

RESIDENTIAL PLANS CORRECTION LIST

2019 California Residential Code and Baldwin Park Municipal Code.

Address: _____	Permit Application No.: _____
Valuation: \$ _____	Construction Type: VB Occupancy R3/U
NEW Floor Area (S/F) 1 ST : _____ 2 ND _____	Garage: _____ Patio/Porch: _____
REMODEL/CONVERSION Floor Area (S/F) _____	ADU: _____ MISC.: _____
Contact Person: _____	Telephone: _____
Owner: _____	Designer: _____
Plan Reviewer: _____	1 ST Check Date: _____
Telephone #: _____	2 ND Check Date: _____
EMAIL: _____	3 RD Check Date: _____
Hours: _____	Approved Date: _____

Your application for a permit, together with plans and specifications, has been examined and the issuance of a permit is withheld for the reasons set forth. The approval of plans and calculations does not permit the violation of any section of the California Building Code or any other ordinance of the City of Baldwin Park or state laws.

CODES: Unless noted otherwise, all references pertain to the current edition of the California Residential Code [CRC], California Building Code [CBC], California Plumbing Code [CPC], California Mechanical Code [CMC], California Electrical Code [CEC], Los Angeles County Fire Code [LACFC], California Green Building Standards Code [CGBSC], California Health and Safety Code [H&S], Special Design Provisions for Wind and Seismic [SDPWS], or Baldwin Park Municipal Code [BPMC].

INSTRUCTIONS:

- The plan check will **expire 180 days** from the plan submittal date.
- The **LISTED or CIRCLED** comments are specific correction items applicable to this project. Please respond to all comments.
- Incorporate all comments as marked on the checked set of plans, calculations, and this correction sheet on the revised plans. Resubmit marked original plans and two corrected sets of plans, calculations, and this plan review list. Incomplete or unreadable drawings or calculations will not be accepted.
- In the left-hand margin of the circled/listed corrections, please indicate the sheet number and detail or note number on the plans where the corrections are made. Be as specific as possible.
- If you have any question, please contact the plans reviewer at the phone number or email provided above.
- This list is intended for use on one-story buildings meeting the provisions of Conventional Light-Frame Construction per California Residential Code for Seismic Design Category 'E' and default Site Class 'D'. Plans and documents preparation by State licensed Engineer/Architect will be required for design deviating from such provisions.

GENERAL/ADMINISTRATIVE:

1. Referrals: Approval of the following departments **will** be required: Obtain requirements and obtain approvals prior to permit issuance:
 - a. Planning Division, (626)-813-5261 for: APPROVAL STAMP ON THE PLAN
 - b. Engineering Division, (626) 813-5255 for: GRADING PERMIT
 - c. Los Angeles County Fire Department, (626) 974-8335 for: _____
2. School District (See Counter Staff). School fees are required for all construction with floor area increase of 501 square-feet or more. Pay fee at school district office and bring receipt to Building and Safety Division. This may be done after all other corrections have been made and plans are approved.
3. The proposed project will be required to comply with Chapter 53 of the Baldwin Park Municipal Code to reuse and recycle construction/demolition material and debris. See counter staff and complete the Construction and Demolition Materials Management Plan (C&DMMP). **Building Permit will not be issued until the C&DMMP is completed and required fees/deposit submitted.**
4. Undergrounding of utility is required for all new development. BPMC 23-273. **NOTE ON THE PLANS:** "All utilities shall be underground. The owner/developer/builder requiring such relocation shall be responsible for making arrangements with the service provider and/or city for such underground installation and for the payment of all related costs."
5. Complete the attached Los Angeles County Fire Department Form 195. Resubmit for review. Plans submittal to Fire Department may be required if access and water flow capacity is not available.

PLANS/DOCUMENTS REQUIREMENTS:

6. Submit the following documents for review:
 - a. Structural Calculations by licensed architect or engineer. See comments to follow.
 - b. Title 24 Energy Conservation Calculations.
 - c. Truss Calculations.
 - d. Soils Report
7. RESUBMITTAL review – The following are required in the submittal package. Missing plans and documents WILL DELAY processing of the plans for permitting.
 - a. All of the original checked plans and documents.
 - b. Plan check response comments from the design team addressing ALL comments. Response comments must specifically indicate where corrections have been made.
 - c. **Two (2) REVISED** sets of PLANS, details, notes, specifications (1-set will be returned as the approved plans of the project). If prepared by State Licensed Professional, BOTH sets shall be stamped and signed by responsible professionals (architect, engineer).
 - d. **One (1) SEPARATE** set of the approved SITE and FLOOR plan(s) for the Los Angeles County Assessor office. The plan(s) must be scaled and dimensioned. Revenue and Taxation Code Section 72.
 - e. **One (1)** set of the following list below (Must be stamped and signed by licensed engineer/architect):
 - i. Calculations – structural, T-24 energy, etc.
 - ii. Soils report
8. Provide (1) reduced copy of the plot/site plan on 8.5"x11" or 8.5"x14" paper for City file. See attached example. **LEGIBLY** show the following information:
 - a. Site address. Property lines of the lot and street name.
 - b. Existing and proposed structures.
 - c. Fully dimensioned area of new construction, addition, remodel, and all required setbacks. Clearly label/identify between existing and new work.
 - d. Label all existing and proposed front, side and rear yards setbacks.
 - e. Existing square footage and/or proposed square footage.
9. Structural plans and calculations shall be stamped and signed by state licensed engineer or architect. The first page of the structural calculation and every sheet of the plans containing structural plans, specifications, and details shall bear the engineer/architect professional seal, signature, and expiration date. California Business and Profession Code.

BALDWIN PARK STANDARD NOTES (PRINT the following notes on the plans)

10. **ADDITIONAL PERMITS:** Contractors/subcontractors shall submit separate application(s) and secure separate permit(s) for:
- Electrical work
 - Mechanical work
 - Plumbing work
 - Solar Photovoltaic System
 - Swimming pools/spas
 - Retaining walls (*submit to City Engineering for review/permit*)
 - Grading (*submit to City Engineering for review/permit*)
 - Fire Sprinklers (*submit to Los Angeles County Fire Department for review/permit*)
 - Demolition
11. **REQUIRED FINAL INSPECTIONS:** The contractor is responsible for scheduling and securing final inspection approvals from the following departments prior to scheduling Building Final Inspection:
- Planning Division, (626) 813-5261
 - Engineering Division, (626) 813-5255
 - Los Angeles County Fire Department, (626) 974-8335
12. **BUILDING IDENTIFICATION:** Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. CRC §R319.1.
13. **FIRE SPRINKLERS:** Fire Sprinklers are required. Design and installation shall comply with NFPA 13D Standards and CRC §R 313.3. Submit plans to Los Angeles County Fire Department for separate permits.
14. **PROPERTY SURVEY:** Property survey by State Licensed Surveyor or Engineer will be required. Surveyor shall stake locations of property lines and the proposed construction. Line/Grade Certification shall be submitted to the Building Inspector prior to Foundation Inspection approval.
15. **LOW IMPACT DEVELOPMENT (LID):** Compliance with Low Impact Development (LID) standards to mitigate stormwater run-offs is required. Install the **LID Best Management Practices (LID-BMP)** as specified on the plans and schedule final inspection with the City Engineering Division. Final inspection approval and Certificate of Occupancy will not be issued until the approved LID-BMP's are installed and approved.
16. **BUILDING AND STRUCTURES TO BE LEGALIZED:** The permit applicant shall expose construction elements identified by the inspector for inspection. The as-built conditions must coincide with the approved plans or be corrected to match the approved plans. Areas to be exposed and verified include but not limited to the following:
- Foundation: width, depth of embedment, required steel, slab thickness, bolting, and sill plates. The inspector may require verification of the concrete strength if it appears inadequate.
 - Framing: Stud size and spacing, wall bracing/shear walls (plywood, nailing, anchorage) top plates, headers and posts, size and spacing of rafters, ceiling joists and floor joists, girders, ledgers, beams and post-beam connections.
 - Insulation and other energy conservation materials and devices.
 - Interior and exterior covering and weatherproofing.
 - Plumbing: Pipe sizing, connections, slopes, traps, etc.
 - Mechanical: Exhausts, venting, insulation of ducts, etc.
 - Electrical: Grounding, electrical connections, wiring, etc.

