



## DEPARTMENT

Phone (909)395-2023, Fax (909)395-2180

303 East B Street, Civic Center, Ontario, CA 91764

## **RESIDENTIAL CORRECTION LIST (2013 California Codes)**

Plan Check No:	<b>Review No:</b>	Plan Check Expiration Date: 1 year from submittal
Site Address:		Number of Story:
Project Description:		Area square feet:
Type of Occupancy:		Wind Speed: $V_{asd} = 85 \text{ mph} (CRC) \text{ or } V_{ult} = 110 \text{ mph}$
		(CBC), exposure C
Type of Construction:		Airport Noise Impact Zone (PART 150): YES / NO.
Applicant:		Phone:
Owner:		Phone:
Architect/Engineer/Draftsman:		Phone:
Reviewed by: Ganda, Setiawan	Date:	Ph: (909)395-2174, e-mail: sganda@ci.ontario.ca.us

## **INSTRUCTIONS:**

- ⇒ Numbers in brackets refer to code sections of 2013 California Residential Code [CRC], 2013 California Green Buildings Standards Code [CalGreen], 2013 California Building Code [CBC], 2013 California Plumbing Code [CPC], 2013 California Mechanical Code [CMC], 2013 California Electrical Code [CEC], and 2010 California Energy Code (2013 Building Energy Efficiency Standards [BEES] effective July 1, 2014).
- ⇒ Correct original drawings. Reprint and submit <u>2 new sets</u> 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.
- $\Rightarrow$  Additional plan check fee will be required <u>after third review</u> on hourly rate basis.

Item #	Sheet #	Correction Requested	Respond
	A. APPL	ICATION:	
1		Valuation is too low. Additional Plan check fee is required prior to resubmittal.	
2		Separate permit is required for accessory building, swimming pool, retaining walls, CMU walls, detached patio covers, demolition, etc	
	B. REFE	CRRALS:	
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.	
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.	
0	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	
10	architect or engineer licensed by the State of California. [BP 5537,	
	6735]	
11	Indicate on plan the applicable current codes:	
	– 2013 CRC / 2012 IRC	
	– 2013 <i>CalG</i> reen	
	– 2013 CBC / 2012 IBC	
	– 2013 CPC / 2012 UPC	
	– 2013 CMC / 2012 UMC	
	– 2013 CEC / 2011 NEC	
	<ul> <li>2010 California Energy Code</li> </ul>	
	<ul> <li>2013 Building Energy Efficiency Standards (BEES)-<i>effective</i></li> </ul>	
	7/1/2014	
12	Indicate on plan the following notes:	
	<ul> <li>Airport Noise Impact Zone (PART 150): YES / NO.</li> </ul>	
	• Wind Speed: $V_{asd} = 85 \text{ mph}$ (CRC) or $V_{ult} = 110 \text{ mph}$ (CBC),	
	exposure C.	
13	Property is located in the Airport Noise Impact Area for the CNL	
	to CNL nose 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 2013 IRC, 2013 CBC, 2013 CPC, 2013 CMC,	
	2013 CEC, 2013 <i>Cal</i> Green, and 2013 Building Energy Efficiency	
	Standards.	
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	
	2013 CalGreen. Complete and print on plan the required mandatory	
	measures forms. See additional plan check comments for 2013 CalGreen.	
17	Newly constructed one and two family dwellings and townhouses	
17	shall install an automatic residential fire sprinkler system in	
	accordance with Section R313 or NFPA 13D. Submit a complete fire	
	sprinkler plan & pipe sizing calculation for review.	
	D. SITE PLAN REQUIREMENTS:	
18	A complete site plan showing property lines, 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]	

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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	<ul> <li>a) Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall a minimum of 6" within the first 10 ft (5% slope). 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]</li> <li>b) Impervious surfaces within 10 ft of the building foundation shall</li> </ul>	
	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]	
E. BU	UILDING LOCATION:	
24	Exterior walls located < <b>3ft</b> min. fire separation distance shall be 1- hour rated construction with exposure from both sides, <u>have no</u> <u>opening</u> , and projections ≥ <b>2ft to &lt;5ft</b> min. fire separation distance shall be 1-hr rated on the underside [for <b>nonsprinklered</b> building per CRC Table R302.1(1)].	
25	Exterior walls located <b>3ft to &lt;5 ft</b> min. fire separation distance shall be 1- hour rated construction with exposure from both sides , <u>have</u> <u>25% max. of wall area openings</u> , and projections ≥ <b>2ft to &lt;5ft</b> min fire separation distance shall be 1-hr rated on the underside [for <b>nonsprinklered</b> building per CRC Table R302.1(1)].	
26	Projections (e.g. eave overhangs or cornices) with $\geq 2ft$ to $<5ft$ min fire separation distance shall be 1-hour rated on the underside [for <b>nonsprinklered</b> building per CRC Table R302.1(1)].	
27	<ul> <li>Exterior walls located &lt; 3ft min. fire separation distance shall be 1- hour rated construction with exposure from the outside, <u>have</u> <u>no opening</u>, and projections ≥ 2ft to &lt; 3ft fire separation distance shall be 1-hr rated on the underside [for sprinklered building per CRC Table R302.1(2)].</li> </ul>	
	<ul> <li>For residential subdivisions allow unrated exterior walls to be placed on the lot line with unlimited unprotected openings and penetrations if <b>all</b> dwellings and accessory buildings are equipped with an automatic sprinkler systems and the adjacent lot maintains a 6-foot setback for buildings on the opposite of the lot line. Projections that are &lt; 2 feet from the lot line still require 1-hour protection on the underside.</li> </ul>	
28	Projections (e.g. eave overhangs or cornices) with $\geq 2ft$ 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 4).	
30	Buildings adjacent to ascending or descending slopes steeper than 33.3% (1 unit vertical in 3 units horizontal) shall be setback according to the requirements of CRC Section R403.1.7 and Figure R403.1.7.1.	

