By using these standard plans, the user agrees to release the County of Tulare from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.



ENGINEERING SCALE: 1" =

VICINITY MAP	OWNER INFORMATION	CONTACT INFORMATION	PARCEL INFORMATION	PROJECT SCOPE	PERVIOUS AREA INFORMATION				
	NAME:	NAME:	APN:	PROPOSED 800 SF DETACHED ACCESSORY DWELLING UNIT		PERVIOUS SURFACE AREA TABLE			
	ADDRESS:	ADDRESS:	SITE ADDRESS:		SITE ID	PERVIOUS ITEM	DIMENSIONS	AREA (sf)	NOTES
			PROPERTY CONNECTED TO THE ELECTRICAL GRID (Y or N)						
	PHONE:	PHONE:	PROPERTY SERVICED BY PROPANE (Y or N) IF YES, SHOW TANK ON PLOT PLAN						1
	FMAII ·	EMAIL ·	JPERTY SERVICED BY NATURAL GAS (Y or N)		PERVIOUS ELEMENT MANUFACTURER:				
		LWAL.	ENTIRE LOT IS FUEL MODIFIED (Y or N) IF NO, DIMENSION 100' FUEL MODIFICATION ZONE		MAINTENANCE PROGRAM: PERVIOUS ELEMENT CROSS SECTION LOCATED IN SHEE		TED IN SHEET	:	
		NO CHAN	IGES ALLOWED TO THIS DESIGI		CONS	TRUCTED PERVIOL	IS SURFACES SHAL	L NOT BE SEA	LED

PDS 672 (REV. 01/01/2020)