ARCHITECTURAL REQUIREMENTS:

17. See plans for additional corrections/comments. Return check set of plans with all documents and revised plans.
18. The submitted plans are incomplete and lack sufficient information and detailing. In the interest of expediting the review process, consult a building design professional (architect, engineer, designer) to prepare complete and accurate drawings. Resubmittal of incomplete plans will result in additional fees for additional review time.
19. It is the burden of the applicant to provide evidence that all structures located on the property were built with legal permits. Unpermitted structures will need to be legalized or demolished. The proposed permit may not be issued for a structure or attached to a structure built without legal permits. Provide copies of permits for: _____
20. **PROJECT INFORMATION.** On the first sheet of plans: CRC §R106.

- a. Specify the name and address of the owner. List all consultants (architect/designer, engineer(s), energy, soils, etc.), with their contact information, associated with the project.
 - b. Show applicable building data:
 - i. Classification of occupancy group (**R3/U**), type of construction (**VB**), and applicable codes (**2019 CRC/BPMC**).
 - ii. New/Addition/Conversion floor area, existing floor area, remodeled floor area, lot area, lot coverage calculation.
21. **DEFERRED SUBMITTALS.** On the cover sheet of the plans, list all construction items that are deferred submittals pertaining to the project. Add the following notes to the plans: *“Deferred submittal items shall be reviewed and approved by registered design professional in responsible charge. Submit to the Building and Safety Division for review and approval prior to installation.”*
- a. Roof trusses
 - b. Solar Photovoltaic system
 - c. Prefabricated steel stairs
22. Provide a complete SITE/PLOT plan. Show property lines, lot dimensions, side yards, existing buildings, and distances between adjacent buildings, easements, public right of way, and north arrow. Locate all fences, walls, and retaining walls. Identify all elements as existing or new. CRC §R106.
23. Hatch/shade and dimension all areas of proposed work on the site plan. CRC §R106.
24. Provide a finished grades and drainage plan for review.
- a. Show drainage away from building foundations and adjacent properties.
 - b. Show flowline elevations at every 25' and at high/low points (existing and new).
 - c. Indicate drainage pattern on adjacent (north, south, east, west) lots and justify contributory drainage (existing and new).
 - d. Specify elevations at all building corners to verify the foundation is at least 6" above grade.
 - e. A minimum of 1 percent for landscape and AC pavement and 0.5 percent for concrete is required.
25. Clearly show and indicate all new, existing, and removed walls and construction. Provide wall schedule.
26. Show building heights on the elevations. Clearly define height from grade to the highest point of the existing and proposed structures. CRC §R202.
27. Exterior walls construction when located: CRC Table R302.1(1).
- a. Less than 3'-0" to a property lines, shall be of 1-hour fire resistive construction. No openings are allowed.
 - b. Between 3'-0" and 5'-0" to a property line shall be of 1-hour fire resistive construction. Openings per story (doors, windows, mechanical vents, scuppers) are allowed where the cumulative area of the openings may not exceed 25% of the exterior wall area per story. Show the widths and heights of all windows, doors, and vents on architectural elevations. Provide calculations on the plans to show compliance.
28. Dimension eaves/overhangs. Projections (eaves, balconies, etc.) between 2'-0" and 5'-0" clear to the property lines shall be constructed completely of 1-Hour fire rated construction on the underside. Projections from exterior walls shall clear the property line 2'-0" minimum. Projections are not allowed when the exterior wall is located less than 2'-0" to the property lines. CRC Table R302.1 (1) and CBC §705.2.
29. Townhouses shall be separated by two 1-hour fire-resistance-rated wall assemblies complying with the requirements of Section R302.1 for exterior walls. A common 1-hour fire-rated wall assembly is permitted for a sprinklered building, (2-hour required for a non-sprinklered building.) if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall (R302.2).
30. Dwelling units of multi-family occupancy, townhomes, and two-family dwellings (duplex) shall be separated from each other by wall and/or floor assemblies having not less than:
- a. 1-hr fire-resistance rating when tested in accordance with ASTM E119 or UL 263. CRC §R302.3.
 - b. 45-STC airborne sound transmission rating when tested in accordance with ASTM E90. CRC App. K Sect. AK102.1.
 - c. Indicate the fire and sound barrier(s) on the plans. Provide detail of a recognized tested assembly with report number.
31. **DRAFTSTOPPING.** In Groups R-1 and R-2, Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. Draftstopping shall be installed above, and in line with, sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above. 718.4.2
32. The following are required for an attached garage:

- a. No openings are permitted from the garage directly into a room used for sleeping purposes. CRC §R302.5.1.
 - b. Finish garage walls and ceiling under dwelling with materials approved for one-hour construction (5/8" type 'x' gypsum board, 7/8" stucco, etc.). When habitable space does NOT exist over the garage, provide 1/2" drywall on the garage wall (on the garage side) to separate the dwelling and its attic from the garage. CRC Table R302.6.
 - c. Specify self-closing, tight-fitting, self-latching, 1-3/8" thick solid wood door, 1-3/8" thick solid/honeycomb steel door, or 20-minute rated door for opening between garage and dwelling. CRC §R302.5.1.
 - d. **Note on plans:** "Drywall shall run continuously from foundation through attic to roof sheathing."
 - e. **Note on plans:** "Ducts through attached garage into dwelling shall be minimum 26-gauge sheet steel and shall have no openings into the garage." CRC §R302.5.2.
33. Garage and carport floor surface shall be of approved noncombustible material. The floor surface shall slope toward a drain or the main vehicle entry to facilitate movement of liquids (*suggested slope: 1%*). CRC §R309.1 and R309.2.
34. On the plans or provide window/door schedules:
- a. Indicate the size and opening type of the windows/doors. Comply with light, ventilation and emergency egress requirements to follow.
 - b. Indicate which windows/doors are new, existing, or existing to be replaced.
35. All habitable rooms must be provided with natural light (8% of floor area min.) and ventilation (4% of the floor area). Show all window sizes and opening types on plans or schedule. CRC §R303.1.
36. In bathrooms, provide an exhaust fan 50 CFM minimum with humidistat control to exhaust moisture to the exterior of the building. Exhaust outlet must be minimum 3'-0" from any openings into building and 3'-0" from the property line. CRC §R303.3.
37. Show on plans: 24" clear in front of toilet and 30" minimum wide toilet compartment. (15" to CL). CPC§ 402.5.
38. Show on plans: Minimum 1,024 square inch area and 30" diameter in shower compartment. Shower door shall provide 22" clear opening. CPC §408.5, 408.6.
39. **Note on plans:** "Wall coverings in showers and tubs with showerheads shall be cement plaster, tile, or equal to 6-feet (72") above drain. Enclosures must be of approved safety glazing and doors (22" min. width) must swing out of showers. Windows in enclosure walls shall be labeled safety glazing when less than 60" above the drain." CRC §R307.2.
40. Habitable rooms shall have a floor area of no less than 70 S/F with the least dimension no less than 7'-0". CRC §R304.1 and R304.2.
41. Provide building section. Show ceiling heights, ceiling finish, framing, foundation, and insulation information.
42. **CEILING HEIGHTS.** A 7'-0" minimum height is required in habitable spaces, kitchens, bathrooms, and hallways. 6'-8" minimum is allowed directly in front of the bathroom plumbing fixtures per Exception 2. Provide dimension on building sections or identify on the floor plan(s). CRC §R305.1.
43. All glazing in hazardous locations, as indicated below, must be identified by a label (permanent if tempered) as safety glazing. CRC §R308.1 and R308.4.
- a. Glazing in all doors
 - b. Glazing within a 24" arc of a door edge in the closed position with the sill less than 60" above floor.
 - c. Glazing panels over 9 square-feet having the lowest edge less than 18" above the finish floor and having a top edge greater than 36" above the floor, and with 36", horizontally, of a walking surface.
 - d. Glazing in guardrails
 - e. Glazing in doors, walls (with the exposed edge of glazing less than 72" above drain inlet.), enclosures for bathtubs, showers, whirlpools, spas, and glazing in walls/fences used as pool barrier for indoor and outdoor swimming pools.
 - f. Glazing within 36" horizontally from the walking surface stairways with bottom edge less than 60" above walking surface.
44. **EMERGENCY EGRESS.** Sleeping rooms, habitable attics, and basements in dwelling units shall have at least one operable exterior door or window for emergency escape and rescue and shall open directly into a public way or yard/court that provide access to the public way. Indicate each opening that satisfies this requirement on plan or schedule. CRC §R310.2.1. Windows must provide:
- a. A minimum 5.7 square-feet of clear openable area. 5.0 square-feet is allowed for grade level floors.
 - b. A minimum clear width of 20", minimum clear height of 24".

- c. A finished sill height not more than 44" above the floor. Note this on the plan or schedule.
 - d. A minimum 36"x36" window well with a fixed ladder if finish sill height is 44" or more below grade. Window well must extend below windowsill for drainage. For additional dimensional requirements, see CRC §R310.2.3.
45. At least one door shall be 36" wide by 80" high CRC §R311.2.
46. At exterior doors, provide a concrete landing (36" deep x door width) with a minimum slope of ¼" per foot for drainage. The landing shall not be more than 1½" lower than the threshold of the doorway at the main exit door and may be ¾" maximum lower than the threshold when the door does not swing over the landing. Detail landing and threshold drop at doors. CRC §R311.3.
47. Show 36" minimum clear hallways. CRC §R311.6.
48. **STAIRS.** Notes and details are required to show the following for all interior & exterior steps. CRC §R311.7.
- a. Minimum 36" wide stairway and landings. CRC §R311.7.1, R311.7.6.
 - b. Maximum 7.75" rise; minimum 10" run. CRC §R311.7.5
 - c. Note on plans: "The largest rise or run in a flight of stairs may not exceed the smallest by more than 3/8".
 - d. Dimension headroom over stairs to show 6'-8" minimum from nosing of tread. CRC §R311.7.2.
 - e. Protective guard on open side of stairs over 30" above floor or adjacent grade. May serve as handrail also. Guard and handrail assembly may be 34" to 38" high only at open side of stairs.
 - f. Handrail (required for 4 or more risers) at 34" to 38" above tread nosing, 1½" clearance to wall, 1¼" to 2" in cross section, with ends returned to wall or floor or terminate at newel or safety post. Clearly define handrail requirements, including handrail shape, on the plans. Show handrail continuous for the length of the stairs. CRC §R311.7.8.1, R311.8.3, and R312.1.3.
 - g. Provide lighting at stairs. Show light fixture and locate switches at top and bottom landing. CRC §R303.7
 - h. Enclosed usable space under stairs accessible by door(s) shall be finished with ½" drywall. CRC §R302.7.
49. Winder treads shall comply with CRC §R311.7.5.2.1.
50. Spiral stairs shall comply with CRC §R311.7.10.1.
51. Ramp slopes shall not exceed 1:12 (8.33%). CRC §R311.8.1.
52. **GUARDS.** Guards (guardrails) are required at floor and roof openings, landings, balconies, and at open sides of stairs over 30" in height. Detail or note the following to show compliance: CRC §R312.1.
- a. Guardrails to be 42" minimum in height.
 - b. Open guardrails shall have intermediate rails or an ornamental pattern such that a 4" sphere cannot pass through.
 - c. Provide connection details of guard/handrail on open side of balconies, decks, landings, and stairs adequate to support a 50 plf distributed load or single concentrated 200 lbs. load at a right angle to the top rail. CBC §1607.7.1.
53. **WINDOW FALL PROTECTION.** Windows sill shall be a minimum 24" above the interior finished floor where the opening of the sill portion of an operable window is higher than 72" above the adjacent grade or surface. CRC §R312.2.
54. **FIRE SPRINKLERS:** Fire Sprinklers will be required for all new one/two family homes and townhomes. **Note on the plans:** "Fire Sprinklers are required. Design and installation shall comply with NFPA 13D Standards. Submit plans to Fire Department for separate permits." CRC §R 313.1 and 313.2.
55. **SMOKE ALARMS:** Hard-wired smoke alarms with a battery backup are required. Provide the following on the plans: CRC §R314.
- a. **Note on plans:** "Smoke alarms shall be hardwired with battery backup and interconnected so that the activation of one alarm shall activate all other alarms in the dwelling unit. Retrofit alarms may be battery operated in rooms where construction is not proposed."
 - b. Show all locations with a symbol on the plan. Provide smoke alarm at the following locations:
 - i. In each sleeping room.
 - ii. Centrally located in rooms and corridors giving direct access to each sleeping area.
 - iii. On each story of multistory dwellings including basements and habitable attics.
 - iv. In split-levels without an intervening door, smoke alarms shall be installed on the upper level provided that the upper level is less than one full story above the lower. If the lower level contains sleeping areas, then it too shall be equipped with a smoke alarm.

