



October 16, 2018

Michael McMinn
1851 Piner Rd Ste D
Santa Rosa, CA 95403
Email: michael@brmbuild.com

County of Sonoma (RPC) – FIRST REVIEW
County Permit No: BLD18-6367

Re: Plan Review: Egbert New SFD With Attached ADU And Attached Garage
Address: 4595 Lambert Drive

West Coast Code Consultants, Inc. (WC³) has completed the first review of the following documents for the project referenced above on behalf of the Sonoma County:

1. Plans: Electronic copy dated October 18, 2018, by Daniel A. Westphal.
2. Structural Calculations: Electronic copy dated October 18, 2018, by John R. Ehlert, PE.
3. Energy Report: Electronic copy of SFD Report and ADU Report dated August 21, 2018, by NRG Compliance, LP.
4. Other: Electronic copy of Geotechnical Report dated January 19, 2018, by Bauer Associates, Inc. Electronic copy of Geotechnical Letter dated September 20, 2018, by Bauer Associates, Inc. Electronic copy of Authorization of Agent Form, CALGreen Checklist, Grading Permit Questionnaire, Statement of Special Inspections, Septic System Findings Report, Will Serve Letter and Construction Waste Management Plan.

The 2016 California Building, Residential, Mechanical, Plumbing, Fire, and Electrical Codes (i.e., 2015 IBC, IRC, UMC, UPC, IFC and 2014 NEC, as amended by the State of California and the County of Sonoma), 2016 California Green Building Standards Code, 2016 California Energy Code, Sonoma County Municipal Code, Sonoma County Well & Septic Standards, Sonoma County Fire Safety Standards as applicable, were used as the basis of our review. **Plan review comments follow on the attached list.**

Please submit an itemized response letter and two (2) sets of complete and revised documents with all revisions clouded directly to the County of Sonoma Resiliency Permit Center at 448 Fiscal Drive Santa Rosa Ca, 95403. Electronic submittals please upload a complete set with all revision clouded to electronic plans portal. <http://sonoma.co.ca.eprocess360.com>

Sincerely,

West Coast Code Consultants, Inc. (WC³)

Structural Review by:

A handwritten signature in blue ink, appearing to read "G. Mason".

Gregory S. Mason, PE
Plan Check Engineer

Non-Structural Review by:

A handwritten signature in black ink, appearing to read "Keyvan Irannejad".

Keyvan Irannejad, PE
ICC Plans Examiner

Plan Review Comments

OCCUPANCY & BUILDING SUMMARY:

Occupancy Groups: R-3/U
Type of Construction: V-B
Sprinklers: Yes
Stories: 2
Area of Work (sq. ft.): Residence 1,683, ADU: 536, and Garage 570.

GENERAL INFORMATION:

- A. The following comments are referred to the 2016 California Building, Mechanical, Plumbing, Electrical Codes, California Green Building Standards Code, and Energy Code (i.e., 2015 IBC, UMC, UPC, and 2014 NEC, as amended by the State of California).
- B. Respond in writing to each comment by marking the attached comment list or creating a response letter. Indicate which details, specification, or calculation shows the required information. Your complete and clear responses will expedite the re-check and hopefully, approval of this project.
- C. Please be sure to include the architect and engineer's stamp and signature on all sheets of the drawings and on the coversheets of specifications and calculations per CBPC 5536.1 and CBPC 6735. This item will be verified prior to plan approval.

PLANNING COMMENTS:

PL1. This parcel does not meet the minimum requirements for an ADU per County municipal code. For additional ADU requirements please refer to Sec. 26_88_060 of County municipal code. Please revise and resubmit plan.

Accessory Dwelling Minimum Parcel and Unit Size

Water and Sanitation	Minimum Parcel Size	Maximum Unit Size (Sq. Ft.)
Well and Septic	2.0 acres	1,200
Public or Community Water, or on-site well ¹	1.5-1.99 acres	640/1-bdrm
Public or Community Water	1.0-1.49 acres ²	640/1-bdrm
Public Water and Sewer within urban service areas	5,000 square feet	1,200

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FIRE COMMENTS:

No comments

ARCHITECTURAL COMMENTS:

No comments.

MECHANICAL COMMENTS:

No comments.

ELECTRICAL COMMENTS:

No comments.

PLUMBING COMMENTS:

No comments.

GREEN BUILDING COMMENTS:

No comments.

ENERGY COMPLIANCE COMMENTS:

No comments.

STRUCTURAL COMMENTS:

No comments.

If you have any questions regarding the above comments, please contact Greg Mason (gregm@wc-3.com) and or Keyvan Irannejad (keyvani@wc-3.com) for plan review comments via email or telephone (925) 275-1700.

[End]