

CITY OF CAMARILLO

601 Carmen Drive
Camarillo, California 93010
805-388-5395

PLAN CHECK NO.: _____

ADDRESS: _____

RESIDENTIAL PLAN REVIEW LIST

1ST REVIEW BY: _____ DATE: _____

CORRECTIONS

2ND REVIEW BY: _____ DATE: _____

CORRECTIONS

APPROVED

3RD REVIEW BY: _____ DATE: _____

CORRECTIONS

APPROVED

A. THE CIRCLED ITEMS BELOW REQUIRE CORRECTION OR CLARIFICATION BEFORE THIS PLAN CHECK CAN BE APPROVED FOR PERMIT ISSUANCE. RETURN ALL CORRECTION MATERIAL WHEN RESUBMITTING.

B. NOTE ON THIS CORRECTION SHEET OR ON A SEPARATE SHEET THE LOCATION OF THE COMPLETED CORRECTION. (I.E. SHEET NO., DETAIL, ETC)

ADMINISTRATIVE

1. Note on Plans:
 - a. Job street address.
 - b. Owner's name and address.
 - c. Name, address and telephone number of person who prepared the plans.
2. List all deferred submittals on the cover sheet. Deferred submittal items shall be reviewed and approved by the registered design professional and submitted to the building department for approval.
3. See the plans for additional comments and clarifications.
4. Resubmit any marked up plans.
5. Comply will all structural corrections.
6. Complete and return fee worksheets.
7. Resubmit 3 sets of revised plans for permit issuance.
8. Approval must be obtained from and/or fees paid to the following agencies:
 - a. Community Development Department – Zone Clearance
 - b. City Engineering Grading Approval
 - c. City Engineering Water Will Serve Letter
 - d. City Engineering Sewer Will Serve Letter
 - e. Fire Prevention Clearance Form 126
 - f. Other _____
9. Show location of private sewage disposal system.
10. Provide connection details for all new drainage piping that connects to the building sewer. If piping is more than 2 feet outside an exterior wall, contact Engineering/Public Works Services for approval and permit @805-388-5340.

18. Show existing, proposed and remodel square footage on the cover page.
19. Provide a note "Required swimming pool fencing must be maintained during construction or the pool shall be emptied" (If applies).
20. Omit projects, which are not part of this permit.
21. Provide a note on plans "Licensed surveyor to provide Foundation Certification prior to foundation inspection".
22. Plans shall be wet stamped, signed and signature dated by the Soils Engineer and/or Engineering Geologist prior to placement of steel".
23. Provide a note "Deputy inspection required for epoxy".
24. The engineer who signed the calculations shall stamp, sign and date the structural plans.
25. Provide a legible floor plan. Completely dimension all rooms.
26. Identify all rooms on the plans.
27. Identify door & window types and sizes.
28. Provide a legend for existing walls to remain, to be demolished and for new walls.
29. Delete notes that are not applicable to this project.
30. Reference all details shown on the plans or delete if not applicable.
31. Provide house street number visible and legible from street.

SITE PLAN

32. Provide a fully dimensioned site plan on each set of plans.
33. Indicate general site slope and drainage pattern.
34. Provide slope away from structures minimum fall of 6 inches within the first 10 feet (pervious surfaces) or 2% fall for the first 10 feet (Impervious surfaces).
35. Show distance from projecting elements to property line or adjacent structures.
36. Show distance from face of exterior wall to the property line.
37. Show all finish floor elevations and height of building.
38. Note on the site plan: "The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system."

SPECIAL REQUIREMENTS

39. Project is High Fire Hazard Zone. Please comply with the attachment.

GENERAL REQUIRMENTS

11. Design shall comply with the 2013 CRC, CMC, CPC and CEC as amended by City Ordinance and the 2013 Title 24 Energy Regulations.
12. Indicate the name, address and telephone number of the preparer of the plans. If the preparer is a registered Architect/Engineer the plans must also be wet stamped, signed and signature dated on the three sets of final plans.
13. Provide a Building Code Data on the title sheet.
 - a. Occupancy:
 - b. Type of Construction:
 - c. Sprinklers: Yes or No
 - d. Floor Area:
14. Provide project description or scope of work on cover sheet of the plans.
15. Show the North arrow on the plans.
16. Provide a complete drawing index on the title page. Include all pages in the set: electrical, mechanical, plumbing, and energy.
17. Please show owner's name, job address, and phone number on cover page.