56. **CARBON MONOXIDE ALARMS:** Hard-wired Carbon Monoxide alarms with a battery backup are required. Provide the following on the plans: CRC §R 315.
- Note on plans:** "Carbon Monoxide Alarms shall be hardwired with battery backup and interconnected so that the activation of one alarm shall activate all other alarms in the dwelling unit. Retrofit alarms may be battery operated in rooms where alterations/repairs do not result in the removal of walls or ceiling finishes."
 - Show all locations with a symbol on the plan. Provide Carbon Monoxide alarm at the following locations:
 - Outside of and within immediate proximity to each sleeping room.
 - On each story of multistory dwellings including basements and habitable attics.
57. **STUCCO WALL COVERINGS:** Provide the following on the plans/elevations. CRC §R 703.7.
- 7/8" minimum thickness
 - 2-layers of Grade 'D' paper if applied over plywood/OSB sheathing.
 - A corrosion-resistant weep screed (26-gauge) is required below the stucco a minimum 4"/2" above grade/slab.
58. Provide adhered or anchored details for masonry veneer. Specify anchors, backing, footings, and support over openings. Masonry veneer shall not exceed 4" in thickness and shall not extend above the first story. CRC §R703.8 and CRC Table 703.8(2).
59. **ATTIC AND RAFTER SPACE VENTILATION.** CRC §R806.2.
- Provide ventilation calculations on plans. Specify the type, size, and number of vents necessary to meet code requirements. Please note that net free area is required.
 - Provide the following minimum net opening of attic vents:
 - 1/300 of the attic area in dormer, gable-end, ridge vents, or combination thereof.
 - 1/300 of the attic area in eave vents.
60. Provide 1" of air space between top of insulation and bottom of roof sheathing for rafter space ventilation. Detail construction of ventilation at eaves. Minimum net opening of eave vents shall equal 1/150 of the rafter space area. CRC §R806.3.
61. Attic (with over 30" headroom and larger than 30 S/F) must have access opening (20"x30" minimum). A 30" minimum clear headroom is required above opening. Larger opening may be required to remove the mechanical equipment. Show the opening located in a corridor, hallway, or other readily accessible location. CRC §R807.1.
62. Wood shakes or shingles shall be listed and labeled as at least Class B rated. Note on plans: Provide ICC number on the plans. BPMC § 7-18.12.
63. **ROOF COVERINGS.** Provide the following on the plans/elevations. CRC §R902.1, R905, and BPMC Section 150.141 (A).
- Specify type of roof covering.
 - Specify a class "B" minimum rated roof covering, manufacturer, roofing style name, installed weight per roofing square, and ICC Report Number on the plans.
 - Show slope(s) of roof:
 - ¼" per foot minimum for flat/shed roofs
 - 2:12 minimum for composition roofs.
 - Two layers of underlayment will be required for roofs with pitches of 4:12 (33% slope) or less
64. Roof Decks: Specify type, manufacturer, and ICC report number (or submit other approved testing agency report) for weatherproof walking surface material to be used on all exterior decks and balconies over enclosed construction. Deck coverings must bear a Class 'B' minimum fire rating for roof coverings. Minimum slope ¼" per foot is required for drainage. CRC §R903.1.
65. Unless roofs or roof decks are sloped to drain over the edge, roof drains are required at each low point. Overflow drains of the same size are required 2" above each low point and connected to independent drain lines. Overflow scuppers of three times the size of the roof drains with a 4" minimum height may be used in lieu of overflow drains when installed on the adjacent parapet wall at 2" above the low point of the roof CRC §R903.4 and R903.4.1.
66. Prefabricated skylights shall be listed by an ICC Evaluation Report and shall be installed in accordance with their listing. Specify manufacturer, product name, and ICC or NER Number on the plans. CRC §R308.6.9.
67. Prefabricated metal fireplaces and chimneys shall be listed by an approved listing agency and shall be installed in accordance with their listing.
- Specify unit by manufacturer's name and model number, ICC, UL or NER number.

- b. Factory-built chimneys shall terminate 3'-0" minimum above the roof opening penetration. CRC §R1003.9.
 - c. Factory built chimneys shall terminate in a listed factory built chimney cap. No other architectural feature is permitted without manufacturer's approval.
 - d. Clearly show hearth construction and size and specify all required clearances on the plans.
68. Chimney shall extend not less than 2'-0" above any part of the building within 10'-0". Provide construction details to show the required extensions. At chimney termination, indicate approved spark arrester with a net area of opening four times that of the chimney. CRC §R1003.9.
69. Provide notes and details on the plans to show compliance with State Code and City Ordinance Pool Fencing and Safety Barriers requirements. BPMC Sec. 7-18.10 and H&S Section 115920-115929. See City handout for details.

MECHANICAL/PLUMBING/ELECTRICAL REQUIREMENTS:

70. Indicate on plan the location of water heater, forced air unit/heating equipment, condenser, and washer/dryer on the plans. Comply with additional items as applicable.
71. Locate all existing/proposed utility meters (water, gas, electric) on the site plan. Indicate location(s) as existing, new, or relocated. Show how ADU will receive electricity, water, and gas.
72. Obtain Planning department approval for the location or relocation of equipments (condenser, water heater, water softener, etc) to the exterior of the building. Relocate equipment outside of required setbacks.
73. Show how dwelling unit/ADU or addition will be heated to 68°F. If the dwelling has an existing central heating system, indicate on the plans to extend ducts to the new addition. CRC §R303.10.
74. Water heater, furnace, or other heat-producing appliances located in garage, which create a glow or spark, must be located a minimum of 18" above the garage floor and shall be protected from automobile damage. Provide elevated platform. Detail protection barrier (wheel blocks are not acceptable) or relocate from path of vehicle. CMC §307.1 and CPC §507.13.
75. Gas-fired water heaters shall comply with the following:
- a. Water heater must be strapped at upper one-third (1/3) and the lower one-third (1/3) for lateral support. CPC § 507.2.
 - b. Compartments within a building shall have at least two openings located within the upper and lower 12" of the enclosure for combustion air. Each opening shall be sized at 1 sq. inch per 1,000 BTU/h with an area of at least 100 sq. inch. CPC §506.3.
 - c. Compartments within a confined area or located in the basements or utility rooms shall have at least two openings located within the upper and lower 12" of the enclosure for combustion air. Each opening shall have an area of at least 1 sq. inch per 4000 Btu/hr. input and must be freely communicating with the outdoors. CPC §506.4.
 - d. Compartment door shall large enough to provide for removal of water heater.
76. Show the following on plans for attic/basement furnace or cooling equipment: CMC § 904.
- a. Attic access opening of 22"x30" or larger to accommodate the removal of the largest equipment and located not over 20'-0" from equipment.
 - b. Unobstructed passage 24" wide with solid continuous flooring from access to equipment/control panel.
 - c. A level, unobstructed work platform, minimum 30"x30" in front of the equipment with 30" headroom.
 - d. Light over equipment with switch at access.
 - e. Supported on solid concrete slab 3" above adjoining grade or suspended 6" above adjoining ground level for under-floor units.
 - f. Obtain Planning department approval to locate/relocate condensers to the exterior of the building.
77. Clothes dryer moisture exhaust ducts shall terminate outside the building and have a back-draft damper. Exhaust duct is limited to 14'-0" with two elbows. This shall be reduced 2'-0" for every elbow in excess of two. Show minimum 4" diameter, smooth, metal duct, and show duct route on plan. CMC §504.3.2.
78. Indicate on the plans if the ADU will be provided with a new meter and main panel or a subpanel utilizing the house meter. Specify the amperes rating of the panel/subpanel.
79. Show on plan all electrical lighting fixtures, outlets and switches. CEC Article 210.50 and 210.70.
80. Locate all outlets servicing the kitchen counter on the plans. A receptacle outlet must be installed for every kitchen and dining counter wall space, 12-inches or wider. Receptacles must be installed so that no point along the counter wall space is more than 24-inches (2-feet), measured horizontally, from a receptacle outlet. CEC Article 210.52(C)(1).

