permit SONOMA

County of Sonoma
Permit & Resource Management Department

July 28, 2022

Benjamin Bryant
Benjamin Bryant Construction Inc.
10801 Hillview Rd.
Windsor, CA 95492

mrbabryant@hotmail.com

SUBJECT: BLD22-2329
SITUS: 5781 Blank Rd., Sebastopol, CA 95472
APN: 025-080-020

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

- 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.

Hard copy resubmittals are not accepted. Digitally resubmit a complete set of revised plans and all relevant supporting documentation pertaining to the project for additional review and approval. All digitally submitted documents shall be signed, sealed, and dated in accordance with applicable laws and statutes.

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:

CALGreen:

1. CALGreen Checklist Section 1 – Design Verification Incomplete and required names, signatures, project address and project description may be missing. Provide all project information required as stated in Section 1 - Design Verification.
   Owner Name and Signature Design Professional Name and Signature

   Project Address Project Description
2. CALGreen Checklist incomplete. Indicate the sheet number on the checklist where the measure is noted or indicate "not applicable." See blue text for instructions. All measures must be noted on the plans. Submitting the CalGreen Checklist or inserting the Checklist into the plan set is not sufficient.

Title 24:

1. Add Required Special Features on Page 2 of CF1R to Cover Sheet of plans or where Title 24 Compliance is noted on plans.
2. Add HERS Feature Summary on Page 2 of the CF1R to Cover Sheet of plans or where Title 24 Compliance is noted on plans.

Electrical:

1. Provide an Electrical Symbol Legend on Electrical Plan. All symbols used on Electrical Plan must be defined in a "Symbol Legend." There meaning cannot be assumed to be understood.
2. CEC 210.12 Arc-Fault Circuit-Interrupter Protection
   Arc-fault circuit-interrupter protection shall be provided as required in CEC 210.12(A), (B), (C), and (D). The arc-fault circuit interrupter shall be installed in a readily accessible location.

(A) Dwelling Units - All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens

3. Dim outlets at Island. At least one outlet required to be within inches of outer end of peninsular countertop or work surface per: CEC ARTICLE 210.52(C)(2)(b)
4. Exterior Outlets cannot be 10 inches above ground level.
   See CBC SECTION 1136A – Electrical Receptacle, Switch and Control Heights.
   1136A.1 Receptacle heights. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches measured from the top of the receptacle outlet box nor less than 15 inches measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform.
5. Provide (2) 20A designated branch circuits to the kitchen and (1) 20A designated branch circuit to the laundry room. Refer to CEC codes specifics below:
   210.11(C) DWELLING UNITS
   (1)Small-Appliance Brach Circuits
   In addition to the number of branch circuits required by other parts of this section, two or more 20-ampere small-appliance branch circuits shall be provided for all receptacle outlets specified by 210.52(B).
   (2) Laundry Branch Circuits
   In addition to the number of branch circuits required by other parts of this section, at least one additional 20-ampere branch circuit shall be provided to supply the laundry receptacle outlet(s) required by 210.52(F). This circuit shall have no other outlets.
6. All outdoor receptacles are to be GFCI.
7. All above counter outlets in kitchen are to be GFCI.
8. Provide Amperage, wire size and dual-pole circuit requirements for “Future” outlet for electric range.
9. Provide Amperage, wire size and dual-pole circuit for electric clothes washer.
10. Outdoor Lighting must meet 2 of the 3 requirements listed below. Provide 2 of the following requirements for all outdoor lighting. Refer to Code Section of the 2019 California Energy Code: Subchapter 7, Section 150(K)(3)(A)
    i. Controlled by a manual ON and OFF switch that permits the automatic actions of items ii or iii below; and
    ii. Controlled by a photocell and either a motion sensor or an automatic time switch control; or
    iii. Controlled by an astronomical time clock control.
11. Provide a designated branch circuit to outdoor ductless condensing unit. Provide amperage of circuit and wire size. Provide a “Fused AC Circuit Protection Disconnect” at outdoor condensing unit.
12. All recessed lighting needs to be IC Insulation Contact approved.

