



January 23, 2020

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County of Sonoma (RPC) – FIRST REVIEW
County Permit No: BLD20-0255

Re: Plan Review: 1995 Sq. Ft. addition to existing SFR.
Address: 5285 Tre Monte Lane, Healdsburg CA, 95448

4 LEAF Inc, 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 1/10/20 by Sutro Architects.
2. Structural Plans: Two (2) copies dated 12/20/19 by LM Consulting Engineers, Inc.
3. Structural Calculations: Two (2) copies dated 12/26/19 by LM Consulting Engineers, Inc.
4. Energy Calculations: Two (2) copies dated 1/9/20 by Ricks Energy Solutions.
5. Special Inspection Form: Two (2) copies dated 10/17/19 by LM Consulting Engineers, Inc.
6. Cal Green Checklist: Two (2) copies dated 12/31/19 by Ricks Energy Solutions.
7. Geotechnical Study: Two (2) copies dated 1/20/09 by LM Consulting Engineers, Inc.
8. Geotechnical Review Letter: Two (2) copies dated 1/14/20 by LM Consulting Engineers, Inc.
9. Drainage Narrative: Two (2) copies dated 1/9/20 by Muncelle Civil Engineering.

The 2019 California Building, Residential, Mechanical, Plumbing, Fire, and Electrical Codes (i.e., 2018 IBC, IRC, UMC, UPC, IFC and 2017 NEC, as amended by the State of California and the County of Sonoma), 2019 California Green Building Standards Code, 2019 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. <https://prmd.sonomacounty.ca.gov/citizenaccess/>

Sincerely,

4 LEAF Inc,

Review by:

Chris Rose
Plans Examiner

Plan Review Comments

OCCUPANCY & BUILDING SUMMARY:

Occupancy Groups: R3
Type of Construction: V-B
Sprinklers: Yes
Stories: 1
Area of Work (sq. ft.): 1995 sq. ft.

GENERAL INFORMATION:

- A. The following comments are referred to the 2019 California Building, Mechanical, Plumbing, Electrical Codes, California Green Building Standards Code, and Energy Code (i.e., 2018 IBC, UMC, UPC, and 2017 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.

GENERAL COMMENTS:

- G1. Architectural and site plans and attachments were acceptable as submitted. We did find a few references to the 2016 California Building Code however we added a few green lined notes to the affected areas to resolve. The only items that need revision are structural related (noted below).

STRUCTURAL COMMENTS:

- S1. The Structural plans and calculations must be designed under the 2019 edition of the California Building Codes. The structural plans and calculations submitted were a mixture of the 2013 and 2016 code editions. Please revise and re-submit.
 - Please rerun the structural design under the 2019 codes and the ASCE 7-16.
 - Also, ensure the site class and seismic design information is clear and accurate.
 - Ensure the computer based analysis is done with a current version of the program based off of the 2019 codes.
 - Please have the Geotechnical Engineer review the revised structural plans and issue an updated review letter.

If you have any questions regarding the above comments, please contact Chris Rose at crose@4leafinc.com

[End]