		BMP LEGEND	SHEET INDEX			
PDS 659 BROW DITCH \Longrightarrow						
PDS	659		No.	SF	ILEI NAME	
DIRECT	IRECTION OF LOT DRAINAGE \longrightarrow \longrightarrow			Sľ	TE PLAN	
MATERIALS & WASTE MANAGEMENT BMPs:				FL	OOR PLAN	
WM-	1	MATERIAL DELIVERY & STORAGE	A2 A3	FI	ECTRICAL P	ERONT & BACK
WM-4	4	SPILL PREVENTION AND CONTROL	A4	EL	EVATIONS -	RIGHT & LEFT
WM-4	5	SOLID WASTE MANAGEMENT	A5	R	DOF PLAN / T	RUSS LAYOUT
WM-9	9	SANITARY WASTE MANAGEMENT	A6	SE	CTIONS	
WM-6	6	HAZARDOUS WASTE MANAGEMENT	S1	FC		PLAN
TEMP	OR/	ARY RUNOFF CONTROL BMPs:	32			
SS-2			CS-1	MI	N. CONSTRU	ICTION SPECIFICATIONS
SS-3	٦					
		(WINTER)	<u> </u>			
SS-4	4		GENE	RAL	CODES	
55-6	ľ		THIS PRO.	IECT	SHALL COMPLY	WITH THE FOLLOWING BUILDING
SS-7	_		CODES AN	ID A	SSOCIATED COUN	TY OF TULARE AMENDMENTS:
00-1	-		-2022 C -2022 C	ALIF	ORNIA RESIDENTI ORNIA BUILDING	CODE
00-1			-2022 C -2022 C	ALIF	ORNIA GREEN BU ORNIA ELECTRIC	ILDING STANDARDS CODE AL CODE
SC-2		SEDIMENT / DESILTING BASIN	-2022 C		ORNIA MECHANIC	AL CODE
SC-5		FIBER ROLLSFRFR	-2022 C		ORNIA FIRE CODE	
SC-6	/		-2022 0	II*	OTTAIN DOILDING	ENERGY ETHOLINGT STANDARDS
<u>- SC-7</u>			DEGIO		100	
SC-1	J		DESIG	N D	AJIJ	
NS-2		DEWATERING FILTRATIONOWOW	CONVEN	TION	IAL LIGHT FRAME	CONSTRUCTION
TC-1		STABILIZED CONSTRUCTION ENTRANCE	ROOF LIV		DAD: 20 PSF	DH
TC-2	TC-2 CONSTRUCTION ROAD STABILIZATION				ATEGORY: C	
<u>TC-3</u>			RISK CAT	SITE CLASS: D RISK CATEGORY: II		
POST			S _{DS} : 1.25 SEISMIC	DES	IGN CATEGORY:	
4.3.1	- <u></u>	MAINTAIN NATURAL DRAINAGE PATHWAYS AND	ALLOW S	OIL	VERTICAL BEARI	NG PRESSURE: 1500 PSF IG PRESSURE: 100 PSF/FT
430			ENER!	NV -		
4.3.3	╡	MINIMIZE IMPERVIOUS AREA	ENERGY EFFICIENCY SPECIAL FEATURES			
4.3.4		MINIMIZE SOIL COMPACTION	SPECIF	SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):		
4.3.5		IMPERVIOUS AREA DISPERSION				
4.3.6	.3.6 RUNOFF COLLECTION					
4.3.7	4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES					
4.3.8		HARVESTING AND USING PRECIPITATION	1.			
POST						
4.2.1	╡	STORM DRAIN STENCIUNG AND POSTING OF SIGNAGE	ENERG	SY E	EFFICIENCY H	ERS VERIFICATION
4.2.3	f	PROTECTED OUTDOOR MATERIALS STORAGE AREAS	SPECIFY AS INDICATED IN CF1R FORM (TITLE 24):			
4.2.4		PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS				
4.2.5		PROTECT TRASH STORAGE AREAS	DUCT SEALING (Y or N)			
4.2.6		ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS	REFRIGERANT CHARGE (Y or N)			
4	1		COOLING SYSTEM AIRFLOW (Y or N)			
LL T	2		COOLING SYSTEM UNIT FAN EFFICACY (Y or N)			
בי ה	5	NEED FOR FUTURE INDOOR & STR. PEST CONTROL	• co	COOLING SYSTEM SEER AND/OR EER ABOVE MIN. (Y or N		
Ē		LANDSCAPE/OUTDOOR PESTICIDE USE	WHOLE-BUILDING VENTILATION AIRFLOW (Y or N)			
F	-	POOLS, SPAS, PONDS, FOUNTAINS, & WATER FEATURES	BUILDING ENVELOPE AIR LEAKAGE (Y or N)			
	3	FOOD SERVICE	QUALITY INSULATION INSTALLATION (Y or N)			
브	1		OTHER (SPECIFY BELOW)			
티	П	OUTDOOR STORAGE OF EQUIP. OR MATERIALS	PROPERI	YC	OMPLETED AND S	SIGNED CERTIFICATES OF
K VEHICLE AND EQUIPMENT CLEANING			INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR PROJECTS REQUIRING HERS			
Ē	L VEHICLE/EQUIPEMENT REPAIR AND MAINTENANCE			VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY." CF2R		
١	M FUEL DISPENSING AREAS			FORMS ARE AVAILABLE AT https://www.energy.ca.gov/ (CBEES 10-103)		
	1		PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CE3R			
1	<u>ה</u>	MISCELLANEOUS DRAIN OR WASH WATER	FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HERS VERIFICATION. CF3R FORMS SHALL BE			
L.	ג	PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS	REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY." CF3R FORMS ARE AVAILABLE AT			
_			https://www	v.ene	ergy.ca.gov/ (CBEE	ES 10-103)
	I	MPERVIOUS AREA INFORMATION				SHEET TITLE
	-"					
	IMPERVIOUS SURFACE AREA TAB					
		SITE	NEW OR		FXISTING	SITE PLAN
s		ID IMPERVIOUS ITEM DIMENSIONS RI	EPLACED AF	RΕΑ	AREA (sf)	

SHEET NUMBER

SP-´	1
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LAND DISTURBANCE: _____SF