Mechanical:

1. CF1R states a ductless minisplit is to be used to condition the space. Show on plans outdoor condensing unit location.
2. Show on electrical plan ductless indoor air-handler locations in kitchen and laundry room.
3. Question: Does the house have a central heating / air conditioning system? If yes, why no extend ducts to kitchen and laundry room? If under 40 feet of new ductwork, a Load Short Form is not required and no duct-layout will be required.
4. Provide CFM's of new Vent Hood over Stove. Refer to CMC Table M1505.4.4

   Minimum Required Local Exhaust Rate for one- and two-story family dwellings.
   Kitchen and Bathroom Exhaust Rates
   Kitchens – Mechanical exhaust capacity of 100 cfm intermittent or 25 cfm continuous
   Bathrooms / Toilet - Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous
5. Show Exhaust Termination at Hood to outside air.
   CMC 502.2.1 Environmental Air Ducts Environmental air duct exhaust shall terminate not less than 3 feet from a property line, 10 feet from a forced air inlet, and 3 feet from openings into the building. Environmental exhaust ducts shall not discharge onto a public walkway.

Plumbing:

1. Show Main Sewer Trunk Line of house and callout pipe diameter.
2. Show where new sewer Point of Connection POC is tying into main sewer trunk line of house.
3. Callout Pipe Sizes for new sewer lines and ventilation.
4. Provide locations of new venting in plan view and provide vent cap / roof penetration detail.

Life Safety:

1. Plans need to be signed by the designer/drafter and the engineer of record.
2. Site Plan needs to be cleaned up and made legible and easy to understand.
   a. Provide a "To Scale" Site Plan min. scale 1"=1'-0"

b. Increase font sizes to be a min. of 3/32 of an inch so text is legible to read
c. Color Grass Hatching not required. Not necessary and takes away from readability.
d. Remove violet drawings on site plan. Do not belong on a site plan. If wanting to show, add to another sheet and rotate so not reading it sideways.
e. Dimension new kitchen to sideyard to ensure it is not encroaching on sideyard setback.
f. Show septic system location on plans, ie: septic tank, leech field and all underground pipes.
g. Provide a North Arrow on the Site Plan that is legible.

3. Provide a Demo Plan of kitchen to be removed. Provide a scope of work for everything to be removed and demolished. Show outline of existing building to be removed and footing.
4. Provide the CALGreen Mandatory Measure - Construction Waste Reduction, Disposal, and Recycling Plan per BPC-065, BPC-066, BPC-068 and BPC-069

   4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following:

   1. Comply with a more stringent local construction and demolition waste management ordinance; or
   2. A construction waste management plan, per Section 4.408.2; or
   3. A waste management company, per Section 4.408.3; or
   4. The waste stream reduction alternative, per Section 4.408.4

5. Revise total Square Feet on Cover Sheet. 285+53 = 338 Sq. Ft. 333 is coming up five square feet too short.
6. Fix boarder margins. Very excessive margins of blank space. Provide standard architectural paper sizes for plans. Having these large margins reduces viewing size and make the plans harder to read. Text becomes too small.
7. Dimension all exterior walls and wall openings on Floor Plan
8. Provide Sill heights of windows in elevation view
9. There is no second story. Revise Elevation Datums to say “Plate Height”
10. Top of slab must be a min. of 8” from grade. Elevations need to show grade and dimension top of slab at 8 inches min. See Chapter 4 of the CRC Section 404.1.6 R317.1 for minimum clearances.
11. Provide minimum slopes away from foundation for drainage.
    Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches within the first 10 feet

13. House is located in a WUI and High Fire Hazard Severity Zone. WUI compliant prescriptive measures will need to be implemented on the plans. Refer to CRC Chapter 3 Section 337 for WUI Compliance.
14. Provide WUI Approved Upper and Lower Attic Ventilation.
    Refer to CRC Section R337.6.2 – Ventilation Requirements.
    1. Vents shall be listed to ASTM E2886 and comply with all of the following:
    1.1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
    1.2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
    1.3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F
    2. Vents shall comply with all of the following:
    2.1. The dimensions of the openings therein shall be a minimum of 1/16 inch and shall not exceed 1/8 inch. 2.2. The materials used shall be noncombustible
15. Provide upper and lower roof venting calculation. Reference CRC code section R806.2 Minimum Vent Area - The minimum net free ventilating area shall be 1/150 of the area of the vented space.
    R806.2(2) Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space.
16. All exterior windows, skylights and exterior glazed door assemblies shall comply with one of the following requirements per R337.8.2.1 WUI Assembly Requirements:

1. Be constructed of multipaned glazing with a minimum of one tempered pane meeting the requirements of Section R308 Safety Glazing

2. Be constructed of glass block units, or

3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or

4. Be tested to meet the performance requirements of SFM Standard 12-7A-2.

17. Refer to CRC R337.8.3 Exterior Doors

All Exterior doors in WUI areas shall comply with one of the following:

1. The exterior surface or cladding shall be of noncombustible material, or

2. The exterior surface or cladding shall be of ignition resistant material, or

3. The exterior door shall be constructed of solid core wood that complies with the following requirements:

3.1. Stiles and rails shall not be less than 1-3/8 inches thick

3.2. Panels shall not be less than 11/4 inches thick, except for the exterior perimeter of the panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.

4. The exterior door assembly shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252.

18. Roofs shall comply with the requirements of Sections R337 and R902. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions. Class 'A' roofing is required in all WUI zones. Add callout to Elevations. Callout Roof Shingle type and class on Elevations Roof Plan

19. Provide siding type, material, size and method of attachment. Refer to CRC Chapter 7 Wall Covering for code requirements.

20. Sheet A900 is not necessary in plan set. Already have an existing floor plan. Do not need to submit redundant or not required sheets. Question. Verify tankless water heater is existing.

21. Detail 7/S100 is incomplete. Provide nailing schedule at gable trusses. Provide nailing schedule at ladder blocking. Need to see on detail connections in there entirety. Refer to CRC Table R602.3(1) for fastening requirements. Provide blocking between studs at top and bottom of new truss.

22. Detail 7/S100: Provide outlooker details at gable end. Show outlookers, call out spacing. Cantilever back 24 inches into attic. End Nail with 2-16d, top nail into truss and provide strongback 4 inches O.C. and staggered into roof sheathing and outlookers. Dimension overhang length.

23. Detail 7/S100: Provide top of new wall connection to ladder blocking. Nailing schedule required.

24. Detail 5/S100: Provide outlooker details at gable end. Show outlooker total length. Cantilever back 24 inches into attic. Nail 2-16d top nail into truss and provide strongback 4 inches O.C. and staggered into roof sheathing and outlookers. Dimension overhang length.

25. Provide top interior wall connections running parallel and perpendicular to roof framing. Refer to CRC Table R602.3(1) for fastening requirements.

26. Detail 1/S100: Provide 4 inches of clean aggregate free draining rock below new concrete slab. Remove sand layer. Footings 12 inches below “Undisturbed Soil” Please add to dimension. Specifically Note on Plans. “Areas of existing footing excavation require deeper new footings to meet min. depth of 12 inches below Undisturbed Soil”

27. Detail 1/S100 Refer to CRC R506.2.3 Vapor retarder

    A 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared subgrade where a base course does not exist.

R506.2.3.1 Capillary break

When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5

28. Detail 1/S100: Provide min. embed for anchor bolts and provide spacing of anchor bolts and end wall requirements.

29. Add to Cover Sheet that Truss Package and review is to be a Deferred Item.

30. Provide an LSTA 12 Strap and second perpendicular connect to existing house at Partial Roof Framing Plan S100

31. Site Plans should always be located at the front of the plan set. Please move and revise sheet index for clarity and readability.

32. Provide Separate Structural Calcs in .pdf Document. Please upload 8.5 x 11 letter sized paper.

33. Scissor Trusses typically will not support standard R-38 batt insulation at eaves. Provide another method of insulation to meet min. R-38 requirements in eave area. Top chords of trusses are typically 2x4’s, therefore thae corners are very thin.

34. Please be advised, prior to permit issuance, clearance by PRMD Fire (707-565-2191 / PRMD-FireDesk@Sonoma-County.org). Please contact the Fire section directly for additional assistance.

Sincerely,

Eric Miller

Eric Miller
Building Plans Examiner II
Sonoma County PRMD
Direct line: (707) 565-5712
Eric.Miller@sonoma-county.org