



JAS PACIFIC
JASON ADDISON SMITH CONSULTING SERVICES INC.
Municipal Consulting and Engineering Services

Corporate Office:
201 N Euclid Ave. Suite A
Upland, CA 91786
T. 909.605.7777
F. 909.605.0319

PLAN CHECK CORRECTION SHEET RESIDENTIAL

DATE:	8-8-16
JURISDICTION:	City of Lompoc
PLAN CHECK NUMBER:	BP2016-0407
PROJECT:	New Residential Duplex
JOB ADDRESS:	204 N. C Street
TYPE OF CONSTRUCTION:	V-B
BUILDING USE:	Dwellings (2)
OCCUPANCY CLASSIFICATION:	R-3/U
NUMBER OF STORIES:	1
TOTAL FLOOR AREA:	2230/400

Your plans and specifications have been examined. You are advised that the permit may be issued when all other affected agencies have approved of the project.

INSTRUCTIONS

- A. Review corrections listed on this Plan Check Correction Sheet and on the plans and calculations.
- B. Provide a correction response sheet with referenced sheet and/or detail number as to the location of the revision on the plans for all corrections.
- C. Any plan check comments and corrections on the plans or calculations are to be considered part of the plan check set and are to be returned at the time of re-submittal.

- D. Three sets of revised plans and calculations are to be submitted for plan review.
- E. All corrections are to be made on the original plans. No handwritten ink corrections on the blue-line prints will be permitted. All requested information must be on the plans.
- F. Please balloon all areas of correction.

California Residential Code (CRC 2013)

1. Identify on the cover sheet of the plans the climatic and geographic design criteria for the proposed building. Identify the wind design, topographic effects, seismic design category and soils class. CRC R106.1.1 & R301.2
2. Identify the design flood elevation for the site CRC R106.1.3
3. Bathtub and shower floors and walls above bathtubs with showers and shower compartments shall be finished with a nonabsorbent surface to a height of 6' above the floor. (R307.2 CRC)
4. A formal soils investigation report shall be provided. This report shall be prepared by an engineer registered in the State of California. The report shall be in accordance with and provide appropriate information as required by Section 1803 of the CBC. (R401.4 CRC)
5. Building shall have address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters and be a minimum of 4" high with a minimum stroke of ½". (R319.1 CRC)
6. Safety glazing shall be provided in the following locations; (R308.4 CRC)
 - a. Glazing in all fixed and operable panels of swinging, sliding and bifold doors.
 - b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of glazing is within a 24" arc of the door in a closed position and the bottom edge is less than 60" above the walking surface.
7. A minimum 26 Ga. Corrosion –resistant or plastic weep screed with a minimum vertical flange of 3 ½" shall be provided at or below foundation plate line on exterior stud walls. Screed shall be a minimum of 4" above earth or 2" above paved areas. (R703.6.2.1 CRC)

Standard Plan Review Checklist

California Green Building Standards Code

1. Annual spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method. (4.406.1 CGBSC)
2. At the time of final inspection, a manual, compact disk, web-based reference or other acceptable media shall be placed in the building containing the following. Note on the plans. (4.410 CGBSC)
 - a. Directions to the owner that the manual shall remain with the building throughout the life of the structure.
 - b. Operation and maintenance instructions for:
 - i. Equipment and appliances, including water saving devices and systems HVAC systems, water heating systems and other major appliances and equipment.
 - ii. Roof and yard drainage, gutters and downspouts.

- iii. Space conditioning systems, including condensers and air filters. Landscape irrigation systems.
 - iv. Water reuse systems.
- c. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
 - d. Public transportation and/or carpool options available in the area.
 - e. Educational material on the positive impacts of an interior relative humidity between 30-60% and what methods an occupant may use to maintain that range.
 - f. Information about water-conserving landscape and irrigation design and controllers which conserve water.
 - g. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5' away from the foundation.
 - h. Information on required routine maintenance measures including, caulking, painting, grading around the building, etc.
 - i. Information about state solar energy and incentive programs available.
 - j. A copy of all special inspection verification required for the project.
3. At rough installation or during storage on the site and until final startup of the heating and cooling equipment, all duct and other related air distribution openings shall be covered with tape, plastic, sheet metal or other acceptable methods to reduce dust or debris which may collect in the system. Note on the plans. (4.504.1 CGBSC)
 4. Each bathroom shall be mechanically ventilated and shall comply with the following, which shall be addressed on plans (4.506.1 CGBSC):
 - a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 - b. Unless functioning as a component of a whole house ventilation system, the fan must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between relative humidity ranges of 50 to 80%.
 5. Supply a Construction waste reduction, disposal and recycling plan demonstrating that recycle and/or salvage for reuse a minimum of 50% of the nonhazardous construction and demolition waste (4.408.1, 5.408.1 CGBSC)
 6. Provide HVAC installers qualifications and certifications in the proper installation of HVA systems including ducts. (702 CGBSC)
 7. Verifications of documentations shall be supplied where special inspection is necessary to verify compliance (703 CGBSC)
 8. Provide compliance forms and worksheets as documented in chapter 8 of the CGBSC.
 9. At the time of permit application provide the completed residential occupancies application checklist (Division A4.6-Tier 1 and Tier 2)
 10. Provide an erosion control plan to be implemented during all construction activities.