FIRE SPRINKLERS, SMOKE & CARBON MONOXIDE ALARMS

40. Automatic sprinkler system is required per R313 and installed per R313.3 or NFPA13D. Alterations or additions to existing structures without an existing automatic sprinkler system is exempt unless required as noted below.
41. Carports with habitable space above and attached garages shall be protected by residential fire sprinklers per R309.6. (See Exception for additions and alterations.)
42. An automatic sprinkler system installed in accordance with Section R313 shall be provided throughout any existing buildings when the floor area of the alteration exceeds 1000 square feet and 50% of the area of the existing building.
43. Provide smoke detectors with 10 year battery at the following locations (314.3):
 - a. On ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - b. In each room used for sleeping purpose.
 - c. In each story, including basements.
 - d. Detectors shall receive their primary power from the building wire and shall be equipped with a battery backup and shall be interconnected to sound at the same time (314.4).
 - e. Alterations, repairs or additions exceeding \$1,000 shall require installation of smoke detectors. The detectors may be battery-operated (314.6.2).
44. Provide carbon dioxide detectors in dwelling units with fuel burning appliances at the following locations (315.1):
 - a. On ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - b. In each story, including basements.
 - c. Detectors shall receive their primary power from the building wire and shall be equipped with a battery backup and shall be interconnected to sound at the same time (315.1.2).
 - d. Alterations, repairs or additions exceeding \$1,000 shall require installation of carbon detectors. The detectors may be battery-operated (315.2.2).
45. Show smoke detectors and carbon monoxide detectors in existing and new construction.

FIRE-RESISTANT CONSTRUCTION

46. Cornices, eave overhangs, exterior balconies and similar projections extending beyond the floor area shall be 2 feet from property line. (Table R302.1(1))
47. Buildings without automatic residential fire sprinklers (Table 302.1(1)):
 - a. Exterior walls with a fire separation of less than 5 feet shall be of one-hour fire resistive construction. Show detail on the plans.
 - b. Projections with a fire separation distance of greater than 2 feet to 5 feet shall be protected 1 hour on the underside.
 - c. The maximum area of openings permitted in an exterior wall in any story with a fire separation distance of greater than 3 feet to 5 feet shall not exceed 25% the area of the exterior wall. Indicate area of openings on the plans.
48. Buildings with automatic residential fire sprinklers (Table 302.1(2)):
 - a. Exterior walls with a fire separation of less than 3 feet shall be of one-hour fire resistive construction. Show detail on the plans.
 - b. Projections with a fire separation distance of greater than 2 feet to 5 feet shall be protected 1 hour on the underside.

49. No exterior wall openings are permitted with a fire separation of less than 3 feet.
50. Openings and penetrations through the walls and ceiling separating the dwelling from the garage shall be in accordance with R302.5.2 through R302.5.3:
 - a. Minimum ½-inch gypsum board applied to the garage side.
 - b. Garages beneath habitable rooms shall be separated from the rooms above by a minimum of 5/8-inch Type X gypsum board applied to the garage side.
 - c. Openings shall be equipped with solid wood doors or solid or honeycombed core steel door not less 1-3/8 inches thick door or 20-minute fire-rated doors. Doors shall be self-closing and self-latching. Where the garage is protected by an automatic residential fire sprinkler system, the doors need only be self-closing and self-latching.
 - d. Openings into room used for sleeping purposes shall not be permitted.
 - e. Ducts penetrating separation shall be minimum No. 26 gage (0.48 mm) sheet steel and shall have no openings into the garage.
51. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with a ½-inch gypsum board. (R302.7)