81. Provide ground-fault circuit-interrupters (GFI) protection for 15-amp and 20-amp outlets in bathroom, on counter-top of a kitchen sink, on island of kitchen, within 6'-0" of the outer edge of a wet bar/laundry/utility sink, outdoor, in garage, and in basement. CEC Article 210.8(A).
82. Provide combination type arc-fault circuit interrupters (AFCI) protection for all new outlets (lights, smoke/CO alarms, receptacles) in all rooms except kitchens, bathrooms, garage, and basement. CEC Article 210.12.
83. Provide note on the plans: *"New receptacles shall be tampered-proof."*
84. Provide at least one electrical receptacle outlet accessible at grade level and not more than 6'-6" above grade level at front and back of building. Receptacle outlets to be GFI protected with weatherproof casings. CEC Article 210-52(2).
85. Provide one light outlet (wall switch-controlled) on the exterior side of outdoor entrances and exits. CEC Article 210-70(2)(b).

ENERGY REQUIREMENTS:

86. **CERTIFICATE OF COMPLIANCE.** Completed and signed forms (CF1R-PRF, CF1R, CF1R-ADD, or CF1R-ALT) and RESIDENTIAL MANDATORY MEASURES shall be printed as part of the plans. Separate, attached sheets are not acceptable. Section 1403(a) 2A, Title 20.
87. Comply with 2019 California Energy Code Section 150.1.14. Provide a photovoltaic system as part of the building construction. The design of the system may be a deferred submittal. However, the system shall be installed and in operating condition prior to building final inspection approval and the issuance of the Certificate of Occupancy.
88. Indicate on building section all required insulation for ceiling, walls, raised floor, and radiant barrier, as required.
89. **Note on the plans:** *"Permanent lighting shall comply with the RESIDENTIAL MANDATORY MEASURES forms attached."*
90. **Note on the plans:** *"Glazing for new doors and windows shall bear an SHGC value of 0.25 maximum and U-Factor value of 0.32 maximum."*
91. Provide minimum stud/rafter sizing to accommodate insulation. Where 1" rafter space ventilation is required per CBC §1203.2, provide 2x10, 2x6 and 2x4 for R-30, R-19, and R-13 respectively.

GREEN BUILDING CONSTRUCTION REQUIREMENTS:

92. PLANNING AND DESIGN

- a. The Storm Water Pollution Control: Projects disturbing 1 Acre of soil or more. Submit Storm water retention plans to City Engineering for review and approval. Building permit will not be issued until the stormwater retention plan has been reviewed and approved. (4.106.2)
- b. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering the building. Contour lines, elevation points, and/or slope arrows may be used to show compliance with this requirement. (4.106.3)
- c. Electrical Vehicle Supply Equipment (EVSE): New construction of one- and two-family dwellings and townhouses shall facilitate future installation and use of electrical vehicles. Electrical Vehicle Supply Equipment (EVSE) shall be installed in accordance to the California Electrical Code, Article 625.
 - i. Show on plans that a minimum 1" (inside diameter) listed raceway is installed for each unit to accommodate a dedicated 208/240 volt branch circuit. The raceway shall originate at the main service or a subpanel and terminate in close proximity to the proposed location of the charging system into a listed cabinet, box, or enclosure.
 - ii. Add note to plans: "The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device."
 - iii. Add note to plans: "The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as EV CAPABLE. The raceway termination location shall be permanent and visibly marked EV CAPABLE."

93. WATER EFFICIENCY AND CONSERVATION

- a. Indoor Water Use: **Note on the plans:** *"Builder/Contractor shall submit documentation to the building inspector showing that the installed plumbing fixtures meet the maximum allowable flow rates as noted below."* CGBSC Sect. 4.303.1

- i. Toilets: 1.28 gallons per flush
- ii. Kitchen Sinks: 1.8 gallons per minute
- iii. Single Shower Head: 2.0 gallons per minute
- iv. Multiple Shower Heads: Combined 2.0 gallons per minute
- v. Faucets serving lavatories: 1.2 gallons per minute.

- b. Outdoor Water Use. Submit Landscape plan to Planning Department separate for review and approval. CGBSC Sect. 4.304

94. ENVIRONMENTAL QUALITY

- a. Wood burning fireplaces and other wood burning devices are prohibited. (AQMD Rule 445). Revise plan to show direct-vent and sealed combustion type fireplace. (4.503.1). Provide manufacturer and model number on the plans.
- b. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Incorporate manufacturer's specifications onto plans. (4.503.1)

95. STANDARD GREEN BUILDING STANDARDS NOTES (PRINT ON THE PLANS)

- a. Annular spaces around pipes, electric cables, conduits, or other openings in the sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with the California Plumbing Code. (4.406.1)
- b. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling, and ventilating equipment. (4.504.1)
- c. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1- 4.504.3." (4.504.2.1-4.504.2.3)
- d. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following: (4.504.3)
 - i. Carpet and Rug Institute's Green Label Plus Program
 - ii. California Department of Public Health's Specification 01350
 - iii. NSF/ANSI 140 at the Gold level
 - iv. Scientific Certifications Systems Indoor Advantage™ Gold
- e. New hardwood plywood, particleboard, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
- f. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory by the building inspector. (4.505.3)
- g. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

LOW IMPACT DEVELOPMENT (LID) – STORMWATER MITIGATION. BPMC SECTION 52.13

- 96. Complete and sign the attached Stormwater Best Management Practices Certification. Scan and print it on the construction plans.
- 97. Prepare and submit a Low Impact Development (LID) plan.
 - a. Show all impervious areas (*existing building(s), concrete, asphalt, and other paved driveway, patios, courts, etc.*).
 - b. Specify the TOTAL and aggregate square footage of the area(s): *i.e. Total Impervious = 2,200 S/F, House = 1,000 S/F, Garage = 400 S/F, Driveway = 600 S/F, Patio = 200 S/F, etc.*
 - c. Show the proposed **LID Best Management Practices (LID-BMP)** on the plan.
- 98. The proposed addition or new construction creates or alters more than 50% of the existing cumulative impervious areas. Prepare and submit a Low Impact Development (LID) plan by State licensed Civil Engineer to City Engineering for review and approval. Submit two copies of the approved Low Impact Development (LID) plans to Building and Safety prior to permit issuance.
- 99. The proposed addition or new construction creates or alters less than 50% of the existing impervious areas, implement **TWO** of the following (*a to f*) **LID Best Management Practices (LID-BMP)** and clearly identify them on the plans and/or elevations:
 - a. **Rain Gutter and Downspouts:** Install rain gutters and downspout to route 200 gallons of rainwater to either:
 - i. Rain Barrels/Tanks (4-55 gallons tanks) or cistern or
 - ii. Rain Garden or Planter Box ($Area = 200 \div 0.42 \div 2.25$) or
 - iii. A combination of Rain barrels/tanks and rain gardens/planter boxes.

