



July 24, 2019

Erickson Engineering Inc.
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Re: Permit Application BLD19-2620
7599 Valley Ford Rd.

Plans for the above-referenced project have been reviewed for building code compliance. The applicable code versions are the 2016 codes adopted January 1, 2017.

- 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)

A review of your plans submitted for a building permit indicates the following items must be revised, corrected, or submitted in greater detail. Please revise your plans and resubmit **three (3) copies** for additional review and approval. Revise plans, specifications and calculations to clearly respond to the comments in this letter, resubmitting complete (**not partial**) plans.

Revisions to the plans must be appropriately “**clouded and keyed**” or the resubmittal will not be accepted. Respond in writing to each comment on the following list. Responses should indicate which detail, specification, or calculations show the required information. Responses such as “plans comply” or “see plans” do not save time. Responses of a general nature such as “Guards shall be per R312” are not acceptable.

Show or note specifically how compliance with a code requirement is achieved. Resubmittals received without a response letter **will not** be accepted. The following issues should be addressed before the approval process can continue:

1. Please provide a plan review letter from the geotechnical engineer of record, verifying that all applicable geotechnical recommendations have been adhered to in the proposed plans, details, and specifications.
2. Please provide an adequate Site Plan depicting the proposed accessible parking location and route(s) of travel to proposed building entrance(s). The proposed Site Plan should be consistent with the associated Grading Permit application documentation.
3. Please provide an adequate Floor Plan depicting the proposed use(s) of all proposed building areas.



4. Please revise the proposed occupancy classification identified on the proposed Cover Sheet. It appears the correct occupancy group associated with the proposed structure would be Group S-1, per CBC Section 311.2. An adequate floor plan clearly depicting all proposed uses and building areas shall clarify the occupancy classification to be assigned.
5. Please adequately detail a listed assembly of the required 1-hour fire-resistance rated wall requirement of the proposed less than 10 feet from the adjacent property line, per CBC Table 602.
6. Drawing Sheet S1.2 is not in the proposed construction documents and is listed on the Sheet Index. Please remove this sheet from the Sheet Index and provide an adequate foundation plan for the proposed construction.
7. Please provide adequate notes, details, and materials' specifications in the proposed plans demonstrating compliance with CBC Section 7A for parcels within the Wildland-Urban Interface fire areas.
8. Please revise the proposed structural design of the structure and foundation system to be in accordance with the design requirements of a Risk Category IV structure, in accordance with CBC Table 1604.5 and ASCE 7-10.
9. The structural calculations for the proposed foundation system shall reference the applicable soils report for the proposed structure.
10. Please adequately detail subsurface drainage behind the proposed abutment walls, or the full hydrostatic pressure of saturated soil must be used in the structural design of these abutment walls. Please identify and detail the proposed outlet locations of any proposed sub-drains
11. Please have the Engineer of Record complete and return a *Statement of Special Inspections* and *Steel Appendix* for the proposed scope of work:
<http://sonomacounty.ca.gov/WorkArea/DownloadAsset.aspx?id=2147552229>;
<http://sonomacounty.ca.gov/WorkArea/DownloadAsset.aspx?id=2147552248>

Thank You,

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