31       For roof covering specify [CRC R902, R905];         a) Manufacturer and ICCULPM 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 neet the classification requirements of CRC Table R905.24.1(1) or Table R905.24.1(2) for the appropriate maximum basic wind speed         33       Roof slope is not adequate forType of roof covering specified. [CRC R905].         34       Show sitzs and locations of the roof/deck drains and secondary emergency overflow roof drains or scuppers. [CRC R903.4.1, CPC 1101.11 and CPC 1105.0]         35       Specify approved weatherproof walking surface material at decks and balconies. Provide ICCUL number.         6       SKVLIGHTS:         36       For prefabricated skylights:         37       Specify manufacturer, model and ICC/UL number [CRC R308.6.9].         38       For prefabricated skylights is stalled 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].         6       SKVLIGHTS:         37       Every dwelling unit shall have at least one habitable room that not less than 120 sqff (CRC 304.1].         38       H abitable rooms, other than kitchen, shall contain at least 70 square feet of floor area [CRC 8304.2].         39       H Abitable rooms, other than kitchen		F. ROOF COVER:	
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Image: covering specified. [CRC R905]           34         Show sizes and locations of the root/deck drains and secondary emergency overflow roof drains or scuppers. [CRC R903.4.1, CPC 1101.11 and CPC 1105.0]           35         Specify approved weatherproof walking surface material at decks and balconics. Provide ICC/UL number.           6         SKYLIGHTS:           36         For prefabricated skylights: a) Specify manufacturer, model and ICC/UL number [CRC R 308.6.9].           36         For prefabricated 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].           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 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 equi	33		
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	<ul> <li>R303.1 exceptions 1, CMC ].</li> <li>Artificial light must be capable producing an average</li> </ul>	
	• 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>	
45	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	
10	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	Each bathroom containing a bathtub, shower or tub/shower shall be	
	mechanically ventilated with a minimum 50 cfm intermittent or 20	
	cfm continuous exhaust fan [CRC R303.3.1, CMC Table 403.7]. The	
	fan must be controlled by a humidity control. [Calgreen 4.506.1]	
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 402.5].	
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 [CPC 402.5]	
50	Shower floors and wall above bathtubs with installed shower head	
	shall be finished with a 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 408.6]	
52	Safety glazing (tempered glazing) is required for the following:	
	a) Glazing where the nearest vertical edge of the glazing is within	
	24" arc of either vertical edge of the door in a closed position and	
	where the bottom edge of the glazing is less than 60" above the	
	floor. [CRC R308.4.2] b) Glazing less than 60" shows a shower or tub floor. [CRC	
	b) Glazing less than 60" above a shower or tub floor. [CRC R308.4.5]	
	c) Glazing where the bottom edge is less than 60" above the	
	stairways, landings, and ramps. [CRC R308.4.6]	
	d) Glazing adjacent to the stairway bottom landing where the	
	glazing is less than 36" above the landing and within 60"	
	horizontally of the bottom tread shall be safety glazing. [CRC	
	R308.4.7]	
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	
	maximum 44 inches measured from the floor to the bottom of the	
	clear opening. [CRC R310.1]	
55	Window fall protection shall be provided 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	

56       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)       Note on plan smoke alarms shall comply with specific location requirements per NFPA 72 Section 29.8.3.4. [CRC R314.4]         57       Note on plan smoke alarm requirements:         a)       An approved smoke alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding \$11000. [CRC R314.1, R314.6.2.a.1]         b)       Battery operated smoke alarm shall be installed of interior walls or ceiling finishes, unless there is an attic, crawl space or basement which could provide access for wiring. [CRC R314.4]         csceptions 1, 3]       c)         c)       Smoke daters shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R314.5]         d)       Mote on plan carbon monoxide alarm shall be equipped with battery backup. [CRC R315.1, R315.2.2]         b)       CO alarms shall be "hard wired" and shall be equipped with battery backup. [CRC R315.1, R315.2.2]         b)       CO alarms shall be "hard wired" and shall be equipped with battery backup. [CRC R315.1, R315.2.2]         b)       CO alarms shall be installed or substalled for new construction and alteration, repair or additions requiring permit exceeding \$1000. [CRC R315.1, R315.1.	
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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. [CRC R315.2.4 exceptions 2]	
59 Provide 22" 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]	
60 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	
904.10]	
61 Provide full height cross section through	
showing framing, interior/exterior sheathing, plate height, insulation,	
foundation, finish grade, etc.	
62 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	
R303.9]	
63 When a passive solar energy collector is designed as a conditioned	

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	area it shall comply with the 2013 Building Energy Efficiency	
	Standards. Nonconditioned passive solar energy collectors are exempt	
	from the 2013 Building Energy Efficiency Standards. [CRC	
64	303.8.1.1] Provide & detail draftstops in concealed space of a floor/ceiling	
04	assembly so that the area of the concealed space does not exceed 1000	
	$ft^2$ and divide the concealed space into approximately equal areas.	
	[CRC R302.12, R502.12]	
	I. MEANS OF EGRESS:	
65	a) Provide at least one egress door, side-hinged and 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].	
	b) The landings or finished floors shall not be more than $1\frac{1}{2}$ " lower	
	than the top of threshold except the landing or floor on the	
	exterior side shall not be more than $7^{3}/4^{2}$ below the top of	
	threshold provided the door does not swing over the landing or	
66	floor [CRCR 311.3.1]. There shall be a landing or floor on each side of each exterior door.	
00	Landings at doors shall have a length measured in direction of travel	
	of not less than 36 inches. [CRC R311.3]	
67	Doors other than the required egress door shall be provided with	
	landing or floors not more than $7^{3}/4$ " 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].	
68	Exterior balconies less than 60 sqft accessible from a door are	
	permitted to have a landing less than 36" in the direction of travel.	
10	[CRC R311.3 exception]	
69	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]	
70	The minimum width of a hallway shall be not less than 3 ft. [CRC	
, 0	R311.6]	
	J. STAIRWAYS:	
71	Provide section and details of interior/exterior stairway showing:	
	a) Minimum clear width of 36". [CRC R311.7.1]	
	b) Maximum riser height of $7\frac{3}{4}$ " and minimum tread depth of 10".	
	[CRC R311.7.5.1, CRC R311.7.5.2]	
	c) Nosing shall be provided on stairway with solid risers except	
	where the tread depth is 11" minimum. Nosing projection shall be $\frac{3}{4}$ " minimum and $\frac{1}{4}$ " maximum with 9/16" maximum nosing	
	radius. [CRC R311.7.5.3]	
	<ul><li>d) Open risers are permitted provided that the opening between</li></ul>	
	treads does not permit the passage of a 4" diameter sphere. [CRC	
	R311.7.5.1]	
	e) Minimum head room of 6'-8". [CRC R311.7.2]	
	f) Framing (stringer) size, bracing, connections, footings.	
	g) Enclosed accessible space under stair requires 1 layer of <sup>1</sup> / <sub>2</sub> "	
	gypsum board on enclosed side. [CRC R302.7]	
72	Winder tread shall have a minimum tread depth of 10 inches	
	measured between the vertical planes of the foremost projection of	