3

4

ADU + OVERHANGS

SFD

PER PLAN

1065 SF



FLOOR PLAN NOTES

- EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES
- PROJECTIONS
- PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE
- (SPRINKLERS) 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- OPENINGS
- PROHIBITED WITHIN 3FT OF PROPERTY LINE
 MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE
 (WITHOUT SPRINKLERS)
- PENETRATIONS
- 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (SPRINKLERS) LINE (WITHOUT SPRINKLERS)
- CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

OPTIONAL ROLL-IN SHOWER PLAN NOTES

- SHOWER COMPARTMENT SEAT MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED

- MOUNTING WALL WHEN FOLDED LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR. SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTER ENTRY
- STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
- SHOWER GRAB BARS MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
- NOT EXTENDING OVER SHOWER SEAT
 IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE
 DIAMETER
- DIAME LER IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE DETIMIENT WALL I AND CAR BAR
- BETWEEN WALL AND GRAB BAR MINIMUM 1-12" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS
- ABOVE
- ABOVE SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES
- EDGES. STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
- OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS: INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
- LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
- CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
- SHOWER FLOOR SINGLE-LEVER DESIGN OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
- SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED
- PER THE FOULDWING: OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES
- OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET

- MINIMUM 59 INCH LONG HOSE CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
- WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
- MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
- <code>MAXIMUM $\frac{1}{2}"$ HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS</code>
- WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM ${\not {}^*}$ GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

e the County of Tulare from any a ny injury, damage, or loss to pers, s, arising out of the use of these at eliminate or reduce the user's ase t any es, not) releas unt of *e* ic losse i does r rees to r accoun momic lo lans agr user agr ands on h, or ecol death, use of t the dem all ese standard plans, t iabilities, suits, and do including injury or de n documents. The us, ty to verify any and a any enify to doc these ; iabili y using these I claims, liab property, in pnstruction d

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DWELLING Development SORY f Tulare, Economic I SF ACCESSOR G DIVISION (L) SF / of ounty 800 (BUIL Ō

Sheet Number



PDS 672 (REV. 01/01/2020)

UTILITY PLAN NOTES LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION. and SMOKE DETECTORS TO BE INTERCONNECTED PER CRC R314.4 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R314.6 user agrees to release the County of Tulare from any ands on account of any injury, damage, or loss to per 1, or economic losses, arising out of the use of these f these plans does not eliminate or reduce the user's CARBON MONOXIDE ALARMS TO BE INTERCONNECTED PER CRC R315.7 AND HARD-WIRED WITH BATTERY BACK-UP PER CRC R315.5 4" Ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR HOUR IN KITCHENS BASED ON KITCHEN VOLUME. s, the us I demar death, use of t all info WATER HEATER OR FURNACE SHALL BE A DIRECT-VENT APPLIANCE t these standard plans, these standard plans, the sillabilities, suits, and destry, including injury or destinn documents. The use the sibility to verify any and allowed the standard stand tandard standard 8. LISTED GASKETED SELF CLOSING DOOR REQUIRED FOR GAS FAU any enify y using these Il claims, liab r property, in onstruction d By or l cor res LIGHTING PLAN NOTES UNIT ALL LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE 150.0-A ALL LED LUMINAIRES AND LAMPS SHALL BE MARKED "JA8-2016" AND LISTED IN THE CALIFORNIA ENERGY COMMISSION Development RY DWELLING DATABASE AT HTTPS://CACERTAPPLIANCES. ENERGY.CA.GOV/PAGES/ APPLIANCESEARCH.ASPX ALL RECESSED DOWNLIGHT AND ENCLOSED LUMINAIRES SHALL BE MARKED 'JA8-2016-E' AND LISTED IN THE CALIFORNIA ENRERGY COMMISSION DATABSE AT HTTPS://CACERTAPPLIANCES.ENRERGY.CA.GOV/PAGES/ APPLIANCESEARCH.ASPX RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS SHALL NOT BE SCREW-BASED BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR SORY ALL LUMINAIRES REQUIRING "JA8-2016" OR "JA8-2016-E" MARKING SHALL BE CONTROLLED BY A DIMMER OR VACANCY Inty of Tulare, Economic D (L) SF ACCESSOR LDING DIVISION SENSOR EXCEPTION: CLOSETS LESS THAN 70 S.F. & HALLWAYS OUTDOOR LIGHTING PERMANENTLY MOUNTED TO BUILDINGS SHALL BE CONTROLLED BY ONE OF THE FOLLOWING: - PHOTOCONTROL AND MOTION SENSOR - PHOTOCONTROL AND AUTOMATIC TIME-SWITCH CONTROL ACTORNING UTWE OL OCY. - ASTRONOMICAL TIME CLOCK - ENERGY MANAGEMENT CONTROL SYSTEM PER CBEES 150.0(K)3AIIIC SOLAR READY KEY NOTES THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR ounty DOUBLE-POLE DICKUTI BREAKERS FOR A FOTORE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE 800 BUIL RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC" Õ APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL Sheet Number SERVICE PANEL ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"