LIGHT, VENTILATION & HEATING

52. Habitable rooms shall be provided with natural ventilation through windows, doors, louvers or other approved openings to the outdoors with an area of not less than 4% of the floor area being ventilated or be provided with approved mechanical ventilation per R303.1, Exception 1.
53. Habitable rooms shall be provided with natural light by means of exterior glazed openings with an area not less than 8% of the room served per R303.1 or shall be provided with artificial light capable of producing an average of 6 foot-candles at a height of 30 inches above the floor level per R303.1, Exception 2.
54. Bathrooms, water closet compartments and similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet, one-half must be openable or be provided with approved mechanical ventilation (50 cubic feet per minute for intermittent ventilation or 20 cubic feet per minute continuous ventilation). (R303.3)
55. Bathrooms containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for the purposes of humidity control in accordance with the California Mechanical Code, Chapter 4 and the California Green Building Standards Code Chapter 4, Division 4.5. (R303.3.1)
56. Interior stairways and exterior stairways serving a dwelling unit shall have an illumination level on tread runs of not less than 1 foot-candle. (R303.7)
57. Exterior stairways serving a dwelling unit shall be provided with an artificial light source located in the immediate vicinity of the top landing. (R303.7)
58. Stairways providing access to a basement from the outside grade level shall be provided with an artificial light source in the immediate vicinity of the bottom landing.

INTERIOR ENVIRONMENT

59. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Show ceiling heights of all rooms. (R305.1)
60. Minimum room width in habitable spaces, other than kitchen, shall not be less than 7 feet in any plan width. (R304.3)

61. Safety glazing or tempered glass is required in hazardous locations per R308.
62. Shower compartments and walls above bathtub with shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 6 feet above floor. (R307.2)
63. Shower door required to maintain 22 inch clear opening.
64. Doors that provide direct access to the swimming pool shall be provided with a barrier (AG105).

EMERGENCY EGRESS

65. Provide light and switch or motion sensor at exit from house to deck or balcony.
66. Basements, habitable attics and sleeping rooms shall have at least one operable emergency escape and rescue opening. (R310.1):
 - a. Minimum net clear opening of 5.7 square feet.
 - b. Minimum 5 square feet for grade-floor openings. See definition of "Grade Floor Opening."
 - c. Minimum net clear opening width of 20 inches.
 - d. Minimum net clear height of 24 inches.
 - e. Sill height of not more than 44 inches above the floor.
67. Window wells shall comply with the following: (R310.2)
 - a. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 s.f. with a minimum dimension of 36 inches.
 - b. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches

MEANS OF EGRESS

68. Provide one egress door with a minimum clear width of 32 inches and height of 78 inches. (R311.2)
69. Provide a landing or floor on each side of the each exterior door. (Minimum 36" deep x width of door). (R311.3)
70. Stairways: (R311.7)
 - a. Maximum rise of 7.75" and minimum run (tread) of 10" and shall be provided with 0.75" to 1.25" nosing when the stairway has solid risers.
 - b. Minimum width of 36.
 - c. Minimum headroom of 6'-8".
 - d. Provide handrail at run of four or more risers.
 - e. Handrail shall be 34"-38" above the nosing of treads.
 - f. Handgrip, cross-section dimension shall be per R311.7.8.3.
71. Detail and dimension winding stairways and circular stairways to comply with R311.7.
72. Spiral stairway shall comply with R311.7.10.1.
73. Provide minimum 42" high guards along open-sided walking surfaces, stairs, ramps and landings that are located more than 30 inches above the floor or grade below. Guard openings shall be less than 4" (4-3/8" for stairs). Provide design and details. See Structural Correction list. (R312)
74. The glass handrails and assemblies railing shall comply with CBC 2407. Provide design and details. See Structural Correction list.

CONSTRUCTION

75. Exterior walls shall provide the building with a weather-resistant exterior wall envelope in accordance with R703. Show construction details on the plans.

