted to be mechanically deposited zinc coated steel ASTM B695 class 55 minimum [CRC R317.3.1]. • The hole in the plate washer is permitted to be diagonally slotted with a width of up to 3/16" larger than the bolt diameter and a slot length not to exceed 1¾", provided a standard cut washer is placed between the plate washer and the nut. [CRC R602.11.1] | |
| 148 | | Specify size, embedment, spacing, ICC number and manufacturer of power driven pins. (Not permitted on perimeter footings.) | |
| 149 | | If required by structural calculations, show size, location and embedment length of hold down anchors on foundation plan. | |
| 150 | | Note on plan that holddown hardware must be secured in place prior to foundation inspection. | |
| 151 | | Detail (and reference location on foundation plan) typical foundation sections for: perimeter walls, interior bearing walls, depressed slabs, foundation common to dwelling and garage, garage entrance, spread and/or post pads. | |
| 152 | | <ul style="list-style-type: none"> a) Footing size for conventional light-frame construction shall be 12/15/23 inches wide, 6/6/6 inches thick, and 12 inches deep below natural ground surface. [CRC Table R403.1] b) Footing size for 4" brick veneer over light frame construction shall be 12/21/32 inches wide, 6/6/6 inches thick, and 12 inches deep below natural ground surface. [CRC Table R403.1] | |
| 153 | | <p>Footings in Seismic Design Category D₂:</p> <ul style="list-style-type: none"> a) Where a construction joint is created between a concrete footing and a stem wall, a minimum 1 - #4 bar shall be installed at 4' o.c. max. The vertical bar shall extend to 3" clear of the bottom of the footing, have a standard hook and extend a minimum of 14" into the stem wall. [CRC R403.1.3] b) Where a grouted masonry stem wall is supported on a concrete footing and stem wall, a minimum of 1- #4 bar shall be installed at 4' o.c. max. The vertical bar shall extend to 3" clear of the bottom of the footing and have a standard hook. [CRC R403.1.3] c) Masonry stem walls without solid grout and vertical reinforcing are not permitted. d) For one and two family dwellings which are 3 stories or less and constructed with stud bearing wall, plain concrete footing without longitudinal reinforcement supporting walls and isolated plain concrete footing supporting columns and pedestal are permitted. [CRC 403.1.3 exception]. e) Interior footings cast monolithically with a slab on grade supporting bearing wall or bracing walls and shall extend to a depth of not less than 12" below the top of the slab. [CRC R403.1.4.2] f) Slabs on ground with turn-down footings shall have a | |

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| | | <p>minimum of 1 - #4 bar at the top and the bottom of footing. [CRC R403.1.3.2], or</p> <p>g) Slab on ground cast monolithically with the footing shall have 1 - #5 bar or 2 - # 4 bars in the middle third of the footing depth. [CRC R403.1.3.2 exception]</p> <p>h) Slab on ground not cast monolithically with the footing shall have #3 @ 48" o.c. or larger vertical dowels with standard hooks on each end. [CRC R430.1.3.2, Figure R403.1.3.2]</p> | |
| 154 | | Foundations with stem walls shall have a minimum of 1 - #4 bar within 12" of the top of the wall and 1 - #4 bar located 3" to 4" from the bottom of the footing. [CRC R403.1.3.1] | |
| 155 | | The top surface of footings shall be level. Provide detail for stepped footings when slope of the bottom surface of footing exceeds one in ten. [CRC R403.1.5, R602.11.2] | |
| 156 | | Show minimum 18 inch clearance from grade to bottom of floor joists and minimum 12 inch clearance to bottom of girders. [CRC R317.1 item 1] | |
| 157 | | Specify that foundation sills shall be pressure treated, or foundation grade redwood. | |
| 158 | | Wood columns that are exposed to the weather or in basements, supported by concrete piers or metal pedestals shall project at least 1" above a concrete floor or 6" above exposed earth and the earth is covered by an impervious moisture barrier. [CRC R317.1.4 exception 1] | |
| 159 | | Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building, supported by a concrete pier or metal pedestal shall be greater than 8" from exposed earth and the earth is covered by an impervious moisture barrier. [CRC R317.1.4 exception 2] | |
| 160 | | All wood framing members that rest on concrete or masonry exterior foundation walls shall be 8" min. from exposed ground. [CRC R317.1 item 2] | |
| 161 | | The end of wood girders entering exterior masonry or concrete walls shall be provided with a 1/2" air space on tops, sides and ends or provide pressure treated lumber. [CRC R317.1 item 4] | |
| 162 | | Provide a weep screed for stucco at or below the foundation plate line a minimum of 4" above the earth or 2" above paved areas. [CRC R703.6.2.1] | |
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| | T. STRUCTURAL | | |