	a discont topo do at the interpretions of the multiline. Window topo do	
	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 R311.7.5.2.1]	
73	For spiral stairways:	
15	a) Submit shop drawings for spiral stairway showing compliance	
	with CRC R311.7.10.1.	
	b) Provide spiral stairway column base connection/footing detail	
	and structural connection to building.	
74	Handrail shall satisfy the following:	
	a) Handrails shall be provided on at least one side of each	
	continuous run of treads of flight with 4 or more risers. [CRC	
	R311.7.8]	
	b) Handrails shall be continuous for the full length of flight except	
	at a newel post at the turn. [CRC R311.7.8.2]	
	c) Handrail shall be 34" to 38" above the nosing of treads. [CRC	
	R311.7.8.1]	
	d) Handrails adjacent to a wall shall have a space of not less than	
	$1\frac{1}{2}$ " between the wall and the handrails. [CRC R311.7.8.2]	
	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 $1\frac{1}{4}$ " nor	
	more than 2" in cross-sectional dimension. If the handrail is not	
	circular, it shall have a perimeter dimension of at least 4" and not	
	greater than $6\frac{1}{4}$ " with a maximum cross-section dimension of $2\frac{1}{4}$ " E have bell because in increases $60.01$ " FCPC	
	2 <sup>1</sup> / <sub>4</sub> ". Edges shall have a minimum radius of 0.01". [CRC	
75	R311.7.8.3 Type I]	
15	Provide connection details of guardrail and-or handrail on open side of balconies, decks, landings, and stairs adequate to support a single	
	concentrated 200 lbs. load applied in any direction at any point along	
	the top. [CRC Table R301.5]	
76	Provide detail of Guards:	
70	a) Provide 42" min. 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, 2, 3]	
	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]	
77	K. VENTILATION:	
77	Show on plan the required attic ventilation area, type, size and	
	location. Ventilation openings shall be $1/16^{\circ}$ min. and $\frac{1}{4^{\circ}}$ max. and	
	open directly to the outside air [CRC 806.1]. The minimum required net free ventilating area ratio is [CRC R806.2]:	
	a) 1/150 of attic area, or	
	b) 1/300 of attic area if at least 40% and not more than 50% of the	
	required ventilating area is provided with ventilator located in the	
	upper portion of the attic or rafter space 3 ft max. below the ridge	
	or the highest point.	
78	A minimum of 1" of space shall be provided between the insulation	
70	and the roof sheathing and at the location of vents [CRC R806.3]. At	
	vaulted ceiling or flat roofs, detail ventilation for space between	
	valued coming of that roots, detail ventilation for space between	

	individual roof joists.	
79	<ul> <li>a) 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" max. corrosion resistant metal mesh covering. [CRC R408.1, R408.2]</li> <li>b) Unvented under floor space shall comply with CRC R408.3.</li> </ul>	
80	L. GARAGE AND CARPORT:	
80	Garage shall be separated from the dwelling unit and its attic area with a minimum <sup>1</sup> / <sub>2</sub> " gypsum board applied to the garage side. [CRC Table R302.6]	
81	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]	
82	Structures supporting floor/ceiling assemblies used for the required dwelling/garage separation shall be covered by not less than 1/2" gypsum board or equivalent. [CRC Table R302.6]	
83	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 fire-rated doors, equipped with self-closing and self-latching devices, 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	
0.6	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 and labeled in accordance with UL325. [CRC 309.4]	
	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, Figure R703.7, Table R703.4]	
92	Masonry veneer tie attachment and air space requirements must comply with CRC Table R703.7.4. The veneer shall be separated	

	from the sheathing by an air space of a minimum of a nominal 1" but	
	not more than 4 <sup>1</sup> / <sub>2</sub> ". [CRC R703.7.4]	
93	The method of support for masonry veneer on wood construction shall be constructed in accordance with CRC Figure R703.7.2.1 and Figure R703.7.2.2. The allowable lintel span shall be per Table R703.7.3.1.	
94	<ul> <li>For fireplace/chimney specify the following:</li> <li>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]</li> <li>b) Masonry chimney shall have a chimney cap (concrete, metal, or stone) sloped to shed water, a drip edge and a caulked bond break around any flue liners. [CRC R1003.9.1]</li> <li>c) Rain cap when installed must have a minimum clearance above the flue termination to provide a net clear area of four times the free area of the flue outlet. [CRC R1003.9.3]</li> <li>d) Spark arrestor required for solid fuel fireplace. [CRC R1003.9.2]</li> <li>e) Reinforce masonry or concrete chimney per CRC R1003.3 and anchor chimney to floor and roof/ceiling line per CRC R1003.4.</li> </ul>	
95	<ul> <li>For factory-built metal fireplace specify [CRC R1004]:</li> <li>a) Manufacturer, model and ICBO/UL number.</li> <li>b) Installation and use shall be in accordance with their listing.</li> <li>c) Non-vented fireplaces or gas fired appliances are not permitted.</li> <li>d) Factory-built chimney maximum offset is 30 degrees vertically and shall not have more than 4 elbows. [CRC R1005.7]</li> </ul>	
96	Fireplace gas valves must be located not more than 6 ft unless listed for installation in the fireplace. [CPC 1211.5]	
97	Provide complete details and specifications for installation of glass unit masonry. [CRC R610]	
	N. WATER HEATER:	
98	Show location water heater on floor plan.	
99	The minimum capacity for water heaters shall be in accordance with the first hour rating listed in CPC Table 5-1. Print on plan CPC Table 5-1.	
100	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 unless listed as flammable vapor ignition resistance. [CMC 308.1, 308.1.1]	
101	Water heaters shall be anchored or strapped to the structure. [CPC 507.2]. Show size and location of straps, connector, etc.	
102	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 507.4]	
103	Show source of combustion air for water heater. [CMC 701, CPC 506.0]	
104	<ul> <li>Add the following note on plan:</li> <li>Effective July 1, 2014 new installation gas water heater shall have all the following as per 2013 Energy Standards 150.0(n):</li> <li>1) A 120V electrical receptacle is within 3 feet from the water heater and accessible with no obstructions.</li> </ul>	