76. Exterior Lath: Provide two layers of Grade D paper over all wood base sheathing. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.8) intended to drain to the water resistive barrier is directed between layers. (R703.6.3)
77. Show a weep screed for stucco at the foundation plate line a minimum of 4 inches above earth or 2 inches above paved areas. (R703.6.2.1)
78. Provide gutters and down spouts.
79. Show an approved veneer detail per R703.7.
80. Masonry Fireplace and Chimneys: (R1003)
 - a. Show vertical and horizontal reinforcement.
 - b. Provide seismic anchorage to floor and roof.
 - c. Provide foundation.
 - d. Clearance to combustible material shall be 2 inch clear.
 - e. 12-inch clearance from firebox to combustible face.
 - f. Chimney shall extend 2 feet above roof/wall within 10 feet, but shall not be less than 3 feet above the highest point where the chimney passes through the roof.
 - g. Provide spark arrestors.
 - h. Provide tight fitting, closeable metal or glass doors.
 - i. Masonry fireplaces are required to be designed by a licensed engineer.
81. Factory-built metal fireplace: (R1005)
 - a. Specify manufacturer, model and approval number from a recognized testing agency.
 - b. Spark arrestor and shroud shall be listed by the factory-built manufacturer.
 - c. Provide tight fitting, closeable metal or glass doors.
 - d. Provide details on construction of chimney.
82. Provide complete details and specifications for installation of glass block. (CBC 2110).
83. Provide under-floor ventilation opening size and locations equal to 1 square feet for each 150 square feet of underfloor area. (R408.1)
84. Walls or portions thereof that retain earth and enclosed interior space or floors below grade shall be dampproofed in accordance with R406.1. Show details on the plans.
85. Attach a copy of ICC report or report by other approving agency to drawings for:
 - a. ICC listed roofing materials.
 - b. ICC listed skylights.
 - c. Prefabricated fireplaces and chimneys.
 - d. _____

ROOFS

86. Provide roofing specifications and show roof pitch. Specify manufacturer and ICC ES number or report by other agency and clearly indicate weight of less than 5.9 lbs. If over 5.9 lbs provide structural calculations prepared by a registered Civil, Structural Engineer or and Architect.
87. Minimum Class B roofing shall be installed. (R902).
88. A minimum Class A roofing shall be installed. Classes A roofing shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

 - a. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
 - b. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.
89. Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50

percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B (R902).

90. Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A roof assemblies (R902.2).
91. Provide minimum 2% slope at flat roof and deck.
92. Dimension eaves overhangs on the roof plan.
93. Specify manufacturer and ICC ES number for skylights.
94. Show on plans the required attic ventilation area and the attic ventilation type, size and location provided. (R806)
95. Show 22"x30" attic access on the plans. (R807)

HABITABLE ATTICS

96. Minimum occupiable area of 70 square feet of floor area. (R304)
97. Unlimited in area.
98. Minimum ceiling height per R305.

TITLE 24 ENERGY REQUIREMENTS

99. Camarillo is in climate zone 6, revise forms and/or calculations.
100. Update all forms to most current edition _____.
101. Submit forms and calculations.
 - a. Provide the CF-1R & MF-1R forms on the plans.
 - b. Have all of the required signatures on the CF-1R.
 - c. Check off applicable mandatory features on the MF-1R forms. Note the design insulation values on the MF-1R form if it exceeds the minimum values.
102. New Construction and Additions:
 - a. Prescriptive Approach:
 - b. Performance Approach:
 - i) Submit computer performance package using State certified programs.
103. Alterations: Performance Approach.
104. Show Mandatory Requirements for lighting on the plan: (Do not provide only notes)
 - a. Kitchen lighting: 50% of wattage to be high efficacy and switched separately. Incorporate WS-5R onto the plans for kitchens not provided with 100% high efficacy lighting.
 - b. Lighting in bathrooms, garage, laundry room, utility room shall be high efficacy or equipped with occupant sensor.
 - c. Lighting in all bedrooms, hall, living room, den and other similar rooms to be high efficacy or shall be controlled by occupant sensor or dimmer.
 - d. Exterior lighting mounted on the building to be high efficacy or controlled by photo control/motion sensor combination.
 - e. Lights recessed in insulated ceilings must be IC rated.
 - f. Specify max flow rate standards set by the CPC:
Water Closets 1.28 GPF, Urinals 0.5 GPF,
showerheads 2.5 GPM and sink faucets 2.2 GPM.
 - g. Show window U-factor.
 - h. Provide a CRRC Cool Roof.
105. Provide a list on the cover page of all measures requiring field verification and/or diagnostic testing.
106. Duct sealing is required when air conditioning or furnace is replaced and/or when new ducts are added or ducts are altered in an existing home.

