



September 5, 2019

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SUBJECT: Building Plan Check Comment Letter #1
Building Permit Application #**BLD19-3421 Interior Renovation**
60 Sea Walk Drive, The Sea Ranch, CA 95497 APN# 122-200-009

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

- 2016 California Building Code (CBC)
- 2016 California Plumbing, Electrical, and Mechanical Codes (CPC, CEC, CMC)
- 2016 California Green Building Standards (Cal Green)
- 2016 California Energy Code Supplement

A review of the plans included with this building permit application indicates the following items must be revised, corrected or submitted in greater detail. Please revise plans and resubmit **three (3) copies** for additional review and approval. Revisions to the plans or calculations must be appropriately “bubbled and keyed” or the submittal will not be accepted.

Please note the drawings submitted are incomplete per comments items 2 to 11 listed in this letter. Comments made in this letter are limited in scope. Additional plan check comments may be issued when required drawings and details are submitted and reviewed.

Adherence to the following resubmittal guidelines is required for a timely review:

- Revise plans, specifications and calculations to clearly respond to the attached comments, resubmitting complete (not partial) plans.
- Respond in writing to each comment by marking the attached comment list. Indicate which detail, specification or calculations show the required information. Responses such as “see plans” or “plans comply” do not save time. Responses of a general nature, such as “handrails shall be as per CBC Section 1014” are not acceptable – compliance with building code requirements shall be illustrated using fully dimensioned details.
- Plans stamped by an architect or engineer cannot be modified in any way (e.g. – red lined) except by the architect or engineer. Plans modified by others will not be accepted.



- REMEMBER: Any response not conforming to the literal prescriptive requirements of the codes can only be approved by the Building Official

The following issues should be addressed before the plan check process can continue.

1. Prior to permit issuance, clearances by Well & Septic (707-565-2849) and Fire (707-565-2191) will be required. Please contact these sections for assistance.
2. Please provide a legible scaled Site Plan showing property lines, contour lines, all existing structures, parking spaces, drive ways, utilities, septic tank, leach field, contour lines and north arrow, public street, etc.
<http://sonomacounty.ca.gov/PRMD/Instructions-and-Forms/BPC-002-Residential-Plan-Checklist/>
3. Please provide as built reference architectural and structural drawings of the existing building.
4. Please provide a roof plan indicating roof slopes, roofing materials, gutter and downspouts, any existing and proposed roof mount HVAC equipment.
5. Provide Electrical plans showing location of panels, amperage, switches and receptacles, etc.
6. Provide Mechanical Plans and Plumbing Plans.
7. Provide required Title 24, Part 6 documentations.
8. Provide required Title 24, Part 11 documentations.
9. Provide structural plans of proposed raised floor areas and other structural revisions to building such as stairways and ramp, lift platform, etc.
10. Please provide an exit plan based on the occupancy classification to clearly delineate the required exit travel distance, separation of exits and required size of exits per Chapter 10 CBC. Provide locations and details of Exit Signs. Exits shall be continuous to the public way, per CBC Sections 1005.4 and 1022.22, and detailed accordingly.
11. Please provide complete details, dimensions and notes indicating compliance with all accessibility requirements per CBC Chapter 11-B, i.e. stairs, ramps, lift platform, bathrooms, counters, build-in seating, door signs, door hardware, door maneuvering clearances, door closing speed and force, and exterior landing, etc.
12. Please provide a seating, fixture plan of all assembly areas, showing compliance with CBC 11B-226.2, justifying assumed occupant loads and provide exit paths of travel and dimensioning.
13. Provide the following on all floor plans: grid lines, dimensions, wall legend, existing and proposed



finish floor elevations, label all rooms and spaces , room numbers, door numbers, door schedule, indicate up or down of stairways and ramps, ramp slope, width of each stairway and ramp. Distinguish duplicate use of room names with numbers such as office #1, office #1, stairway #1, stairway #2, etc.