_		
E		
1.	ROOF: CLASS 'A' FIRE RATING - ROOF MATERIAL: UNDERLATWENT: LISTING REPORT #:	iy and ersons e
2.	EXTERIOR WALL FINISH: (SEE NOTE 7 BELOW)	m ar to pe these user's
3.	ROOF PITCH: 4:12	re frc loss se of the u
4. 5		Tulai le, or he us duce
5.	MANUFACTURER:	unty of damag out of tl te or re
6.	EAVE VENT (SEE NOTE 5 & 6 BELOW) MANUFACTURER: MODEL:(MIN 23 in ²)	s to release the Co count of any injury, mic losses, arising is does not elimina
V	/ILDFIRE ZONE PLAN NOTES	er agree ds on ac or econo ese plar mation.
1.	IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIPY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS. a. FIRE-STOPPING WITH APPROVED MATERIALS D. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS	andard plans, the use s, suits, and demand ing injury or death, o ments. The use of th any and all infor
2.	EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.	ing these sta ims, liabilitie perty, includ ruction docu nsibility to ve
3.	ANY KOOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.	By us all cla or prc const
4.	SKYLIGHTS SHALL BE TEMPERED GLASS.	_ ~ ~ ~ ~ _
5.	ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS	
0.	ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, NAD VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING: a. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST D. THERE SHALL BE NO FLAMING INITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST c. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)	
7.	EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING: a. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC) - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK - NONCCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2.INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL. b. IGNITION-RESISTANT MATERIAL	Development
8.	PATIO COVER, CARPORT AND TRELLIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING: - NON-COMBUSTIBLE MATERIAL - 1-HOUR FIRE-RESISTANT-RATED MATERIAL - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)	onomic ESSOF
9.	DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING: a. FRAMING - NON-COMBUSTIBLE MATERIAL - 1-HOUR FIRE-RESISTANT-RATED MATERIAL - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS) b. DECKING AND TREAD MATERIAL - NON-COMBUSTIBLE MATERIAL - 1-HOUR FIRE-RESISTANT-RATED MATERIAL - 1-HOUR FIRE-RESISTANT-RATED MATERIAL - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)	ty of Tulare, Ec (L) SF ACCE DING DIVISION
10.	EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PERCE 708.04 b. DOOR OVERLAPS ONTO JAMBS AND HEADERS c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING	Coun 800 BUIL
11.	PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.	H COO
12.	FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING: a. NON-COMBUSTIBLE MATERIAL	PERFORMENT PORT OF THE PARTY OF
	C. MATERIA MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS	Sheet Number
		Λ 2