| 163 | | Cross reference all calculations for joists, beams, shear walls, etc... to framing/floor plans. | |
| 164 | | Detail the shear transfer connections which transfer lateral forces from horizontal diaphragms through intermediate elements and shear walls to the foundation. [CRC R301.1] | |
| 165 | | Specify on the framing plans the shear wall material, thickness, size and spacing of fasteners and sole plate nailing. Call out anchor bolt spacing and hold down hardware on foundation plan. | |
| 166 | | Detail how the interior shear walls are connected to the roof diaphragm. | |
| 167 | | Check the shear wall overturning reactions on the beams/columns per ASCE 7-05 section 12.4.3 for the special seismic load combinations. | |
| 168 | | Irregular structures which do not comply with prescriptive construction provisions shall be designed by a licensed design | |

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| | | professional. [CRC R301.2.2.2.5] | |
| 169 | | Provide drag strut at _____. Detail the strut and top plate connection. | |
| 170 | | Design and details are required by a registered design professional for retaining walls that are not laterally supported at the top and that retain in excess of 24" of unbalanced fill. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding & overturning. [CRC R404.4] | |
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| | | T. MECHANICAL/ELECTRICAL/PLUMBING: | |
| 171 | | Show location of F.A.U. / return air grill / water heater on floor plan. | |
| 172 | | Show a level working platform not less than 30" x 30" in front of the service side of furnace. CMC 904.11.4 | |
| 173 | | Access to attic furnace must be within 20 feet of unit and shall have a continuous solid walkway at least 24 inches wide. A 120-volt receptacle outlets and a switch controlled light is also required. [CMC 904.11.3 & 904.11.5] | |
| 174 | | Show source of combustion air to furnace and water heater. [CMC 701, CPC 507.0] | |
| 175 | | When a water heater is located in the attic, attic-ceiling assembly, floor-ceiling assembly, or floor-subfloor assembly where damage may result from a leaking water heater, a watertight pan of corrosion-resistant materials shall be installed beneath the water heater with a minimum three-quarter (3/4) inch (20 mm) diameter drain to an approved location. [CPC 508.4] | |
| 176 | | Water heaters shall be anchored or strapped to the structure. [CPC 508.2]. Show size and location of straps, connector, etc. | |
| 177 | | The minimum capacity for water heaters shall be in accordance with the first hour rating listed in CPC Table 5-1. | |
| 178 | | Show how heat producing appliances (water heater/dryer/furnace) in garage will be protected from automobile damage (wheel blocks are not sufficient). Elements of appliances which create a glow, spark, or flame shall be located a minimum of 18" above garage floor. [CMC 307.1] | |
| 179 | | Provide clothes dryer moisture exhaust duct (min. 4 inch dia.) to the outside and equip with a back-draft damper. Exhaust duct length is limited to 14 ft. with 2 elbows. [CMC 504.3.2.2] | |
| 180 | | Provide 100 sq. in. of makeup air to laundry room. [CMC 504.3.2] | |
| 181 | | All hose bibs must have an approved anti-siphon device. [CPC 603.4.7] | |
| 182 | | Show elevations of finish floor and nearest upstream manhole. Show that finish floor is above upstream manhole or provide backwater valve per CPC 710. 1. Note that fixtures above such elevation shall not discharge through the backwater valve. | |
| 183 | | Provide UFER or other approved ground. [CEC 250] | |
| 184 | | Provide a minimum of 18" x 24" access opening through the floor to under floor spaces. Openings through a perimeter wall shall be not less than 16" x 24". Through wall access openings shall not be located under a door [CRC R408.4]. Access must be within 20 feet of any plumbing clean-outs. [CPC 707.9] | |
| 185 | | Show size and location of electrical service and panels. Provide panel schedules and single line diagrams for services of 400 amp and greater. | |
| 186 | | One switched light fixture or switch lighting outlet shall be installed in every habitable room, bathroom, stairway, hall, attached garage, | |

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| | | detached garage with electric power, and at outdoor entrances. [CEC 210.70(A)] | |
| 187 | | Interior stairways shall have a minimum illumination level 1 foot-candle measure at the center of treads and landings. Exterior stairways shall be provided with artificial light source located in the immediate vicinity of the bottom landing of the stairway [CRC R303.6]. | |
| 188 | | Provide at least one outside weatherproof, GFI 120 volt receptacle at front and back of dwelling unit. [CEC 210.52(E)(1) and 210.8(A)(3)] | |
| 189 | | Provide at least one receptacle in garage or basement in addition to any receptacle provided for specific equipment. [CEC 210.52 (G)] | |