14. Sheet A0.01
 - a. Provide following information on plan: parcel number, occupancy ratings, construction type, area tabulations, applicable codes, deferred approvals, north arrow, state the building is a sprinklered or non-sprinklered building, state the building is located in State Responsibility Area.
15. Sheet A1.01 and A1.02
 - a. Show all exterior windows.
 - b. Show entire service yard.
 - c. Demonstrate entrances and exterior exits comply with CBC 11B-202.4, 11B-404, CBC Section 1005.4 & 1022.2.2.
 - d. Indicate all room use, occupancy rating, floor area square feet and occupant load for Foyer and area in front of Café.
 - e. "Gallery" room occupant load factor should be under Assembly without fixed seats, occupant load factor should be 5 per CBC Table 1004.1.2. (The function of this room is more of a waiting reception area than a viewing "gallery".)
 - f. Retail occupant load factor should be 60. (CBC 2016, Table 1004.1.2)
 - g. Per CBC Sec 1007.1.1, exit separation is measured "*...not less than one-half of the length of the maximum over all diagonal dimension of the building...*" The measurement needs to be measured from the furthest corner of the offices to the furthest corner of the Fridge. Please revise measurement accordingly.
16. Sheet A1.02
 - a. Clarify and label the rooms next to Mech/Storage room. How these rooms are accessed?
 - b. How do the match lines relate to Level 1?
 - c. Please show the entire floor area or provide the cut off floor area on another sheet.
 - d. Generic CBC Chapter 11B graphics is inadequate for plan check. Please provide graphically and with notes on plan at each location the required clearances.
17. Sheet A2.11
 - a. Provide a wall legend.
 - b. Please show the entire floor area or provide the cut off floor area on another sheet.
 - c. Provide dimensions of rooms, partitions and built-in furniture and stairways' width.
 - d. Indicated existing and proposed finish floor elevations.
 - e. Indicate graphically required clearances for Lift platform (11B-410, 305), doors to Café, Storage, mail room and 2nd Exit (11B-404).
 - f. Provide landing and path of travel for 2nd Exit near Kitchen. (CBC1009.1)
 - g. Provide handrail at stair to Dishwash.

- h. Provide a door schedule.
 - i. Remove door to room at lower lift platform and provide required exit width as lift is part of path of egress. (CBC1003.6, 1005.4)
 - j. All storage area under stairway be 1-hr rated construction. Please provide stairway detail.
18. Sheet A2.12
- a. Provide dimensions of rooms and stairways' width.
 - b. Label all rooms and spaces.
 - c. Indicate up or down of stairways.
 - d. Show equipment in Mechanical room, heater, water heater, etc.
19. Sheet A4.01
- a. Provide the following information graphically and with notes of the following in Section plans:
 - 1) structural member's sizes and spacing,
 - 2) architectural finishes,
 - 3) insulation type and values,
 - 4) crawl space clearance and footings
 - 5) Plate heights and ceiling heights
 - 6) clearly indicate existing and proposed and removed elements
 - 7) roof slopes (Sonoma County Residential Construction Manual BPC-002, 1.7)
 - 8) differentiate existing, proposed or to be removed elements with shading, hatching and notes.
 - b. Please provide the following cross section plans:
 - 1) Exterior Porch thru Foyer, Bathroom and Dining.
 - 2) Kitchen thru Dishwash
 - 3) Section showing Attic space
20. Sheet A6.01
- a. Stair Plans 1, 2, and 3 – Provide stair width dimensions and indicate Up or Down direction.
 - b. Stair Section 1 and 2 – Provide height of handrail.
 - c. Ramp Plan – Provide ramp width dimension.
21. Sheet A6.02
- a. Stair 3, indicate riser height.
 - b. Provide stair width dimension.
22. Sheet A7.01
- a. It is unclear from the submitted drawings the location and layout of the attic space. Please provide an attic plan and a section showing the attic space and space below. Clarify attic access detail.
23. Sheet A8.03
- a. Restroom – 1) Indicate on plan graphically the required clearances of all fixtures Chapter 11B

CBC.

- 2) Provide Interior Elevation plans showing proposed fixtures and their required clearances. (Generic ADA element elevations is inadequate for plan check).

If there are any questions regarding the above, our office is open to the public M-F 8am – 4pm except Wednesdays when we are open 10:30am – 4pm. My contact information is listed below.

Sincerely,

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