- b. **Landscaping and irrigation:** Install landscaping and irrigation with smart irrigation controllers near impervious surfaces: Plant a minimum of 2-15 Gallon trees at 10' maximum from impervious surfaces.
- c. **Disconnect Impervious Surfaces:** Slope driveways and other impervious surfaces to pervious surfaces.
 - i. Direct stormwater to vegetation or stormwater quality control measures
 - ii. One-Third (1/3) of the lot must be pervious (landscaping, gravel, porous pavement).
 - iii. Limit the total area not directed toward vegetated areas to 10% or less of the site.
- d. **Dry Well:** install drywell to infiltrate 200 gallons of a 96-hour period. *Submit plans and calculations from engineer.*
- e. **Green Roof:**
 - i. Show that Green Roof to cover at 50% of the total rooftop. Specify the Green Roof area and total roof area on the roof plan.
 - ii. Submit structural plans and calculations by licensed engineer/architect
 - iii. Submit plans to LA County Fire Department for review and approval.
- f. **Permeable Porous Pavement:** At least 50% of pavement on lot shall be porous. *Submit plans and calculations from engineer.*
 - i. Show detail of placement, base, geotextile, subgrade, and soil preparation per manufacturer's specifications.
 - ii. The required soils report must address percolation and manufacturer's recommendations and guidelines.
 - iii. H-20 loading if required for Fire Department access.
 - iv. A minimum of 30" deep impervious liner or edge restraint is required within 5' of public right of way, property lines, and structures unless otherwise recommended by a soils engineer

CONSTRUCTION/STRUCTURAL REQUIREMENTS:

General Requirements

1. Review structural plans for additional corrections/comments. Address them as needed. The checked set is part of the corrections and must be returned at resubmittal for verification.
2. Provide structural notes. Indicate grade and species of framing lumber, treated sillplates, specifications of concrete ($f'c=2500$ psi min.), grade of reinforcing steel, mortar and grout, grade of masonry units, and structural steel specification. CRC §R106.
3. Provide structural observation pursuant to CBC §1704.5. Derive a program to observe the installation of the lateral forces resisting system (Shear walls, diaphragm, wall ties, and anchorage). Identify the stages that observation will be performed. Complete City's STRUCTURAL OBSERVATION – DESIGNATED OBSERVER form, sign, and print on the plans.
4. Submit soils report for review. Foundation design shall be consistent with the recommendations of the report.
5. Reference soils report and soils engineering company on the plans. Specify the Soils Engineering firm's contact information and report number/date on the plans.
6. Note on the plans: "Soils engineer shall inspect and approve foundation excavations prior to the placement of reinforcing steel. Submit documentations to the building inspector."
7. The proposed design deviates from the conventional construction provisions of the California Residential Code. Submit structural design by a state licensed Engineer or Architect. Structural calculations and details are required for: _____
8. Provide additional details and sections where indicated on plan check set. CRC §R106.
9. Delete notes and details that do not apply. CRC §R106.
10. Reference/key/identify all sections and details as to location on plans, elevations, sections, and detail sheets. CRC §R106.
11. Indicate on the plans that Special Deputy Inspection shall be provided for:
 - a. Epoxy anchorage.
 - b. Diaphragms/Shear walls, including nailing, bolting, anchoring, and other fastening of components of the seismic force resisting system, where the fastener spacing of the sheathing is 4" or less on center.
 - c. Concrete with compressive strength exceeding 2,500 psi.
 - d. Structural steel. The deputy inspector shall be certified and shall perform the duties as required by AISC-360, Appendix N. Documentation shall be submitted to the Building Inspector and the Engineer of Record for approval.

Foundation Requirements

12. Provide under-floor ventilation. Ventilation openings area shall equal to 1/150 of under-floor area. Openings shall be equally distributed on at least two opposite sides. Specify size and number of required vents on plans. CRC §R408.1.
13. Provide a 16"x24" (min.) crawl space access to all under-floor areas (18"x24" if through a floor). Show on foundation plan for BOTH existing and new underfloor areas. CRC §R408.4.
14. Continuous Footing:
 - a. Provide continuous footing under exterior walls, interior bearing walls, and braced wall panels. CRC §R403.1.2.
 - b. Show minimum foundation size of 12" wide, 6" thick, and 12" embedment below the lowest adjacent undisturbed ground surface or engineered fill per soils report. CRC §R403.1.1, R403.1.4, and CRC Table R403.1.
 - c. The CRC allows for 12" embedment of continuous footings below the lowest adjacent undisturbed ground surface. Revise footing details as desired.
 - d. Show minimum width and embedment of footing (12" wide X 12" embedment) on footing detail(s). **Note on the plans:** *"The builder shall expose the footing to be verified at the directions and approval of the Building Inspector."*
 - e. Show minimum reinforcing steel: 1-#4 top and 1-#4 bottom. CRC §R403.1.3.
 - f. Raised floor buildings in Seismic Design Category D₀, D₁, and D₂ shall be supported on solid concrete stem wall. CRC §R602.12.
 - g. Provide stem wall vertical reinforcing steel (rebars): CRC Table R611.6(1) and R611.6(4)
 - i. #4 at 48" O/C for maximum 18" high soil retaining with a maximum total stem wall height of 3-feet measured from top of footing.
 - ii. #4 at 39" O/C for soil retaining height greater than 18" with a maximum total stem wall height of 3-feet measured from top of footing.
 - iii. Provide structural design from engineer/architect for all stem walls exceeding 3-feet in height.
15. **EXPANSIVE SOIL. Note on the plans:** *"If expansive is encountered, minimum foundation size of 12" wide, 6" thick, and 24" (18" when reinforced with 2-#4 at top and 2-#4 at bottom of footing) embedment below the lowest adjacent undisturbed ground surface."* BPMC Section 150.141- R403.1.4.4
16. Show foundation anchor bolt size and spacing on foundation plan. CRC §R403.1.6. Note or show the following on plans:
 - a. Minimum of ½" diameter A.B. embedded 7" into footing and ½" spaced not more than 6'-0" on center. 4'-0" maximum spacing for buildings over 2-stories in height.
 - b. Minimum two bolts per piece of sill plate and one located within 12" and not less than 7 bolt diameter of each end of each sill plate.
 - c. 3" x 3" x ¼" (0.229" min) plate washer shall be used on each anchor bolt. Slotting of washer is allowed to 1.75" long.
17. Detail connection of NEW ANCHOR BOLTS and/or HOLDOWNS to existing footing at proposed shear/braced wall(s). Specify size, spacing, ICC number, and manufacturer of expansion, wedge, or adhesive anchors to be used on existing footing. CRC §R106.
18. Provide pad footing under posts support roof/ceiling/floor beams. Use a maximum soil bearing pressure of 1,500 psf. Specify required pad size and depth of embedment on the plans. CRC Table 401.4.1.
19. Floor slabs shall be a minimum: 3.5" thick over 4" coarse aggregate base or moisture barrier membrane and reinforced with a minimum of No. 3 bars at 16" o/c each way or two layers 6x6-10/10 WWFM or one layer 6x6-6/6 WWFM positioned at center of slab thickness. CRC §R506.1
20. Revise plans and details to show moisture barrier (Visqueen) to be place over 4-inch thick base of ½ inch or larger clean aggregate shall be provided for the proposed slab on grade construction. Show on details. CGBSC §4.505.2.1
21. Section CRC §R506.2.3 requires vapor barrier between interior space and grade. Please clarify how this will be done at the proposed habitable space conversion.
22. Provide details to show how floor girders will frame into supporting foundation. Girders framed into pockets in the foundation must be provided with a ½" air space on top, sides, and ends or girder must be treated lumber.
23. Minimum clearance of untreated wood members above earth is 12" for girders and 18" for joists. Show and dimension. CRC §R317.1, item 1.
24. Wood framing members shall be placed 8" from exposed grade or shall be pressure treated or naturally durable. CRC §R317.1, item 2.