| 190 | | Provide GFI protection to all 120 volt, 15 and 20 amp receptacles installed outdoors, in bathrooms, in basement, at Kitchen counter top surface and garages. [CEC 210.8(A)] | |
| 191 | | Walls 2 feet wide or greater shall have an outlet. Outlets shall be spaced no more than 12 feet apart, and a maximum of 6 feet from end of walls or opening. [CEC 210.52(A)] | |
| 192 | | Provide electrical outlets in hallways over 10 ft in length. [CEC 210.52(H)] | |
| 193 | | In the kitchen, pantries, breakfast rooms, and dining rooms, a receptacle shall be provided for each wall countertop space wider than 12 inches so that no point is more than 24" from an outlet. [CEC 210.52(C)] | |
| 194 | | Note on plan: The minimum clearance between luminaries installed in clothes closets and the nearest point of storage space shall be per CEC 410.8: a) 12" for surface-mounted incandescent or LED luminaries with a completely enclosed light source installed on the wall above the door or on the ceiling. b) 6" for surface-mounted fluorescent luminaries installed on the wall above the door or on the ceiling. c) 6" for recessed incandescent or LED luminaries with a completely enclosed light source installed in the wall or the ceiling. d) 6" for recessed fluorescent luminaries installed in the wall or ceiling. e) Surface-mounted fluorescent or LED luminaries shall be permitted to be installed within the storage space per Figure 410.2. | |
| 195 | | Where the electrical service is located in/on the attached garage and a furred garage wall is the method used to run the non-metallic sheathed cables to the residence through the fire wall, provide a detail showing how the penetration will be fire stopped. [CEC 300.21] | |
| 196 | | All branch circuits that supply 120 volt, single phase, 15 and 20 ampere outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter combination type [CEC 210.12(B)]. | |
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| | | U. TOWNHOUSES: | |
| 197 | | Each townhouses shall be considered as a separate building and separated by fire-resistance wall assemblies per Table R302.1(1) or R302.1(2) i.e. two 1-hour walls separating the dwelling units. [CRC R302.2] | |

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| 198 | | A common 1-hour fire rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides [CRC R302.2 exception] and shall be continuous from foundation to the underside of the roof sheathing and include wall extensions [CRC R302.2.1] | |
| 199 | | Parapet shall extend 30" above the roof surfaces except [CRC R302.2.2]: a) When the roof is covered with a minimum class C roof covering and the roof decking is noncombustible or fire-retardant-treated wood for a distance of 4 feet on each side of the wall; OR b) One layer of 5/8" type X gypsum board installed directly beneath the roof decking or sheathing, supported by a min. of 2x ledgers attached to the sides of the roof framing members for a min. distance 4 ft on each side of the wall. | |
| 200 | | Parapet construction shall have same fire rating as that required for the supporting wall. The upper 18" of parapet shall have noncombustible faces [CRC R302.2.3] | |
| 201 | | Each individual townhouses shall be structurally independent [CRC R302.2.4] except: a) Foundations supporting exterior or common walls. b) Structural roof & wall sheathing. c) Nonstructural wall & roof coverings. d) Flashing. e) Townhouses separated by a common 1-hour wall. | |
| 202 | | Penetrations of fire rated wall or floor/ceiling assemblies shall be per Section R302.4. Provide UL listed detail on the plan. | |
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| | | V. TWO-FAMILY DWELLINGS: | |
| 203 | | Two-family dwellings shall be separated by 1-hour fire-resistance-rated wall and/or ceiling that extend from foundation to the underside of roof sheathing [CRC R302.3] except: a) ½-hour fire-resistance-rated wall permitted if both sides are equipped with automatic sprinkler NFPA 13 systems. b) Wall assemblies need not extend through attic spaces when ceiling is protected by not less than 5/8" type X gypsum board and an attic draft stop provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than ½" gypsum board. | |
| 204 | | Penetrations of fire rated wall or floor/ceiling assemblies shall be per Section R302.4. Provide UL listed detail on the plan. | |
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| | | X. SOUND TRANSMISSION: | |
| 205 | | Detail walls between living units and between living units and garage to show the following [CBC 1207]: a) STC rating of 50 or more. b) Caulking under plates, around outlet boxes and end of walls. c) Insulation and fire protection shall be continuous behind tubs and showers. | |
| 206 | | Detail floors between living units and between living units and garage to comply with STC rating of 50. [CBC 1207] | |
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| | | Y. ADDITIONAL CORRECTIONS: | |
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