A3



ELEVATION KEY NOTES	
SEE SHEET A3 FOR KEY NOTES	rees to release the County of Tulare from any and account of any injury, damage, or loss to persons promic losses, arising out of the use of these plans does not eliminate or reduce the user's on.
WILDFIRE ZONE PLAN NOTES 1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS. a. FIRE-STOPPING WITH APPROVED MATERIALS b. ONE LAYER OF 72 POUND (32 44 GG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS 2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-NICH (NO. 26 GALVANIZED SHEET GAGE)	e standard plans, the user ag ilities, suits, and demands on cluding injury or death, or eoc locuments. The use of these I to verify any and all informati
 CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. 3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT	using these laims, liab roperty, in struction d sonsibility t
ACCUMULATION OF LEAVES AND DEBRIS. 4. SKYLIGHTS SHALL BE TEMPERED GLASS.	By u all c or pi cons resp
ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS VENTILATION OPENINGS FOR ENCLOSED ATTICS. FAVE SOFFIT SPACES	
 ENCLOSED RAFTER SPACES FORMED WHERE CELINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING: THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSUS) 	ING UNIT
 EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING: NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC) STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL. IGNITION-RESISTANT MATERIAL 	Jevelopment רא DWELL
 PATIO COVER, CARPORT AND TRELLIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING: NON-COMBUSTBLE MATERIAL 1+HOUR FIRE-RESISTANT-RATED MATERIAL APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X8 RATERS/REAMS, 6X8 POSTS) 	nomic I SSOR
 DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING: FRAMING NON-COMBUSTIBLE MATERIAL 1-HOUR FIRE-RESISTANT-RATED MATERIAL APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD MODIFIED HEAVY TIMBER (MIN 4x3 JOISTS, 4x10 OR 6x8 BEAMS, 6x6 POSTS) DECKING AND TREAD MATERIAL 1-HOUR FIRE-RESISTANT-RATED MATERIAL 1-HOUR FIRE-RESISTANT-RATED MATERIAL APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD APPROVED ALTERINATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1709A.1.4) 	ty of Tulare, Eco (L) SF ACCE DING DIVISION
 10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4 b. DOOR OVERLAPS ONTO JAMBS AND HEADERS c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING	BUIL BUIL
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.	RESE
 FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING: NON-COMBUSTIBLE MATERIAL APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS 	Sheet Number
	Δ4



1/8" = 1'-0" PDS 672 (REV. 01/01/2020) NO CHANGES ALLOWED TO THIS DESIGN

LAR ZONE AREA LAR ZONE AREA LOCATED BETWEEN 110 AND 270 RUE NORTH - USE AREA A OR B AS NEEDED. ONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ALFEATURES, ROOF-MOUNTED EQUIPMENT - LOCATI ZONE. HTER ACCESS NTILATION SETBACK AT RIDGES

Sheet Number

A5





PDS 672 (REV. 01/01/2020)

FOUNDATION PLAN NOTES

- ALL ANCHORS BOLTS SHALL BE & DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART
- 3"X3"X0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT
- FOR STANDARD CUT WASHERS PLACED BETWEEN PLATE WASHER AND NUT, HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM $\frac{2}{16}$ " LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM 1-3/4" SLOT LENGTH
- PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION.
- BOLTS LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER
- NO LPG PIPING ASSEMBLIES ALLOWED IN OR BENEATH SLABS WITHIN THE STRUCTURE

and y using these standard plans, the user agrees to release the County of Tulare from any I claims, liabilities, suits, and demands on account of any injury, damage, or loss to pers property, including injury or death, or economic losses, arising out of the use of these instruction documents. The use of these plans does not eliminate or reduce the user's sponsibility to verify any and all information. By usii all claii or prop constru respor

UNIT

County of Tulare, Economic Development 800 (L) SF ACCESSORY DWELLING BUILDING DIVISION

Sheet Number



LEGEND

(#

BRACED WALL LINE

	WOOD STRUCTURAL PANEL SHEATHING									
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN	MINIMUM NOMUNAL PANEL THICKNESS	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING				
	SIZE	PENETRATION (in)	RATING	(IN)		EDGES (inches o/c)	FIELD (inches o/c)			
Â	6D COMMON	1.5	24:0	<u>3</u> " 8	16	6	12			
	8D COMMON	1.75	24:16	<u>7</u> " 16	16	6	12			

WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA 0437 OR CSA 0325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY

VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM $1\frac{1}{2}$ INCH THICKNESS.