25. Show/detail on plan that exterior posts located on a slab shall be at least 1" above the floor/slab. CRC §R317.1.4, exception 1.

Framing Requirements

26. Provide solid blocking of floor joists at each end and at supports. Note or show on the framing plans. CRC §R502.7
27. Show size(s) of all headers over openings. CRC §R602.7.
28. A ridge board 2" minimum greater than joists in nominal depth is required. CRC §R802.4.4
29. Design ridge as a load-bearing ridge beam if roof slope is less than 3:12, to support vaulted ceilings, or when rafter ties are not provided. Submit structural calculations. CRC §R802.3
30. Provide rafter ties at 48" maximum O/C, design and support ridge/hips/valleys as beams, or provide other design for roof support when ceiling joists are not parallel to roof rafters. Rafters and ceiling joists will be nailed together with a minimum of:
- 5-16d nails for rafter spans up 12'.
 - 8-16d for rafter spans up to 20'.
31. Provide roof purlins to reduce the span of rafters within the allowable limits. Purlins to be a minimum same size as rafters, the maximum span for 2"x4"/2"x6" is 4'/6", with braced struts not over 8' in unbraced length and not flatter than 45 degrees from horizontal to a bearing wall or partition. CRC §R802.4.5 and R802.5.2
32. Design ceiling joist using 20-psf live load when attics have 42-inches or higher of clear space between joist and rafter (use 10 psf for clearance < 42"). CRC §R301.5.
33. Positive connections shall be used for all post-beam connections to ensure against uplift and lateral displacements. Show and detail.
34. Locate and specify the size of all support posts and their connectors (to beams and foundation) on the plans.
35. Specify beam-to-beam connectors on the framing plan.
36. For roof and floor diaphragms, specify structural panel thickness, grade, span rating or panel index, nailing schedule, and panel layout. CRC Table R503.2.1.1(1).
37. Floor structural panels shall be tongue and groove or have blocked panel edges. CRC Table R503.2.1.1(1), footnote 'k'.
38. **Note on plans:** "For braced wall panels/shear walls, each sheet of plywood/OSB sheathing shall not be less than 24" in least dimension. All edges of all panels shall be supported by and fastened to framing members or blocking."
39. **Note on plans:** "Braced wall panels/shear walls shall run continuously from foundation to roof/floor framing."
40. Conventional wall bracing panels/shear walls shall conform to CRC §R602.10.2. Show the following on the plans:
- Provide brace wall lines at no more than 25'-0" on center
 - Provide brace walls spacing at no more than 25'-0" on center with a maximum 21'-0" interior edge to edge.
 - Relocate brace wall panels to start at no more than 8'-0" from building corners.
 - Provide minimum lengths per the attached **California Residential Code Wall Bracing Guidelines**.
41. Pursuant to the California Existing Building Code Section 403.4, provide design to bring existing structural elements carrying lateral loads to current standards in accordance to CBC § 1609 and 1613. Alternatively, provide calculations to show that the demand-capacity ratio of the structure is less than 10% before and after the addition and/or alteration.
42. Provide shear walls or brace panels schedule on the plans. Specify panel nailing size and spacing (edge and field nailing), framing anchors (A35, LTP), sole/sill plate nailing, and anchor bolts size and spacing.
43. Specify the required lengths of individual shear wall panels on the plans.
44. Provide accurate details and sections to show how braced walls/shear walls are connected to roof, through ceiling and floor and to foundation. All blocking, nailing, and fasteners at intermediate elements shall be detailed to have a minimum capacity of the shear wall below.

45. Provide 3x framing members (sill plate, sole plate, studs) at shear walls panels receiving edge nailing for the following: (SDPWS 4.3.7.1, note 5)
 - a. Shear walls with required nominal unit shear exceeding 350 plf.
 - b. Shear walls with edge nailing of 2".
 - c. Shear walls utilizing 10d nailing with edge nailing of 3" or less.
46. The current design of segmented shear walls exceeds the aspect (height-to-width) ratio of 2:1 as specified in SDPWS Table 4.3.4. Revise design to show compliance with SDPWS Section 4.3.4.2 by showing the proper application of the Aspect Ratio Factor or provide design complying with SDPWS Section 4.3.4.3 for Perforated Shear Walls.
47. Indicate on the plans that shear walls having aspect (height-to-width) greater than 1.5:1 shall be blocked. SDPWS, Table 4.3.4. Footnote 1.
48. The redundancy factor, "ρ", shall be 1.3, except where the conditions of ASCE-7 Section 12.3.4.2 are met.
49. The doubling of allowable shear values applies to plywood capacity only. Other components must be spaced and sized properly to utilized full capacity of the shear values specified. Submit design of LTP4 and anchor bolts to show capacities specified on the shear walls schedule or specify the maximum capacity based on the least capacity of the components of the system (LTP4, anchor bolts, or plywood nailing).

California Residential Code Wall Bracing Guidelines

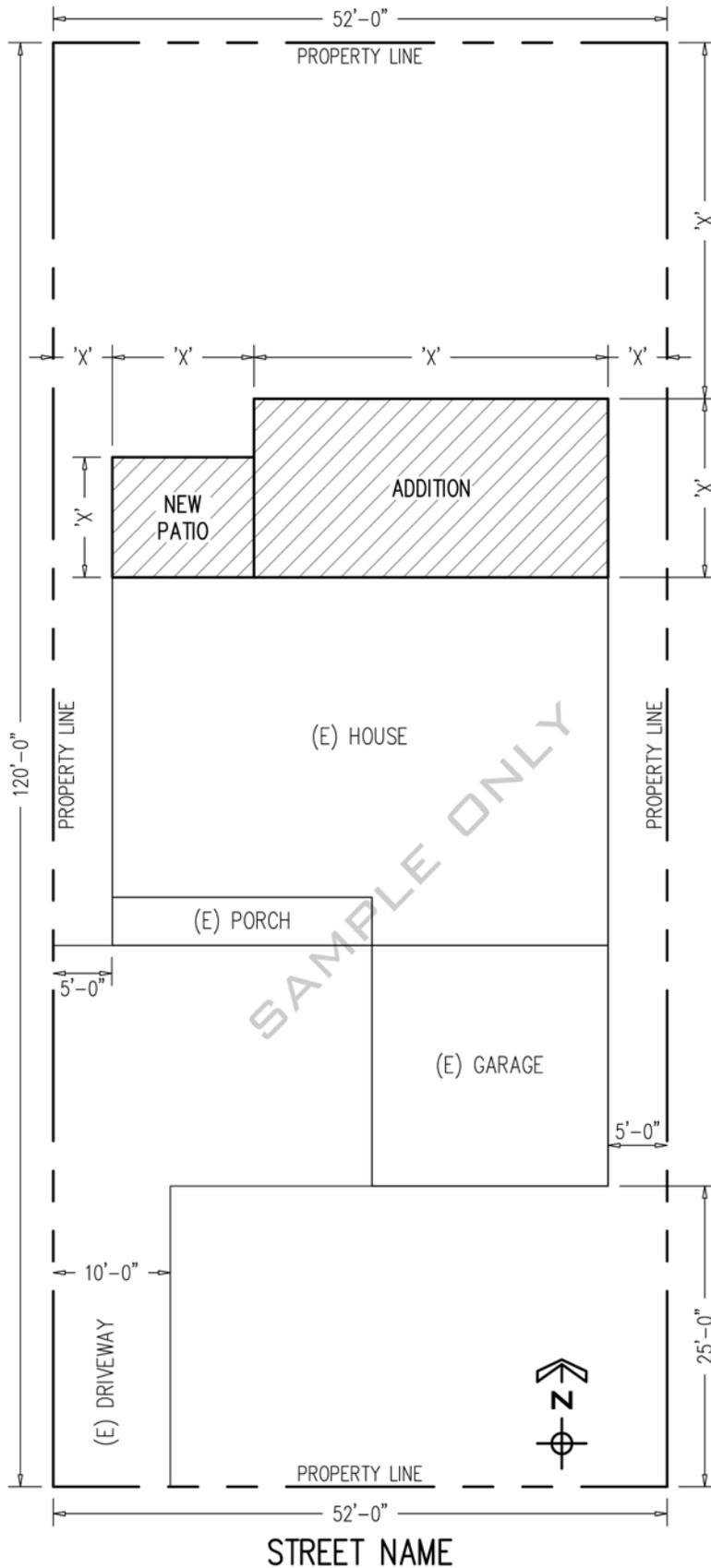
CRC §R602.10 and CRC Table R602.10.1.2(2)