PLUMBING, MECHANICAL & ELECTRICAL

107. Show location of FAU.
108. Show how heat will be provided on plans.
109. Provide a listed gasketed door with a self-closing device for furnaces located in bathroom. All combustion air shall be obtained from the outside.
110. Show how dryer will be vented. Clothes dryer max 14' vent with 2-90 degree elbows.
111. Provide mechanical ventilation for bathrooms and laundry rooms.
112. All pilot lights to be above garage floor eighteen inches.
113. Provide vehicular impact protection for all fuel burning appliances in garage.
114. Shower compartments shall be minimum 1,024 sq. in. and shall be capable of encompassing a 30 inch circle.
115. Provide UFER or other approved ground per CEC 250. Specify or detail specific requirements on the plans.
116. Show location and ampere of the electrical service and panels. No panels allowed in Garage firewall or clothes closet.
117. Provide electrical plan that complies with CEC outlet spacing.
118. Show location of the G.F.C.I. protection to all 125 volt, 15 and 20 amp receptacles installed in bathrooms, garages, outdoors, crawlspaces, unfinished basements, kitchen countertop surface and within 6 feet of laundry, utility and wet bar sinks. (CEC 210.8(A) Exception: Single outlet receptacles in garages utilized for a fixed or stationary appliance.
119. All 120-volt, single phase, 15 and 20 ampere branch circuits in 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). Show on plan.
120. Fixtures are not allowed within 3 feet horizontally or 8 feet vertically from the top of the bathtub rim or shower stall.
121. Provide at least one GFI outlet at exterior of front & back of house & within perimeter of deck, balcony or porch.
122. Receptacles shall be tamper resistant.
123. Provide light and interior switch at door leading to deck or balcony.
124. Show location of the water heater on the plans. Water heaters shall be anchored or strapped to the structure. Provide 1 1/2" x 16 gauge straps at top and bottom with 3/8" Ø. X 3" long lag bolt at each end. (CPC 508.2)
125. Tankless water heaters located within habitable space require manufacturer's specifications for combustion air supply and venting. Show requirements on the plans.
126. Show how water heater and/or furnace will be provided with combustion air and how products of combustion will be vented to outside air.
127. Show location and length of water heater vent pipe. Show horizontal and vertical lengths. Single wall horizontal pipe limited to 75% of vertical length and double wall limited to 100% vertical length.
128. Please show how new plumbing ties into existing.
129. All exterior wet location outlets shall be bubble type or other approved cover.
130. Bathroom exhaust fans shall be energy star approved and controlled by a readily accessible humidistat.
131. Provide a note "Hose bibs shall be installed with anti-siphon valves.
132. Provide backflow device for all fixtures located on a floor level below the next upstream manhole.

133. Show on plans 30 inch clear width for water closet compartment and 24 inch clearance in front of water closet. CPC 407.5

GREEN

134. Provide Green building code inspection/verification table into plans.
135. Indicate on plans "Per Section 301.1.1 CALGreen and Civil Code 1101.3©, all non-compliant plumbing fixtures within this residence shall be replaced with water-conserving plumbing fixtures. Provide a Plumbing Certification Form at final inspection".
136. Provide VOC compliance certification into plans.
137. See Residential Green Building requirements and incorporate them into the plans.

DESIGN CRITERIA

138. This building contains structural elements that exceed the limits of R301. Please see separate structural review:
- Structural modification to an engineered building.
 - The building exceeds three stories above grade.
 - Story height exceeds the limitations of R301.3.
 - Average dead loads exceed 15 p.s.f. for roof and ceiling assemblies.
 - Average dead loads exceed 15 PSF for floor assemblies.
 - Wall dead load exceeds the limitations of R301.2.2.2.1.
 - Roof truss and rafters span more than 40 feet.
 - Irregular structure in Seismic Design Category D2.
 - Buildings in SDC E shall be designed in accordance with the CBC, except when the SDC is reclassified to a lower SDC in accordance with Section R301.2.2.1.
139. Design Criteria: Buildings and structures, and all parts thereof, shall be in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2(1). (R301.1)
140. As an alternative to the requirements of R301.1 the following standards are permitted subject to the limitations of this code and the limitations therein. Where engineering design is used in conjunction with these standards, the design shall comply with the CBC.
141. Provide material specifications on the plans:
- Structural lumber shall comply with DOC PS20.
 - Wood structural panels shall comply with DOC PS1-or DOC PS2.
 - The number and size of wood fastener shall not be less than that set forth in R602.3(1) through R602.3(4).
 - Concrete: F'c, Cement Type & water-cement ratio.
 - Masonry: F'm, ASTM C90, Grade N.
 - Grout and mortar mixes.
 - Reinforcing steel: ASTM Number, Grade.

