



January 18, 2023

Rebeka Yedinka
SoCo Sun Remodeling
3415 Santa Rosa Avenue, Santa Rosa CA 95407

rebeka@sonomacountysunrooms.com

SUBJECT: BLD22-6547
SITE: 30355 River Road, Cloverdale CA 95425
APN: 116-190-006

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:

General:

Attached is the link to the Residential Plan Checklist (<https://sonomacounty.ca.gov/PRMD/Instructions-and-Forms/BPC-002-Residential-Plan-Checklist/>). This is for reference.

Please correct the items indicated by the "X" mark for each division. Please contact me, if you have any questions or need any clarifications on any item(s) before submitting your digital plans or document's in to the system. Please see section of the code as indicated on the correction item(s) for additional information. Please contact me, if you need any help.

General

1- This is the status of your file at the time of first plan check review; approval by the following department(s) is required;

[] Department of Housing and Community Development NAOstaff@hcd.ca.gov (Northern Area Office)

For more details and information, contact each department directly.

2- All plans shall be drawn on a minimum size of 24" by 36" sheets and with minimum scale of 1/4" per foot, except for the *Plot Plan*, which can be drawn with smaller scale (1/8" preferred). Also, all plans shall have grid lines on each axis of building.

[] Show and label the Grid Lines on all Plans, Floor Plans, Elevations plus any accompanying Structural Plans for Foundation Plans, Floor Framing Plans and Roof Plans. Grid lines on Architectural and Structural shall match each other.





Site Plan

3- Specify on the **Site Plan or Cover Sheet** the latitude and longitude for the building or project as indicated on the permit application. Our staff shall verify this information at time of submittal for the permit(s). **Ref.: Sheet # 1 or 2**

[X] **N. 38° 81' 7133" W. 123° 00' 27276"**

4- Specify on the **Site Plan or Cover Sheet** the Name, Address, and Telephone number of the person designated as the **Design Professional in Responsible Charge**. The register design professional in responsible charge shall be responsible for review and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building this information shall be match the building permit application. **SEC. 107.3.4 C.B.C.** or **SEC. R106.1 C.R.C.** / **Ref.: Sheet # 1**

[X] Please list the 'Design Professional in Responsible Charge' on sheet 1.

5- The **Site Plan** appears to be missing some of the minimum standard site plan requirements as outlined by Permit Sonoma. The following document can be used to access Permit Sonoma's requirements for site plans; **CSS-19 Minimum Standard Site Plan Requirements for Building and Engineering Applications**. Upon review it appears only a few items are missing and or needed. / **Ref.: Sheet # 2**

[X] Property Dimensions, setbacks/easements, labeling existing buildings on site, septic tank location, septic expansion area, dimensions from property line to area of work – please show on Site Plan.

Design

6- Note the existing structure is a modular home that was constructed under review from the Department of Housing and Community Development (HCD) in 1997. Building Permit records indicate that Permit Sonoma had performed a review for the foundation under B-144845 but review of the modular home was done under the HCD. Any connection to the existing modular home will require review from the HCD as this is their jurisdiction. An alternative maybe to show the proposed carport/shade-structure is not attached to the residence and is free-standing. **Ref.: Sheet # 3,4,5, & 6**

[X] Please revise or show that approval from the HCD has been obtained for the connection to the existing modular unit.





Structural

7- References in the plans to conforming with the 2022 CBC. This project was submitted under the 2019 CBC and 2019 CRC and the code references should reflect those applicable code versions accordingly. **Ref.: Sheet # 7(1), note #1.**

[X] Please revise the referenced code section to 2019 and update details and/or calculations as appropriate.

8- The proposed details and calculations appear to be stock details/calcs that have been prepared. In order to properly review the staff at Permit Sonoma will require that the applicant revise the structural details and calcs to be solely for this project scope. **Ref.: Sheet # 7-16**

[X] Please revise the proposed details and calculations per the project scope.

Please pass this correction list to all other designers and professional's which are involved in the design for the coordination of the items as requested. Please notify me by email when all revisions have been uploaded electronically.

Sincerely,

Ryan Connelly

Ryan Connelly
Building Plans Examiner I
Sonoma County – Permit Sonoma
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