ROOF FRAMING PLAN 1/8" = 1'-0" PDS 672 (REV. 01/01/2020)

NO CHANGES ALLOWED TO THIS DESIGN

codes. All projects shall comply with the 2022 California Building Code (CBC) rnia Residential Code (CRC), 2022 California Green Building Standards Code or California Residential Code (CRC), 2022 California Green Building Standards Code reen), 2022 California Electrical Code (CEC), 2022 California Mechanical Code (CMC) 2 California Plumbing Code (CPC), 2022 California Fire Code (CPC), 2022 California ilding Energy Efficiency Standards (CBEES), and all County of Tulare amendments.

Electrical Plumbing and Mechanical

- 1. Exterior lighting. All projects shall comply with the County of Tulare lighting ordinance 2. GFCI outlets. Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors. (CEC 210.8)
- AFCI outlets. Electrical circuits in bedrooms, living rooms, dining rooms, dens, closets hallways, or similar rooms must be protected by Arc Fault Circuit Interrupters (AFCI). (CEC 210.12)
- Luminaire requirements. Installe requirements of CBEES 150.0(k). nts. Installed luminaires shall meet the efficacy and fixture
- 5. Smoke detectors in building remodels. Smoke detectors are required in each existing sleeping room, outside each separate sleeping area in the immediate vicinity of sleeping rooms, and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or celling finishes and without access via an attic, craw seeson of homement (JOR B214.2). space or basement (CRC R314.3)
- Carbon monoxide detectors in building remodels. Carbon monoxide detectors are equired outside each separate sleeping area in the immediate vicinity of sleeping roon and on each story of a dwelling including basements. Battery-operated detectors are able in existing areas with no construction taking place and in alterations liting in removal of interior wall or ceiling finishes and without access via an attic, craw space, or basement, (CRC R315.3)
- Water heater seismic strapping. Minimum two 3/4-inch-by-24-gauge straps required around water heaters, with 1/4-inch-by-3-inch lag bolts attached directly to framing. Straps shall be at points within upper third and lower third of water heater vertical dimension Lower connection shall occur minimum 4 inches above controls. (CPC 507.2)
- Gas appliances in garages. Water heaters and heating/cooling equipment capable of igniting flammable vapors shall be placed on minimum 18-inch-high platform unless listing report number provided showing ignition-resistant appliance. (CPC 507.13 and CMC
- to vehicular impact protection of appliances. Water heaters and heating/cooling equipmen to vehicular impact shall be protected by bollards or an equivalent measure. (CP 507.13.1 and CMC 305.11)
- Water closet clearance. Minimum 30-inch-wide by 24-inch-deep clearance required at front of water closets. (CPC 402.5)
- 11. Shower size. Shower compartments shall have minimum area of 1024 square inches and be able to encompass a 30-inch-diameter circle. Shower doors shall have a minimum 22 inobstructed width. (CPC 408.5 and CPC 408.6)
- 12. Fireplace appliances. Fireplaces with gas appliances are required to have the flue mently fixed in the open position and fireplaces with LPG appliances are to have no 'pit' or 'sump' configurations. (CMC 303.7.1)
- 13. Chimney clearance. Minimum 2-foot chimney clearance required above building within 10-foot horizontally of chimney. The chimney shall extend minimum 3 feet above highest point where chimney passes through roof. (CRC R1003.9)