	2) A Category III or IV vent, or a Type B vent with straight pipe	]
	between outside and water heater.	
	3) A condensate drain no more than 2 inches higher than the base on	
	water heater for natural draining.	
	4) A gas supply line with capacity of at least 200,000 Btu/hr.	
107	O. ROOF/CEILING FRAMING:	
105	Specify the size, spacing and direction of rafters.	
106	The x rafters at o.c. over exceed the	
	allowable span for grade. [CRC R802.5, CRC Tables R802.5.1(1), (2)]	
1077	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	
100	roof slope is less than 3:12 [CRC R802.3].	
108	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	
100	the horizontal, to bearing walls. [CRC R802.5.1]	
109	Provide designed ridge beams for open beam vaulted ceilings or when solling joints or rafter tigs are not provided and detail ridge (rafter	
	ceiling joists or rafter ties are not provided and detail ridge/rafter connection. [CRC R802.3.1]	
110	Provide manufactured roof truss profiles, layout plan and calculations	
110	from truss manufacturer to comply with CRC R802.10.	
111	For roof tie-down requirements:	
111	a) Trusses or rafters shall be attached to supporting wall by	
	connection capable of resisting uplift forces per Table R802.11.	
	[CRC R802.11.1.2, 3]	
	b) Truss and rafter connection with toe nailing per prescriptive	
	connection requirements of Table R602.3(1) is only allowed	
	under either of the following conditions [CRC R802.11.1]:	
	1) Uplift force $\leq 200$ lbs, or	
	2) Roof pitch $> 5:12$ and meet all the criteria: 90-mph max.	
	wind speed, exposure B, 32' max. roof span, 24" max.	
	spacing for trusses or rafters	
	c) Truss and rafter connector is required for uplift forces greater	
	than 200 lbs when located in wind exposure category C. [CRC	
	R802.11.1]	
112	Show ceiling joists size, spacing, direction and span on plans.	
113	Thex ceiling joists ato.c. overexceed the	
	allowable span for grade. [CRC R802.4, CRC Tables	
	R802.4(1),(2)]	
114	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, Figure	
115	$\frac{R802.5.1]}{Provide collecting (1x4 min @ 48" eq.) or sides strong (11/" x 20)}$	
115	Provide collar ties (1x4 min. @ 48" oc.) or ridge straps ( $1\frac{1}{4}$ " x 20 gage) to resist wind uplift connected in the upper third of the attic	
	space. [CRC R802.3.1, CRC Table R602.3(1)]	
116	Show blocking at ends of rafters and trusses at exterior walls, at	
110	supports of floor joists and at the ridge line of truss roofs.	
	supports of moor joists and at the muge line of truss roots.	
	P. WALL FRAMING:	

117	Specify the header size at door, window and other openings in	
	exterior bearing walls. [CRC Table R502.5(1)]	
118	The x header at exceeds the	
	allowable span for grade. [CRC Table R502.5(1)]	
119	Studs in bearing walls are limited to 10 ft in height unless an	
	approved design is submitted. [CRC Table R602.3(5)]	
120	Detail connection of the top of interior non-bearing walls to	
	manufactured trusses. Provide a <sup>1</sup> / <sub>2</sub> " min deflection space or the	
	deflection specified by the truss design engineer.	
121	Studs exposed to wind speed greater than 100 mph shall be designed.	
	[CRC Table R602.3.1 footnote b]	
122	Note the use of full length studs (balloon frame) on exterior walls of	
	rooms with vaulted ceiling.	
123	Fasteners, including nuts & washers, for preservative treated and fire	
	treated wood shall be of hot dipped zinc coated galvanized steel,	
	stainless steel, silicon bronze or copper except $\frac{1}{2}$ " 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, 3]	
124	Cripple walls with a stud height less than 14" shall be continuously	
-	sheathed on at least one side with a wood structural panel, or the	
	cripple walls shall be constructed of solid blocking. All cripple walls	
	shall be supported on continuous foundations. [CRC R602.9]	
125	Columns shall be restrained to prevent lateral displacement at the	
120	bottom end. [CRC R407.3]	
126	Show location of project on seismic maps to identify seismic design	
120	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.	
	Q. WALL BRACING:	
127	Provide wall bracing as specified in CRC R602.10 in conformance	
	with braced wall panels construction methods [CRC R602.10.4],	
	required bracing length [CRC R602.10.3] and locations [CRC	
	R602.10.2.2.1] in buildings assigned to Seismic Design Category $D_2$ :	
	<ul><li>a) Braced wall line spacing shall be 25' o.c. max. except in one and</li></ul>	
	two-story buildings 35' o.c. max. spacing 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	
	Table 602.10.1.3, Table R602.10.3(4) footnote c]	
	<ul><li>b) Braced wall panels maximum offset out of plane is 4' each side.</li></ul>	
	[CRC R602.10.1.2]	
	c) Braced wall panels connection to floor framing 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 P602 10 8(2)	
128	Figure R602.10.8(2).           Braced wall panel connection to roof framing [CRC R602.10.8.2]:	
120		
	1) For SDC $D_2$ : Top plote lop splices shall be with 8 16d poils on each side of	
	Top plate lap splices shall be with $8 - 16d$ nails on each side of calling ICBC R602 10.8 11	
	splice. [CRC R602.10.8.1] 2) For SDC A B $\beta$ C and wind speed < 100 mph	
	2) For SDC A, B, & C and wind speed <100 mph: a) Distance ton of reference report transport to the plates $\leq 01/"$	
	a) Distance top of <u>rafters or roof trusses</u> to top plates $\leq 9\frac{1}{4}$ "	
	blocking need not be installed.	
	b) Distance top of <u>rafters or roof trusses</u> to top plates $9\frac{1}{4}$ -	
	$15\frac{1}{4}$ " shall be with blocking per Figure R602.10.8.2(1).	
	3) For SDC $D_2$ or wind speed $\geq 100$ mph:	1

