



September 25, 2019
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SUBJECT: Plan Check Comment letter #1
BLD19-3785 Replace foundation
28000 Hwy 116, Jenner Ca. 95405 APN: 097-150-005

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

- 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 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.

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. Exterior walls of buildings are required to have a continuous footing. Other systems shall be design by an engineer. Provide details for a continuous footing or have an engineer review the pier system proposed.

If you have any questions regarding the above, our office is open to the public Mon., Tues., Thurs. and Fri. from 8am-4pm and Wed. from 10:30am-4pm. You can also contact me directly. My contact information is listed below.

Sincerely,

R. A. Morris

Ronnie Morris, ICC Certified

Building Plans Examiner II

Sonoma County PRMD

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