



May 2, 2021

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Re: Permit Application BLD21-2709
1215 Hwy. 1

Plans for the above-referenced project have been **preliminarily** reviewed for building code compliance. The applicable code versions are the 2019 codes adopted January 1, 2020.

- 2019 California Building Code (CBC)
- 2019 California Residential Code (CRC)
- 2019 California Plumbing, Electrical, and Mechanical Codes (CPC, CEC, CMC)
- 2019 California Energy Code
- 2019 California Green Building Standards Code (CALGreen)

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 provide additional justification as indicated in the comments provided below. **Digitally resubmit a complete set of revised plans and all relevant supporting documentation requested** for additional review and approval. Please see the Permit Sonoma website 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. Revisions to the plans must be appropriately **"clouded and keyed"** or the resubmittal will not be accepted. Respond in writing to each comment on the following list. Responses should indicate which detail, specification, or calculations show the required information. Responses such as "plans comply" or "see plans" do not save time. Responses of a general nature such as "Guards shall be per R312" are not acceptable. Show or note specifically how compliance with a code requirement is achieved. Resubmittals received without a response letter **will not** be accepted. The following issues should be addressed before the approval process can continue:

1. A California licensed design professional (engineer or architect) shall assume responsible charge of the scope of work. This individual must seal and sign all proposed sheets demonstrating the proposed structural design. This individual shall prepare adequate structural calculations, justifying the revised wall to resist all code prescribed loading provisions. Sonoma County standard retaining wall designs may not be used in conditions which will experience a surcharge from vehicular loading or adjacent slopes or retaining walls.
2. A plan review letter shall be provided by the geotechnical engineer of record, verifying that all revised walls designs, details, and specifications are in accordance with applicable geotechnical recommendations.
3. Please provide a clear scope of work on the proposed Cover Sheet, identifying the total square footage of retained soil, and any associated stairways or elevated decks to be incorporated into the scope of work.
4. Plans shall adequately identify and detail all required and proposed pedestrian guards and vehicular curbs and barriers.
5. Please have the design professional in responsible charge complete and return the following Statement of Special Inspections, identifying all required 3rd party observations and testing:
<https://sonomacounty.ca.gov/WorkArea/DownloadAsset.aspx?id=2147552249>

Thank You,
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Plan Check Engineer
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