	Distance top of <u>rafters or roof trusses</u> to top plates $\leq 15\frac{1}{4}$ "
	shall be with blocking per Figure $R602.10.8.2(1)$ .
	4) For all SDC and wind speed:
	Distance top of <u>rafters or roof trusses</u> to top plates $> 15\frac{1}{4}$ with
	blocking per Figure R602.10.8.2(2) or Figure R602.10.8.2(3) or
	full height engineered blocking panel or designed by an engineer.
129	Braced wall panel support [CRR R602.10.9]:
	1) Cantilevered floor joists in compliance with section R502.3.3
	permitted to support braced wall panels.
	2) Raised floor system or pier foundations supporting braced wall
	panels shall be designed by an engineer.
	3) Masonry stem walls with length $\leq 48$ " supporting braced wall
	panels shall be reinforced per Figure R602.10.9.
	4) Masonry stem walls with length $> 48$ " supporting braced wall
	panels shall be constructed per Section R403.1.
	5) Method ABW & PFH brace wall panels shall not be attached to
	masonry stem walls.
	6) Concrete stem walls with length $\leq 48^{\circ}$ , >12" tall, and < 6" thick
	supporting braced wall panels shall be reinforced per Figure
	R602.10.9.
	7) For 1-story building in SDC $D_2$ braced wall panels shall be on
	continuous foundation at interval 50' max. [CRC R602.10.9.1]
	8) For 2-story building in SDC $D_2$ all braced wall panels shall be on
	continuous foundation except interior braced wall panels shall be
	on continuous foundation at internal 50' max. provided:
	a) Cripple wall height not exceeds 4'.
	b) First floor braced wall panels are supported on
	doubled floor joists, continuous blocking or floor
	beam.
	c) The distance between bracing line does not exceed
	twice the building width.
130	Brace wall panel joints [CRC R 602.10.10] shall have horizontal
	joints occurs over and fastened to 11/2" min. thickness common
	blocking except:
	a) Where the bracing length provided is at least <i>twice</i> the min.
	length required by Tables R602.10.3(1) and (3) 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.
131	Cripple wall bracing for SDC D <sub>2</sub> [CRC R602.10.11.2 &
	R602.10.11]:
	a) Cripple walls shall be braced per Tables R602.10.3(3) and (4).
	b) The bracing length shall be multiplied by a factor 1.15.
	c) The wall panel spacing shall be 14' o.c.
	d) 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 R602.10.6.5]
132	Wall bracing for dwellings with stone and masonry veneer in
	<b>SDC D</b> <sub>2</sub> [CRC R602.10.6.5]:
	1) The veneer $\leq$ 1-story high:
	a) Wall bracing shall be in accordance with Section R602.10.3.
	b) The length of bracing shall be the greater of Table
	R602.10.3(1) with wind adjustment factor or Table
	R605.10.3(3) with seismic adjustment factor.

	<ul> <li>2) The veneer &gt; 1-story high: <ul> <li>a) Wall bracing shall be using method BV-WSP for one or two dwellings only. For townhouses shall be designed by a licensed engineer.</li> <li>b) 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 R602.10.6.5]</li> <li>c) The length of bracing shall be the greater of Table R602.10.3(1) with wind adjustment factor or Table R605.10.6.5 without seismic adjustment factor.</li> <li>d) Braced wall panels shall begin within 10' from each end of a braced wall panels shall be sheathed with 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 R602.10.4 and Figure R602.10.6.5.</li> </ul> </li> </ul>
133	f) Each braced wall panel length shall be 48" min.
	<ul> <li>Intermittent and continuously sheathed braced wall panels construction shall be in accordance with one of the methods listed Table R602.10.4. [CRC R602.10.4]</li> <li>a) Mixing intermittent bracing and continuous sheathing methods from story to story is permitted.</li> <li>b) Mixing of continuous sheathing methods CS-WSP, CS-G, and CS-PF along a braced wall line is permitted.</li> </ul>
134	Continuous sheathing methods [CRC R602.10.7]:
	<ul> <li>a) Construction shall be with one of the methods listed in Table R602.10.4.</li> <li>b) 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 R602.10.4.2].</li> <li>c) Each end of a braced wall line shall have end conditions shown in Figure R602.10.7.</li> <li>d) Minimum panel length shall be per Table R602.10.5 and constructed per Figure R602.10.5.</li> <li>e) The length of bracing shall be the greater of Table R602.10.3(1) with wind adjustment factor or Table R602.10.3(3) with seismic adjustment factor.</li> <li>f) Braced wall panels shall be placed within 10' of each end of the braced wall line provided with a min. 24" wide return panel is applied to each side of the building corner attached per Figures R602.10.7, or the end of each braced wall panel closest to the corner shall have a hold-down device (800 lbs capacity) per Figure R602.10.7.</li> </ul>
135	Method WSP [CRC R602.10.2.2.1 exception]: Braced wall panels         shall be placed within 10' of each end of the braced wall line provided         with a min. 24" wide return panel is applied to each side of the         building corner attached per Figure R602.10.7, or the end of each         braced wall panel closest to the corner shall have a hold-down device         (1,800 lbs capacity). Minimum length of panel is 48" for 10' or less         high panel, 53" for 11' high panel, or 58" for 12' high panel.         Minimum thickness is 3/8" wood structural panel w/ 8d nails @ 6",         6", 12" o.c. [CRC Tables R602.10.5]
136	Method ABW [CRC R602.10.6.1]: Shall be installed per Figure         R602.10.6.1. Minimum length of panel is 32" for 9' or less high