WOOD FRAMING

142. Detail or specify framing connections on the plans.
143. Provide straps at top plate to tie new walls to existing walls.
144. Detail California framing.
145. Wall Bracing shall comply with R602.10. The length of bracing along each braced wall line shall be the greater that required by the by the wind design in accordance with Table R602.10.1.3(1) or the seismic design in accordance with Table R602.10.1.3(2):

- Show connection of the roof rafters and trusses to the exterior walls per R602.10.8.2.
- Braced wall panel location shall comply with R602.10.2.2 and Figure R602.10.2.2.
- Show location, length and spacing of panels on the plans. Minimum length shall be 48 inches.
- Show the construction of the braced wall panels per Table R602.10.4.
- Provide min. ½ " diameter steel bolts embedded 7 inches into the foundation and spaced not more than 6 feet apart with minimum 3" x 3" x 0.229" thick plate washer. Provide minimum 1-1/2 inch clearance to anchor bolts.
- Provide continuous footings.

146. Please specify panel identification index and nailing pattern for plywood floor and roof sheathing.
147. Provide rafter ties where ceiling joists and rafters are not parallel. Ties shall comply with CRC. Brace purlins to bearing walls.
148. Specify size and spacing of floor joists and rafters. Floor joists/ceiling joists appear over spanned at _____.
149. Provide a structural section which shows typical framing conditions for this project .
150. Show header size for openings over 4' wide. Clearly note all beam sizes on plans.
151. Show posts, sizes - specify connection at top and bottom. Specify type of approved hardware.
152. Provide 22" x 30" minimum scuttle to attic (30" x 30" if FAU in attic).
153. Show sections through rake wall framing. Max. 2 X 4 stud height is 14' on non-bearing walls.
154. Specify ceiling height at _____.
155. Detail framing around skylight/floor framing/opening over 4'.
156. Provide double joists under parallel bearing partitions. Show on floor framing plan.
157. Provide attic ventilation equal to 1/150 of roof area minimum.
158. Detail rafter connection at structural ridge beam.
159. Indicate on framing plan the location of shear schedule.
160. Detail shear wall connection from floor to roof and required drag.
161. Wall Bracing shall comply with R602.10. The length of bracing along each braced wall line shall be the greater that required by the by the wind design in accordance with Table R602.10.1.3(1) or the seismic design in accordance with Table R602.10.1.3(2):
- Show connection of the roof rafters and trusses to the exterior walls per R602.10.8.2.
 - Braced wall panel location shall comply with R602.10.2.2 and Figure R602.10.2.2.
 - Show location, length and spacing of panels on the plans. Minimum length shall be 48 inches.
 - Show the construction of the braced wall panels per Table R602.10.4.
 - Provide min. ½ " diameter steel bolts embedded 7 inches into the foundation and spaced not more than 6 feet apart with minimum 3" x 3" x 0.229" thick plate washer. Provide minimum 1-1/2 inch clearance to anchor bolts.
 - Provide continuous footings.

FOUNDATION

162. Provide a foundation plan.
163. Provide a note on the foundation plan: All excavations shall be approved by the Soils Engineer and/or the Engineering geologist prior to placement of steel.