Based on Soil Class D and Seismic Design Category D₂

		WSP Plywood/ OSB	PCP Stucco	HPS Hardboard Panel Siding	GB Gypsum	PBS Particle Board Sheathing
	Min. Thickness	3/8"	7/8"	7/16"	1/2"	3/8"
1-STORY BUILDINGS	Braced Wall Line Spacing (feet) ≤ 25'	Minimum Required Brace Wall Length (feet) ^{a,b,c,d,e,f}				
	10	4.0	4.0	4.0	8.0	4.0
	11	4.0	4.4	4.4	8.0	4.4
	12	4.0	4.8	4.8	8.0	4.8
	13	4.0	5.2	5.2	8.0	5.2
	14	4.0	5.6	5.6	8.0	5.6
	15	4.0	6.0	6.0	8.0	6.0
	16	4.6	6.4	6.4	8.0	6.4
	17	4.7	6.8	6.8	8.0	6.8
	18	4.8	7.2	7.2	8.0	7.2
	19	4.9	7.6	7.6	8.0	7.6
	20	5.0	8.0	8.0	8.0	8.0
	21	5.1	8.4	8.4	8.4	8.4
	22	5.2	8.8	8.8	8.8	8.8
	23	5.3	9.2	9.2	9.2	9.2
24	5.4	9.6	9.6	9.6	9.6	
25	5.5	10.0	10.0	10.0	10.0	
ABW Alternate Braced Wall. CRC Table R602.10.3.2. ^g						
Height of Brace Wall Panel				8 ft	9 ft	10 ft
Minimum Panel Length ^h				32"	32"	34"
HOLDOWN CAPACITY (lb): Walls of 1-STORY buildings				1800	1800	1800

KEYNOTES

- a. Engineered Design shall comply with the provisions of the California Building Code.
- b. Minimum Panel Length is **48"**. For type **GB**, minimum Panel Length is **96"** on one side. **48"** on both sides. R602.10.3
- c. Multiply by **1.2** for Plate Height > 10' ≤ 12'
- d. For type **GB**, multiply by **0.85** for Wall Weight < 8psf (type GB)
- e. Multiply by **1.1** for Roof/Ceiling Dead Load (inclusive roof/ceiling framing, roofing, drywall, sheathing, insulation, roof mounted HVAC systems) < 15 ≤ 25psf.
- f. Multiply by **1.2** for First Story Walls with Roof/Ceiling/Floor Dead Load (inclusive roof/ceiling/floor framing, roofing, drywall, sheathing, insulation, roof mounted HVAC systems) < 15 ≤ 25psf.
- g. Minimum Thickness shall be in accordance to the material used for WSP, PCP, HPS, GB, or PBS.
- h. The reduced length maybe used in-lieu of the required each 4-feet of the braced wall panel length where continuous footing and holdown devices are provided at the braced wall line. R602.10.3.2.



SAMPLE SITE PLAN

NOTE

The information shown here do not reflect actual site conditions. This illustration is used as an example of the information required on the site plan.

INSTRUCTIONS

1. Show property lines and lot dimensions.
2. Show all existing and proposed structures (home, garage, pool, sheds, patio covers, etc.) on the site.
3. Show setbacks: Front yard, side yards, and rear yard. Provide accurate measurements.
4. Specify all dimensions labeled 'X'.
5. Provide project specific information as indicated below:

PROJECT INFORMATION: (EXAMPLE ONLY)

Address: 1234 Street Name Rd.
Baldwin Park, CA 91706

Existing:
 Dwelling: 1100 Sq. Ft.
 Garage: 468 Sq. Ft.
 Porch: 68 Sq. Ft.

Addition:
 Dwelling: 250 Sq. Ft.
 Patio Cover: 100 Sq. Ft.

Total:
 Dwelling: 1350 Sq. Ft.
 Garage: 468 Sq. Ft.
 Porch: 68 Sq. Ft.
 Patio Cover: 100 Sq. Ft.

Permit Number: _____

Stormwater Best Management Practice Certification For All Construction Activities

Project Location	
Project Name	Building/ Grading Permit #
Owner Name	Contractor Name
Owner Address	Contractor Address
Owner Phone	Contractor Phone

Background: To meet the requirements of the Los Angeles County Municipal Stormwater Permit (NPDES no. CAS004001 Order No. 01-182), minimum requirements for sediment control, erosion control and construction activities must be implemented on each project site.

Instructions: The following conditions shall be either incorporated as notes or attached to the approved construction/grading plans and represent the minimum standards of good housekeeping, which must be implemented on all construction projects.

Minimum Requirements to prevent sediment and pollutant transport from the site to streets, drainage facilities, receiving waters or adjacent properties by wind or runoff:

Sediment Control:

- Eroded sediments generated on the project site shall be retained on site using Best Management Practices (BMPs) and may not be transported from the site via sheet flow, swales, area drains, natural drainage course, or wind.
- Vehicle traffic may not track sediments and other materials from the site. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way.
- Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Catch Basins must be protected when working nearby.
- Slopes/Hillside susceptible to erosion shall be controlled either by covering or planting and maintenance of vegetation.

Construction Materials Control: Construction-related materials, wastes, spills, or residues shall be retained at the project site.

- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete wastes on-site until they can be appropriately disposed of or recycled.
- Vacuum all concrete saw cutting.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate

the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system. Leaking equipment must be repaired immediately.

- Stockpiles of earth and other construction-related materials must be protected from being transported from the site by wind or water and must be covered with tarps or plastic.

Non-Stormwater Runoff. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.

BMB Examples: Examples of erosion and sediment control BMPs for construction sites can be found at www.cabipphandbooks.com.

Additional Requirements:

Construction activity which disturbs one acre or greater soil will need to submit a Notice of Intent (NOI) to the Regional Water Quality Control Board found at <http://www.swrcb.ca.gov/stormwtr/construction.html> (at Construction General Permit and Forms) and provide the City with a copy of the NOI and check. A local Storm Water Pollution Prevention Plan will need to be submitted to the City prior to grading permit approval. Instructional information can also be obtained from Public Works upon request.

Certification:

As the architect/engineer, contractor, and project owner of record, I certify that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness. I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Name: _____

Title/Role: _____

Signature _____

Date: _____