



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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Re: Building Plan Check #: BLD16-5688-2

1743 Skillman Ln. Petaluma, CA

Plans for the above-referenced project have been reviewed for building code compliance. The applicable code versions are the 2013 codes adopted January 1, 2014.

- 2013 California Residential Code (CRC). Referenced sections of this code have the 'R' prefix.
- 2013 California Building Code (CBC)
- 2013 California Plumbing, Electrical, and Mechanical Codes (CPC, CEC, CMC)
- 2013 California Energy Code
- 2013 California Green Building Standards Code (CalGreen)

The following issues should be addressed before the approval process can continue:

BLD16-5688:

1. Prior to permit issuance, clearances by PRMD Planning (707-565-1900) and Well & Septic (707-565-2849) will be required. Contact those respective sections for additional assistance.
2. The revised porch framing details show pressure treated posts embedded in concrete piers. Provide notes on plans stating that said posts will be approved pressure-treated wood suitable for ground contact. (R317.1.2)

Structural

1. Provide engineering calculations for lateral load design. Revise plans as necessary. The prescriptive bracing methods of the CRC cannot be used because the building has irregularities per R301.2.2.2.5:
 - Item #2: Portions of floors that do not support shear walls or braced wall panels above, or roofs, shall be permitted to extend no more than 6 feet beyond a shear wall or braced wall line. *Covered deck at rear of house. Similar to front porch calculation provided with first plan check response.*
 - Item #4: An opening in a floor exceeds 12'.
There is no exception in the code allowing prescriptive bracing if diaphragm calculations are submitted.
2. For areas to be designed using conventional construction provide lateral load design per prescriptive methods in R602.10 (where applicable) or submit an engineered design. Specify the bracing method per R602.10.2 and R602.10.4. Define braced wall lines and specify the locations of braced wall panels on the plan. Dimension the lengths of all braced wall panels. Provide calculations for each wall line specifying the required amount of bracing per section R602.10.1.1. The Simpson Wall Bracing Calculator, <http://www.strongtie.com/webapps/BracedWall/> may be used to assist in the calculation. If the required braced wall lengths, braced wall panel locations, and spacing of braced wall lines cannot be met, then engineering analysis should be submitted.

Please address the above comments. Three (3) complete sets of revised plans with changes clouded and delta number shall be submitted for review. Plans not addressing the plan check comments may not be accepted.

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