BLD19-3662. PC2

permit SONOMA

THESE ATTACHMENTS ARE PART OF THE APPROVED PLANS
DO NOT REMOVE THEM

JUL 16 2019
PRMD
RESILIENCY PERMIT CENTER
PERMIT #

Reviewed for Code Compliance
County of Sonoma
PRMD
JUL 16 2019

June 26, 2019

Eddy Doughty
PO box 1234
Sebastopol CA 95473
Email: **EDBUILDERS1984@GMAIL.COM**

County of Sonoma (RPC) – FIRST REVIEW
County Permit No: BLD19-3662

Resiliency Permit Center

Re: Plan Review: Replacement SFD
Address: 173 Wembley Ct. Santa Rosa, CA 95403

The Resiliency Permit Center has completed the first review of the following documents for the project referenced above on behalf of the Sonoma County:

1. Architectural Plans: Two (2) copies dated January 8, 2019, by Kelly B. Grimes.
2. Structural Plans and Calcs: Two (2) copies dated December 31, 2018, by Duncan Engineering.

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.

Sincerely,

Resiliency Permit Center

Review by:

Bob Biederman, CCM
Plans Examiner

OFFICE

ENTER BRIEF PROJECT DESCRIPTION
ENTER ADDRESS
ENTER DATE

County Permit No.: ENTER TEXT

Plan Review Comments

OCCUPANCY & BUILDING SUMMARY:

Occupancy Groups:	R3/U
Type of Construction:	VB
Sprinklers:	Yes
Stories:	2
Area of Work (sq. ft.):	2054 sq. ft.

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:

PLD1. No comments

FIRE COMMENTS:

F1. No comments

WELL & SEPTIC COMMENTS:

WS1. The plans indicate a septic findings report has been performed however it was not provided with the plan package. Please submit the findings report for review along with the resubmittal.

ARCHITECTURAL COMMENTS:

A1. The architectural notes on sheet A1 show many outdated and incorrect code references such as the UPC. Please revise notes to reference current adopted codes including the 2016 CRC, CBC, CPC, CMC, CEC, CGBC, and California Energy Code.

A1 NOTES. 4.4.10

A2. Provide additional stair details on the plan:
A2.1 STAIRS
- Minimum 36" Width
- Specify stair tread dimensions: Maximum Rise= 7 ¾"; Minimum Run= 10" (R311.7.4)
- Handrails are required for stairs with four or more risers. Provide handrail detail/dimensions for stairs per R311.7.7. Dimension the height of the rail (between 34" and 38"), the distance between the hand rail and the guard (minimum 1 ½"), and the grip size.

A4 handrail detail
- Provide notes for stair guard details. The guard shall be a minimum 34" height with maximum 4 3/8" openings. The triangular openings formed by the guard and the rise shall not allow passage of a 6" sphere. (R312)

A2.2 note @ top of stairs.
- Minimum 6' 8" headroom (R311.7.2)
- Provide fireblocking between stair stringers at top and bottom and between studs along and in line with run of stair, adjoining stud walls and partitions. (R302.11) The exposed underside of the stairs shall be protected with ½" gypsum board (R302.7).
- Open risers are permitted provided that the opening between risers does not allow the passage of a 4" sphere.(R311.7.5.1)

A3. Provide roof ventilation area calculation per R806.2 and specify on the plans the required area per the calculation. Demonstrate on the plan how the required area is achieved by specifying the type of vents, the area provided by each individual vent, the number of vents, and their locations.
A2.2 new table UPPER ROOF PLAN

A4. Provide underfloor ventilation area calculation per R408 and specify on the plans the required area per the calculation. Demonstrate on the plan how the required area is achieved by specifying the type of vents, the area provided by each individual vent, the number of vents, and their locations. One ventilation opening shall be within 3 feet (915 mm) of each corner of the building.
A2.1 + A2.2

A5. The master shower enclosure consists of pocket doors on both the entry walls. This will make it impossible to place the control valves in a location that can be accessed without entering the shower. Please revise this area so that the control valves are located where the bather can adjust the temperature without stepping into the compartment or shower spray per CPC 408.9.
A2.1

MECHANICAL COMMENTS:

M1. No comments

ELECTRICAL COMMENTS:

E1. Exhaust fans shall be switched separately from lighting systems as per Energy Code 150.0(k)2B. Please revise.
A6

E2. Revise locations of smoke detectors per R314. The alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom and on each story of the dwelling.
A6

E3. Revise locations of carbon monoxide alarms (R315.2). The alarms are required outside each separate sleeping area in the immediate vicinity of the bedroom, within sleeping rooms with fuel burning appliances, and on every level of a dwelling unit.