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		panel, or 34" 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. Braced wall panels $\geq 11^{\circ}$ is not permitted. [CRC	
137		Tables R602.10.5, R602.10.6.1] <b>Method PFH</b> [CRC R602.10.6.2]: Shall be installed per Figure	
157		R602.10.6.2 & Table R602.10.6.4. Minimum length of panel shall be	
		per Table R602.10.5. The header (min. 3" x 11.25") shall extend	
		between the inside faces of the first full-length outer studs of each	
		panel. One $5/8^{\circ\circ}$ 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.	
138		Method CS-PF [CRC R602.10.6.4]: Shall be installed per Figure	
		R602.10.6.4 & Table R602.10.6.4. Minimum length of panel shall be	
		per Table R602.10.5. The maximum number of continuous portal	
		frame panels is 4 in a single braced wall line. Maximum opening	
		height is 10', but wall height may be increased to 12' with pony wall.	
		[CRC Table R602.10.5 footnote e]	
120	R. FLOO	DR FRAMING:	
139		Show size, spacing, support points and direction of floor joists.	
140		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]	
141		The floor joists at o.c. over exceeds the	
		allowable span forgrade. [CRC Tables R502.3.1(1), (2)]	
142		The floor girder/beam under exceeds the	
		allowable span for grade. [CRC Table R502.5(1), (2)]	
143		For plywood roof and floor diaphragm specify thickness, grade, T&G	
		edges, panel span rating, nailing schedule and required blocking and	
		panel layout pattern.	
144		Bearing partitions perpendicular to joists shall not be offset from	
		supporting girders, beams, wall or partitions, more than the depth of	
145		the joist. [CRC R502.4] Deck framing requirements:	
145		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 R507.1]	
		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 R507.2,	
		R507.2.1 or shall be designed by an engineer [CRC R507.2.2].	
		c) Girders supporting deck joists shall not be supported on deck	
		ledgers or band joist. [CRC R507.2.3]	
		d) Provide hold-down tension devices installed in not less than 2	
		locations per deck with design capacity of 1500 lbs minimum. [CRC R507.2.3, Figure R507.2.3]	
		[CKC K507.2.5, Figure K507.2.5]	
	S. FOUN	IDATION:	
146	51 1001	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].	
147		Submit a review letter by soils engineer and incorporate any	
		requirements and recommendations into the plans [CRC	
		R401.4.1.1.3].	
148		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".	
149	Soil bearing pressure is limited to 1500 lbs/sqft or a soils report	
	recommends otherwise. [CRC R401.4.1, Table R401.4.1]	
150	Note on plan:	
	a) The minimum compressive strength of concrete $f'c = 2,500$ psi.	
	[CRC Table R402.2]	
	b) The minimum yield strength of reinforcing steel shall be 40,000	
151	psi (grade 40).         Call out on foundation plan minimum thickness of 3½" concrete slab-	
151	on-ground floor, reinforcement and 6 mil polyethylene vapor retarder	
	with joint lapped not less than 6" placed between the concrete floor	
	slab and the base course or the prepared subgrade where no base	
	course exists. [CRC R506.1, CRC R506.2.3]. Capillary break shall be	
	installed when a vapor retarder is required. [CRC R506.2.3.1]	
152	Call out anchor bolt size and spacing on foundation plan.	
	Provide $\frac{1}{2}$ Ø anchor 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]	
	• The hole in the plate washer is permitted to be diagonally slotted	
	with a width of up to $\frac{3}{16}$ larger than the bolt diameter and a slot	
	length not to exceed 1 <sup>3</sup> / <sub>4</sub> ", provided a standard cut washer is placed between the plate washer and the nut. [CRC R602.11.1]	
	<ul> <li>Fasteners for preservative treated and fire treated wood shall be</li> </ul>	
	of hot dipped zinc coated galvanized steel, stainless steel, silicon	
	bronze or copper except $\frac{1}{2}$ 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].	
153	Specify size, embedment, spacing, ICC number and manufacturer of	
154	power driven pins. (Not permitted on perimeter footings.)	
154	If required by structural calculations, show size, location and	
155	embedment length of hold down anchors on foundation plan.Note on plan that holddown hardware must be secured in place prior	
155	to foundation inspection.	
156	Detail (and reference location on foundation plan) typical foundation	
100	sections for: perimeter walls, interior bearing walls, depressed slabs,	
	foundation common to dwelling and garage, garage entrance, spread	
	and/or post pads.	
157	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, R403.1.4]	
	b) Footing size for 4" brick veneer over light frame construction shall be $12/21/22$ inches wide $6/6/6$ inches thick and 12 inches	
	shall be 12/21/32 inches wide, 6/6/6 inches thick, and 12 inches deep below natural ground surface. [CRC Table R403.1,	
	R403.1.4]	
158	Continuous footings in Seismic Design Category D <sub>2</sub> :	
	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]	