14. Mechanical Ventilation and Indoor Air Quality (ASHRAE 62.2-2010)

- Transfer air. Ventilation air shall be provided directly from the outdoors and not as transfer air from adjacent dwelling units or other spaces, such as garages, uncondit crawlspaces, or unconditioned attics. (CBEES 150.0(o)) Instructions and labeling. Ventilation system controls shall be labeled and the home
- shall be provided with instructions on how to operate the system. (CBEES 150.0(c Combustion and solid-fuel burning appliances. Combustion appliances shall be
- operly vented and air systems shall be designed to prevent back drafting. (CBEES
- 4. Garages. The wall and openings between occupiable spaces and the garage shall be sealed. HVAC systems that include air handlers or return ducts located in garages shal have total air leakage of no more than 6% of total fan flow when measured at 0.1 in. w.c using California Title 24 or equivalents. (CBEES 150.0(o))
- Minimum filtration. Mechanical systems supplying air to occupiable space through ductwork shall be provided with a filter having a minimum efficiency of MERV 6 or better (CBEES 150.0(o))
- Air inlets. Air inlets (not exhaust) shall be located away from known contaminants (CBEES 150.0(o))
- Air moving equipment. Air moving equipment used to meet either the whole-building ventilation requirement or the local ventilation exhaust requirement shall be rated in ter of airflow and sound. (CBEES 150.0(o)) a. All continuously operating fans shall be rated at a maximum of 1.0 sone
- b. Intermittently operated whole-building ventilation fans shall be rated at a maximum o 1.0 sone
- Intermittently operated local exhaust fans shall be rated at maximum of 3.0 sone. d. Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet sound requirements if at least 4 feet of ductwork between fan and intake grill

Foundation and Underfloor

- Foundation reinforcement. Continuous footings and stem walls shall be provided with a minimum two longitudinal No. 4 bars, one at the top and one at the bottom of the footing. (CRC R403.1.3.3)
- Shear wall foundation support. Shear walls shall be supported by continuous foundations. (CRC 403.1.2) 3. Concrete slabs-on-grade. Slabs-on-grade shall be minimum 3-1/2-inches thick. (CRC
- 4. Vapor retarder. A 6-mil polvethylene or approved vapor retarder with joints lapped
- mum 6 inches shall be placed between a concrete slab-on-grade and the base course or subgrade. (CRC 506.2.3)
- . Anchor bolts and sills. Foundation plates or sills shall be bolted or anchored to the foundation or foundation wall per the following (CRC R403.1.6 and CRC R602.11.1): a. Minimum 1/2-inch-diameter steel bolts
- Bolts embedded at least 7 inches into concrete or masonr
- c. Bolts spaced maximum 6 feet on center

PDS 081 (REV. 01/01/2020)

- d. Minimum two bolts per plate/sill piece with one bolt located maximum 12 inches and minimum 7 bolt diameters from each end of each sill plate/piece
- e. Minimum 3-inch by 3-inch by 0.299-inch steel plate washer between sill and nut on each bolt
- Hold-downs. All hold-downs must be tied in place prior to foundation inspection . Protection of wood against decay. Naturally durable or preservative-treated wood shall be provided in the following locations (CRC R317.1):
- a. All wood in contact with ground, embedded in concrete in direct contact with ground, or embedded in concrete exposed to weather
- b. Wood joists within 18 inches and wood girders within 12 inches of the exposed ground in crawl spaces shall be of naturally durable or preservative-treated woo Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-
- d. Wood framing, sheathing, and siding on the exterior of the building and having
- clearance less than 6 inches from the exposed ground or less than 2 inches vertic from concrete steps, porch slabs, patio slabs, and similar horizontal surface expos e. Sills and sleepers on concrete or masonry slab in direct contact with ground unless
- separated from such slab by impervious moisture barrie