California Plumbing Code

1. Provide combustion air to the water heater equal to; (506 CPC)
 - a. One opening within 12" of the top of the enclosure and one opening within 12" of the bottom of the enclosure. Each opening shall have a minimum free area of 1 sq. in. per 1,000 BTU, but not less than 100 sq. in., for enclosures opening indoors. (506.3 CPC)
 - b. One opening within 12" of the top of the enclosure and one opening within 12" of the bottom of the enclosure. Openings shall communicate directly or by ducts to the outdoors.

Each opening shall have a minimum free area of 1 sq. in. per 4,000 BTU of input when opening directly outdoors or thru vertical ducts. (506.4.1 (1) CPC)

- c. One opening within the top 12" of the enclosure and one opening within the bottom 12" of the enclosure. When communicating thru horizontal ducts to the outdoors, each opening shall have a free area of 1 sq. in. per 2,000 BTU of input. (506.4.1 (2) CPC)
2. Water heaters located in Seismic Design Categories C, D, E & F, as defined by the Building Code, shall have straps located in the upper and lower 1/3 of its vertical dimension. At the lower point, a minimum distance of 4" shall be maintained above above the controls with strapping. (507.2 CPC)

California Electrical Code

1. In every dwelling unit, fixed appliances such as food waste grinders, dishwashers, washing machines, dryers, laundry tray locations, built-in refrigerators or freezers, furnaces, AC units, built-in heaters or any other fixed appliance with a motor of ¼ H.P. or larger shall be on a separate 20 amp. branch circuit. Note on the plans. (422.10 CEC)
2. Countertops in kitchens, pantries, breakfast rooms, dining rooms and similar areas spaces 12" or wider shall have receptacles installed such that no point along the wall is more than 2' from a receptacle. Show receptacles on the plans. (210.52 (C) (1) CEC)
3. In all areas specified in 210.52 all non-locking-type 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.
4. Identify the receptacle at the exterior for the water heater to be GFCI protected CEC 210.8(A)3

California Energy Code

1. Provide a specific listing on the plans of all the Installation Certificate Forms (CF-6R) and Certificate of Field Verification and Diagnostic Testing Forms (CF-4R) required to be presented to the City field inspector prior to the final inspection sign-off for this project in accordance with the requirements of the energy analysis. This listing shall be placed in the plans with the Certificate of Compliance Forms.

Additional comments

1. Two sets of complete revised plans and calculations shall be stamped, signed and dated by the engineer or architect of record registered in the State of California.
2. Provide vertical fire blocking/stop at 10 foot intervals at the party wall from the slab to the underside of the roof sheathing.
3. Provide attic ventilation calculations.

Notes Required on the Plans

- a. Applications for which no permit is issued within 180 days following the date of application shall automatically expire. (R105.3.2 CRC)
- b. Every permit issued shall become invalid unless work authorized is commenced within 180 days after its issuance or if the work authorized is suspended or abandoned for a period of 180 days. A successful inspection must be obtained within 180 days. Fire sprinkler plans stamped approved by the Orange County Fire Authority shall be provided at the site at time of framing inspection.
- c. The maximum flow rate of lavatory faucets shall not exceed 1.5 gallons per minute. (403.7)

- d. Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. Pex, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec. 604 of the CPC, Installation Standards of Appendix I of the CPC and manufacturers recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Sec 604.1.1 of the CPC prior to permit issuance.
- e. All construction shall comply with the 2013 Editions of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code and 2013 California Energy Code.

Mark McClain, CBO
Plans Examiner