	1 1	
	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, isolated plain concrete	
	footing supporting columns and pedestal are permitted. [CRC	
	403.1.3 exception].	
	e) 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]	
	f) 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]	
	g) Slabs on ground with turn-down footings shall have a	
	minimum of 1 - #4 bar at the top and the bottom of footing. [CRC	
	R403.1.3.2], or for 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]	
	h) <b>Slab on ground not cast monolithically</b> with the footing shall	
	have #3 @ 48" o.c. or larger vertical dowels with standard hooks	
159	on each end. [CRC R430.1.3.2, Figure R403.1.3.2]The top surface of footings shall be level. Provide detail for stepped	
137	footings when slope of the bottom surface of footing exceeds one in	
	ten. [CRC R403.1.5, R602.11.2, Figure R602.11.2]	
160	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]	
161	Specify that foundation sills shall be pressure treated, or foundation grade redwood. [CRC R317.1 item 3]	
162	Wood columns that are exposed to the weather or in basements,	
102	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]	
163	Columns in enclosed crawl spaces or unexcavated areas located	
	within the periphery of the building, supported by a concrete pier or motal pedaetal shall be greater than 8" from supported earth and the	
	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]	
164	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]	
165	The end of wood girders entering exterior masonry or concrete walls	
	shall be provided with a minimum of <sup>1</sup> / <sub>2</sub> " air space on tops, sides and	
1.55	ends or provide pressure treated lumber. [CRC R317.1 item 4]	
166	Provide a weep screed for stucco at or below the foundation plate line a minimum of $d^{22}$ above the parth or $2^{22}$ above proved areas. [CBC	
	a minimum of 4" above the earth or 2" above paved areas. [CRC R703.6.2.1]	
167	Provide access openings to all under-floor spaces, 18" x 24" min.	
107	access opening through the floor or 16" x 24" min. access opening	
	through a perimeter wall [CRC R408.4]. 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]	
169	T. STRUCTURAL	
168	Specify grade and species of framing lumber, treated mudsills, type	

Image floor plans.           170         Detail the shear transfer connections which transfer lateral forces from horizontal diaphragms through intermediate elements and shear walls to the foundation. [CRC R301.1]           171         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.           172         Detail how the interior shear walls are connected to the roof diaphragm. [CRC R301.1]           173         Check the shear wall overturning reactions on the beams/columns per ASCE 7-10 section 12.4.3 for the special seismic load combinations.           174         Tregular structures which do not comply with prescriptive construction provisions shall be designed by a licensed design professional. [CRC R301.2.2.5]           175         Provide drag strut at	169	and grade of plywood, glued-laminated timber, design strength of concrete, rebar grade, ASTM designation of structural steel shapes, and masonry units, mortar and grout strength. Cross reference all calculations for joists, beams, shear walls, etc to	
170         Detail the shear transfer connections which transfer lateral forces from horizontal diaphragms through intermediate clements and shear walls to the foundation, [CRC R301.1]           171         Specify on the framing plans the shear wall material, thickness, size and spacing of afsteners and sole plate nailing. Call out anchor bolt spacing and hold down hardware on foundation plan.           172         Detail how the interior shear walls are connected to the roof diaphragm. [CRC R301.1]           173         Check the shear wall overturning reactions on the beams/columns per ASCE 7-10 section 12.4.3 for the special seismic load combinations.           174         Irregular structures which do not comply with prescriptive construction provisions shall be designed by a licensed design professional. [CRC R301.2.2.2.5]           175         Provide drag strut at 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]           177         Show location of F.A.U./ return air gril/ water heater on floor plan.           178         Show a lavel working platform not less than 30" x 30" in front of the service side of furnace. [CMC 904.10.3]           179         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 904.10.1, 2, 4]           180         Show source of combustion air to furnace and water heater. [CMC 904.10, 1, 2, 4]           181         Provide 100 square inches of m			
walls to the foundation. [CRC R301.1]           171         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.           172         Detail how the interior shear walls are connected to the roof diaphragm. [CRC R301.1]           173         Check the shear wall overturning reactions on the beams/columns per ASCE 7-10 section 12.4.3 for the special seismic load combinations.           174         Irregular structures which do not comply with prescriptive construction provisions shall be designed by a licensed design professional. [CRC R301.2.2.2.5]           175         Provide drag strut at 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]           176         Design and details are required by a registered design professional for retainin 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]           177         Show location of F.A.U. / return air grill / water heater on floor plan.           178         Show location of F.A.U. / return air grill / water heater on floor of the service side of fumace. [CMC 904.10.3]           179         Access to attic furace musts the 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 904.0.1, 2, 4] <t< td=""><td>170</td><td></td><td></td></t<>	170		
171       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.         172       Detail how the interior shear walls are connected to the roof diaphragm. [CRC R801.1]         173       Check the shear wall overturning reactions on the beams/columns per ASCE 7-10 section 12.4.3 for the special seismic load combinations.         174       Irregular structures which do not comply with prescriptive construction provisions shall be designed by a licensed design professional. [CRC R301.2.2.2.5]         175       Provide drag strut at Detail the strut and top plate connection.         176       Design and details are required by a registered design professional for retaining walls shall be designed for a safety factor of 1.5 against lateral sliding & overturning. [CRC R404.4]         177       Show location of F.A.U. / return air grif! water heater on floor plan.         178       Show a level working platform not less than 30" x 30" in front of the service side of furnace. [CMC 904.10.3]         179       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 904.10.1, 2, 4]         180       Show source of combustion air to furnace and water heater. [CMC 701, CPC 506.0]         181       Provide tolos dyrer 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. wi			
and spacing of fasteners and sole plate nailing. Call out anchor bolt spacing and hold down hardware on foundation plan.           172         Detail how the interior shear walls are connected to the roof diaphragm. (CRC R301.1)           173         Check the shear wall overturning reactions on the beams/columns per ASCE 7-10 section 12.4.3 for the special seismic load combinations.           174         Irregular structures which do not comply with prescriptive construction provisions shall be designed by a licensed design professional. [CRC R301.2.2.2.5]           175         Provide drag strut at Detail the strut and top plate connection.           176         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]           177         Show location of F.A.U./ return air grill / water heater on floor plan.           178         Show a level working platform not less than 30" x 30" in front of the service side of furnace. [CMC 904.10.3]           179         Access to attic furnace must be within 20 feet of unit and shall have a continuous soli walkway at least 24 inches wide. A 120-volt receptacle outlets and a switch controlled light is also required. [CMC 904.10.1, 2, 4]           180         Show source of combustion air to furnace and water heater. [CMC 701, CPC 506.0]           181         Provide 100 square inches of makeup air to laundry room. [CMC 504.3.1]			
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	detached garage with electric power, and at outdoor entrances. [CEC 210.70(A)]	
189	<ul> <li>Interior stairways shall be provided with artificial light source located in the immediate vicinity of each landing of the stairway, capable of illuminating treads and landings at least 1 foot candle measured at the center of treads and landings. [CRC R303.6].</li> <li>Exterior stairways shall be provided with artificial light source located in the immediate vicinity of the top landing of the stairway [CRC R303.6].</li> <li>Provide a wall switch at each floor level to control lighting for</li> </ul>	
	stairway with six or more risers. [CRC R303.7.1]	
190	Provide at least one outside weatherproof, GFCI 120 volt receptacle at front and back of dwelling unit. [CEC 210.52(E)(1) and 210.8(A)(3)]	
191	Provide at least one weatherproof GFCI receptacle for balconies, decks, and porches. The receptacle shall not be located more than 6½' above the balcony, deck, or porch surface. [CEC 210.52(E)(3), 210.8(A)(3)]	
192	Provide at least one receptacle (in addition to any receptacle provided for specific equipment) in attached garage, basement, or in each detached garage or accessory building with electric power. [CEC 210.52 (G)]	
193	Provide GFCI protection to all 120 volt, 15 and 20 amp receptacles installed outdoors, in bathrooms, in basement, at kitchen counter top surface, within 6' of sink, and garages. [CEC 210.8(A)]	
194	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)]	
195	Provide at least one receptacle outlet in hallways over 10 ft in length. [CEC 210.52(H)]	
196	Foyers that are not part of a hallway having an area > 60 ft <sup>2</sup> are required to have receptacle(s) located in each wall space 3 ft or more in width. [CEC 210.52(I)]	
197	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)]	
198	<ul> <li>Note on plan: The minimum clearance between luminaries installed in clothes closets and the nearest point of a closet storage space shall be per CEC 410.16 &amp; Figure 410.2:</li> <li>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.</li> <li>b) 6" for surface-mounted fluorescent luminaries installed on the wall above the door or on the ceiling.</li> <li>c) 6" for recessed incandescent or LED luminaries with a completely enclosed light source installed in the wall or the ceiling.</li> <li>d) 6" for recessed fluorescent luminaries installed in the wall or the ceiling.</li> <li>e) Surface-mounted fluorescent or LED luminaries shall be permitted to be installed within the closet storage space where identified for such use.</li> </ul>	
199	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]	
200	All branch circuits that supply 120 volt, single phase, 15 and 20	
200	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(A)].	
201	All nonlocking type 125-volt, 15 and 20 Amp receptacles in a	
201	dwelling unit shall be listed tamper-resistant receptacle except for	
	receptacles located more than $5\frac{1}{2}$ above the floor. [CEC 406.12]	
202	Refrigerant service ports located outdoors shall be fitted with locking-	
202	type tamper-resistant caps. [CMC 1106.14]	
203	Water closets shall have an effective flush volume of 1.28 gallons	
205	max. of water per flush. [CPC 403.2.1]	
	U. TOWNHOUSES:	
204	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]	
205	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 through and separating attached enclosed	
	accessory structures. [CRC R302.2.1]	
206	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 and no openings or	
205	penetrations in the roof within 4 feet of common wall.	
207	Parapet construction shall have same fire rating as that required for	
	the supporting wall. The upper 18" of parapet shall have	
200	noncombustible faces [CRC R302.2.3]	
208	Each individual townhouses shall be structurally independent [CRC	
	R302.2.4] except:	
	<ul> <li>a) Foundations supporting exterior or common walls.</li> <li>b) Structural worf &amp; wall should be aching.</li> </ul>	
	b) Structural roof & wall sheathing.	
	c) Nonstructural wall & roof coverings.	
	d) Flashing.	
200	e) Townhouses separated by a common 1-hour wall.	
209	Penetrations of fire rated wall or floor/ceiling assemblies shall be per Section R302.4. Provide UL listed detail on the plan.	
	V. TWO-FAMILY DWELLINGS:	
210	Two-family dwellings shall be separated by 1-hour fire-resistance-	
	rated wall and/or floor assembly. Wall assemblies shall extend from	
	foundation to the underside of roof sheathing [CRC R302.3] except:	
	a) <sup>1</sup> / <sub>2</sub> -hour fire-resistance-rated wall permitted if both sides are	

