



May 6, 2020
Susan Carrington
1752 Vineyard Ave.
St. Helena, Ca. 94974
Phone: 707-963-5333
Email: susancarrington1@comcast.net

SUBJECT: Plan Check Comment letter #1
BLD20-2044 replace exterior siding and windows
60 Sea Walk Dr., The Sea Ranch Ca. 95497 APN: 122-200-009

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:

- 2019 California Residential Code (CRC; referenced sections of this code have the 'R' prefix)
- 2019 California Building Code (CBC)
- 2019 California Plumbing, Electrical, and Mechanical Codes (CPC, CEC, CMC)
- 2019 California Green Building Standards (Cal Green)
- 2019 California Energy Code Supplement

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/or provide documents and/or additional justification as indicated in the comments provided below. **At this time, hard copy resubmittals are not being accepted. Digitally resubmit a complete set of revised plans and all relevant supporting documentation pertaining to the project** for additional review and approval. Please see the attached instructions for information regarding the process for resubmittal through the Permit Sonoma Citizen's Access web portal. All digitally submitted documents shall be signed, sealed, and dated in accordance with applicable laws and statutes.

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. Based on the propose improvements an application for unreasonable hardship (BPC-015) must be submitted as part of the plan review process. All items listed in the hardship application must be detailed and dimensioned into the project plans and shall conform to section 11B of the Calif. Building Code. Items contained within the application for unreasonable hardship shall not include the cost of alterations to the path of travel elements required to comply w/ sec. 11B-202.4. Refer to the attach link for a copy of form BPC-015. <http://sonomacounty.ca.gov/PRMD/All-Instructions-and-Forms-by-Number/>

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

Direct line: (707) 565-7404

Ronald.Morris@sonoma-county.org



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org