- Documentation of this approval shall be left on site for the Building Inspector at foundation inspection.
164. Provide a note on foundation plan: All shear hardware and Anchor Bolts with non-standard spacing to be tied in place at foundation inspection. Indicate locations of hold downs and anchor bolts with non-standard spacing.
 165. Show shear wall length on foundation plan, indicate where 3x sill plates are required. Detail hold downs at existing foundations.
 166. Bolt foundation plates and sills to the foundations with 5/8" bolts spaced not more than 6'-0" apart. Embed bolts at least 7" into reinforced masonry or concrete.
 167. Anchor bolts shall not be located less than 7 bolt diameters from the end of the sill plate. (Minimum 4 3/8" for 5/8" bolt)
 168. Provide a foundation section showing under floor clearance. Joists @18" to earth, beams and girders @ 12" to earth.
 169. Provide 24" x 18" under floor access (30" x 30" for under floor furnace access).
 170. Where foundation stem walls are deepened in order to provide setback from a descending slope per CRC and where the stem wall exceeds 4'-0" in depth, the stem wall shall be designed as a retaining wall. Design retaining walls for expansive soils conditions.
 171. Provide a note: Where foundation walls exceed 4'-0" in height/depth for any reason, minimum #4 bars @ 24" O.C. shall be placed both ways.
 172. Provide a note: All foundation excavations to bear in like material.
 173. Verify that the embedment distance and end distance in the specified concrete strength are per manufacturers specifications for all hold down bolts.
 174. Foundations on expansive soils shall be not less than 27" below natural soil with 1 # 4 rebar T & B , slab reinforcing shall be min. # 3 @ 24" on center. Alternatively, you may submit a soils report prepared by a licensed civil or geotechnical engineer making specific foundation design recommendations.
 175. Dowel new foundations to existing using minimum # 4 rebar @ T & B , dowel slab with # 3 rebar @ 24" on center, both shall be 6" into existing with epoxy. Please provide ICC # for epoxy.
 176. Provide a foundation plan.
 177. Exterior walls shall be supported on continuous footings per Table R403.1 based on load-bearing value of soil of 1,500 p.s.f.
 178. Foundations with stemwalls shall be provided with one #4 reinforcing steel within 12 inches of the top of wall and one #4 bar located 3" to 4" from the bottom of footing.
 179. Footings shall be founded a minimum of 27 inches below grade.
 180. Provide #4 vertical rebar @ 48' o.c.. Rebar shall extend to 3" clear of the bottom of footing and have a standard hook. (R403.1.3)
 181. Provide #3 vertical dowels @ 48" o.c. with standard hooks on each end where slab is not cast monolithically with the footing per Figure R403.1.3.2.
 182. Provide minimum 1/2 " diameter steel bolts embedded 7 inches into the foundation with minimum 3" x 3" x 0.229" thick plate washer for the anchor bolts. Spacing shall be 6 feet o.c. and for building over two stories 4 feet o.c. Provide minimum 1-1/2" clearance.
 183. Minimum ultimate compressive strength of foundation concrete shall be 2,500 p.s.i.
 184. Specify slab on grade concrete floor slab thickness, reinforcement and moisture barrier on foundation plan.

185. Provide method of tying new footings and slab into existing footings. Show construction details.
186. Provide capillary break or engineer of record to design break.
187. Foundation sill plate shall be preservative-treated wood or foundation redwood.
188. Fasteners in contact with preservative-treated or fire-retardant treated wood shall be hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. (R317.3)
189. Specify mechanical anchors and power driven pin.
190. Provide detail of the reinforcement at footing intersection and corners.
191. Detail set back of footings from the face of slopes. (5 feet minimum unless specified otherwise by a soil engineer).
192. For wood floors with raised foundations, provide:
 - a. Girder size and location, joist size.
 - b. Pier size and location; provide details.
 - c. 18" clearance, earth to joists, 12" at girders.
 - d. Under floor ventilation.
 - e. 24" x 18" access opening.

SWIMMING POOLS

193. Show perimeter fence, minimum 60 inches high measured from the side opposite the pool.
194. Show access gates minimum 60 inches high measured from the side opposite the pool. Gates shall be self closing self-latching and swing away from the pool. Locate latches 60 inches above grade on the poolside of the gate. The gate may have no openings greater than 1/2 inches with in 18 inches of the release mechanism.
195. When house is used as part of the perimeter fence, provide door alarms at each door entering the pool area.

ADDITIONAL REQUIREMENTS