PLUMBING COMMENTS:

P1. No comments

GREEN BUILDING COMMENTS:

G1. Prior to resubmittal, the CALGreen checklist shall be signed by the owner and the designer.

ENERGY COMPLIANCE COMMENTS:

T1. On the coversheet, please provide a summary of the required special features and HERS verifications per the energy calculations.

T2. Please revise sections drawings to show the correct insulation R-values and assemblies per the energy calculations.

T3. Please provide the following notes on the plans to show compliance with Energy Code lighting requirements:
•All luminaires. All installed luminaires shall be high efficacy; either listed by source type or by being JA8-2016 certified and labeled. See Table 150.0-A below.

•JA8-2016-E certification required for enclosed luminaires and recessed ceiling downlights (cannot be screw base socket), Non-decorative LEDs (including GU-24 base luminaires containing LED), and any lamp designed for screw base socket.

1. All JA8 certified light sources must be controlled by a dimmer or vacancy sensor.

•Enclosed luminaires. Light sources that are not marked "JA8-2016-E", marked "E" for elevated temperature, shall not be installed in enclosed luminaires.

•Screw based luminaires. Screw based luminaires shall meet all of the following:

1. The luminaires shall not be recessed downlight luminaires in ceilings; and
2. The luminaires shall contain lamps that comply with Reference Joint Appendix JA8; and
3. The installed lamps shall be marked with JA8-2016 or JA8-2016-E.

•Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed ceiling downlight luminaires.

•Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8, except hallways and closets less than 70 square feet.

•Vacancy sensors required for at least one luminaire in bathrooms, garages, laundry, and utility rooms.

•Exhaust fans and under cabinet lighting shall be switched separately from lighting system.

•Blank electrical boxes. All unused electrical boxes mounted above 5 feet from the finished floor shall be no more than the number of bedrooms and shall be served by dimmer or vacancy sensor control, or fan speed control.

•Outdoor Lighting. All lighting attached to the residence or to other buildings on the same lot must be high efficacy, and must be controlled by a manual ON and OFF switch and one of the following automatic control types:

1. Photocontrol and motion sensor.
2. Photocontrol and automatic time switch control.
3. Astronomical time clock control that automatically turns the outdoor lighting off during daylight hours.
4. Energy Management Control System (EMCS) that provides the functionality of an astronomical time clock, does not have an override or bypass switch that allows the luminaire to be always ON, and is programmed to automatically turn the outdoor lighting off during daylight hours.

Manual ON and OFF switches must not override the automatic control functions listed above, and any control that overrides the automatic controls to ON must automatically reactivate those controls within six hours.

•All Luminaires are either High efficacy by source types listed, or must be certified & labeled per JA8 to be classified as high efficacy. See Table 150.0-A below:

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources **Luminaires installed with only the lighting technologies in this table shall be classified as high efficacy**	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	**Light sources in this column shall be certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.**
1. Pin-based linear or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide. 3. High pressure sodium. 4. GU-24 sockets containing light sources other than LEDs. [a,b] 5. Luminaires with hardwired high frequency generator and induction lamp. 6. Inseparable SSL luminaires that are installed outdoors. 7. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C. 9. GU-24 sockets containing LED light sources. 10. Any light source not otherwise listed in this table and certified to the Commission as complying with Joint Appendix 8.
Notes: a. GU-24 sockets containing light sources such as compact fluorescent lamps and induction lamps. b. California Title 20 Section 1605(k)3 does not allow incandescent sources to have a GU-24 base.	

STRUCTURAL COMMENTS:

S1. The geotechnical plan review letter contains many recommendations. Please incorporate these recommendations into the plans and provide a revised geotechnical plan review letter, or a signed stamped letter from the Engineer of Record stating how they have addressed each item.

Duncan letter

S2. Revise structural calculations wind loads for exposure C. Subject parcel more closely resembles exposure C as per ASCE 7-10 section 26.7. exposure B has a surface roughness described as urban and suburban areas, wooded areas, or other terrain with numerous closely spaced obstructions having the size of single family dwellings or larger. To qualify for exposure B, this surface roughness would need to prevail for a distance greater than 1500 ft in the upwind direction. Photographic examples provided in the commentary section of ASCE 10-7 shows examples of the various site classes and clearly show that the subject parcel most closely resembles exposure C. Furthermore, As per R301.2.1.4(3) exposure C shall apply to any building located in Exposure B where the building is directly adjacent to open areas of exposure C type terrain in any quadrant for a distance of more than 600 ft.

Duncan letter and calcs.

If you have any questions regarding the above comments, please contact Bob Biederman (bob.biederman@sonoma-county.org) for plan review comments via email or telephone (707) 565-1220.

[End]