



October 3, 2022

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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:

1. R-38 will not work with 2x8 rafters. Submit revised plans where min. R-Value per Title 24 can be met. New Title 24 CF1R may be required if insulation assembly changes. Standard batt insulation will not fit in a 2x8 rafter to get an R Value of 38.
2. If roof change to a non-ventilated attic, then it must meet the code requirements stated in CRC Section R806.5 Unvented attic and unvented enclosed rafter assemblies. Provide on plans section detail of insulation and how it meets the requirements stated in the Section 1 - 5.3



County of Sonoma
Permit & Resource Management Department

Sincerely,

Eric Miller

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