



# **COUNTY OF SONOMA**

## **PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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(707) 565-1900 FAX (707) 565-2210

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**Re: Building Plan Check #: BLD17-0694**

14270 Valley Ford Rd. Valley Ford, 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.

- 2016 California Residential Code (CRC). Referenced sections of this code have the 'R' prefix.
- 2016 California Building Code (CBC)
- 2016 California Plumbing, Electrical, and Mechanical Codes (CPC, CEC, CMC)
- 2016 California Energy Code
- 2016 California Green Building Standards Code (CalGreen)

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

**BLD17-0694:**

1. Prior to permit issuance, clearances by PRMD Well & Septic (707-565-2849) will be required. Contact that section for additional assistance.
2. Revise notes on plan to state that the roof will be a Class A Assembly (see detail 4 on pg A7.1) CBC 1505.2.
3. Provide smoke alarm on the first floor per R314.
4. Provide carbon monoxide alarm on the first floor per R314.

5. Revise lighting notes to meet current energy code.
  - a. Note all lighting as high efficacy (CEC 150.0(k)1.A)
  - b. Note requirements for vacancy controls at Bathrooms, Utility Rooms, Laundry Rooms, and Garages: At least one luminaire in each of these spaces shall be controlled by a vacancy sensor. (CEC 150.0(k)2.J)
  - c. Where luminaires using JA8-certified changeable are used, dimmers or vacancy controls are required. (CEC 150.0(k)2.K)
6. Provide note on the electrical sheets regarding AFCI protection: All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit. (201.12 CEC 2013)
7. Provide note for tamper resistant receptacles for all 125-volt, 15- and 20- ampere receptacles less than 5.5' above the finished floor level. Tamper resistant receptacles are not required where the receptacle is dedicated to a specific appliance. (CEC 406.11)
8. Provide note for safety glazing for window in new master bathroom shower (R308.4).
9. Provide details on the plans showing the required dimensions for emergency escape window for the bedrooms (R310). The required dimensions of the operable opening are: minimum 5.7 square foot; 24" minimum height; 20" width. The sill height shall not exceed 44" above the finished floor.

## **Structural**

1. Please review and complete the enclosed Statement of Special Inspections form.
2. Revise special inspection notes on pg S0.0 to reference the current applicable codes.
3. The lateral design relies on the roof diaphragm to distribute load to designated shear walls. Provide verification of adequate roof diaphragm, and show required specification and shear transfers on the plans.

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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