	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 $\frac{1}{2}$ " gypsum board.	
211	Penetrations of fire rated wall or floor/ceiling assemblies shall be per Section R302.4. Provide UL listed detail on the plan.	
	X. SOUND TRANSMISSION:	
212	Detail walls and floor/ceiling assemblies separating dwelling units from each other or from public or service areas to show the following [CBC 1207.2]:         -       STC rating of 50 minimum.         -       Penetrations or openings shall be sealed, lined, or insulated	
213	to maintain the required rating.         Detail floor/ceiling assemblies between dwelling units or between a dwelling unit and a public or service area within a structure shall have an impact insulation class (IIC) rating of 50 minimum (45 if field tested). [CBC 1207.3]	
	Y. SOLAR PHOTOVOLTAIC:	
214	Solar PV system installation must be submitted under a separate plan check submittal and comply with California Electrical Code, California Fire Code, and CRC R331.	
215	Rooftop installed building integrated photovoltaic systems that serve as the roof covering shall be listed and labeled for fire classification. [CRC R902.3, R908.1.6]	
216	Rooftop mounted photovoltaic panels and modules shall be tested, listed and identified with a fire classification in accordance with UL 1703 and CBC Table 1505.1 based on building type of construction. [CRC 902.4, R908.1.3]	
217	<ul> <li>Photovoltaic modules/shingles installation shall comply with the following [CRC R905.16]: <ul> <li>a) Photovoltaic modules/shingles shall be listed and labeled in accordance with UL 1703.</li> <li>b) Photovoltaic modules/shingles shall be attached in accordance with the manufacturer's installation instructions.</li> <li>c) Photovoltaic modules/shingles shall be tested an labeled for wind resistance in accordance with ASTM D 3161and shall meet the classification requirements of Table R905.2.4.1(2) for the appropriate maximum basic wind speed.</li> </ul> </li> </ul>	
	Z. ADDITIONAL CORRECTIONS:	