D. Foundation and Underfloor (Continued)

- Ends of wood girders enterin inch on tops, sides, and ends Wood structural members supporting moisture-permeable floors or roofs exposed I weather, such as concrete or masonry slabs, unless separated from such floors or
- roofs by an impervious moisture barrier Wood furring strips or other wood framing members attached directly to interior of exterior concrete or masonry walls below grade except where vapor retarder applied between wall and furring strips or framing members
- Underfloor ventilation. Underfloor areas shall have ventilation openings through foundation walls or exterior walls, with minimum net area of ventilation openings of 1 square foot for each 150 square feet of underfloor area. On such ventilating opening shall be within 3 feet of each corner of the building. (CRC R408.1) Underfloor access. Underfloor areas shall be provided with a minimum 18-inch by
- 24-inch access opening. (CRC R408.4)

E. Wood Framing

- 1. Fastener requirements. The number, size, and spacing of fasteners connecting woo ents shall not be less than that set forth in CRC Table R602.3(1). (CRC R502.9, CRC R602.3, and CRC R802.2)
- Stud size, height, and spacing. The size, height, and spacing of studs shall be in accordance with CRC Table R602.3(5). (CRC R602.3.1)
- Sill plate. Studs shall have full bearing on nominal 2-inch thick or larger sill plate with width at least equal to stud width. (CRC R602.3.4)
- Bearing studs. Where joists, trusses, or rafters are spaced more than 16 inches on center and the bearing studs below are spaced 24 inches on center, such members bear within 5 inches of the studs beneath. (CRC R602.3.3) Drilling and notching of studs. Any stud in an exterior wall or bearing partition may be
- unuing and notching of studs. Any stud in an exterior wall or barring partition may be cut or notched to a depth not exceeding 25% of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40% of a single stud width. Any stud may be bored or dirited, provided the diameter of the resulting hole is no more than 60% of the stud width, the edge of the hole is no more than 50% not the hole is not located in the same section as a cut or notch. Studs located in exterior wall or bearing partitions offield over 40% and up to 60% shall also be doubled with no more than two successive studs bored. (CRC R602.6) **Too plate.** Word shut also the the exercision
- Top plate. Wood stud walls shall be capped with a double top plate installed to provide ing at corners and at intersections with other partitions. End joints in double top plates shall be offset at least 24 inches. Joints in plates need not occur over studs um nominal 2 inches thick and have width at least equal to width of Plates shall be minir studs (CRC R602 3 2)
- Top plate splices. Top plate lap splices shall be face-nailed with minimum 8 16d nails on each side of splice. (CRC R602.10.8.1) Drilling and notching of top plate. When piping or ductwork is placed in or partly in an
- exterior wall or interior load-bearing wall, necessitating cutting, drilling, or notching of the top plate by more than 50% of its width, a galvanized metal tie not less than 0.054-inch thick and 1-112-inches wide shall be fastened across and to the plate at each side of the opening with not less than 8 10d nails having a minimum length of 1-1/2 inches at each side or equivalent. The metal tie must extend minimum 6 inches past the opening. (CRC
- R602 6 1) ndation cripple walls shall be framed of studs not less in size than the Cripple walls. Fou studding above. Cripple walls more than 4 feet in height shall have studs sized as required for an additional story. Cripple walls with stud height less than 14 inches shall be sheathed on at least one side with a wood structural panel fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking. Cripple walls shall be supported on continuous
- dations. (CRC R602.9) Wall bracing. Buildings shall be braced in accordance with the methods allowed per CRC R602.10.2, CRC R602.10.4, and/or CRC R602.10.5.
- Braced wall line spacing. Spacing between braced wall lines shall not exceed 20 feet or alternate provisions of CRC R602.10.1.3.
- 12. Shear wall cumulative length. The cumulative length of shear walls within each braced ions of CRC Table R602 10 3(1) for wind loads and CRC I line shall meet the pro Table R602 10 3(2) for seismic loads (CRC R602 10 1 1)
- 13. Shear wall spacing. Shear walls shall be located not more than 25 feet on center. (CRC R602 10 2 21
- Shear wall offset. Shear walls may be offset out-of-plan not more than 4 feet from the designated braced wall line and not more than 8 feet from any other offset wall considered part of the same braced wall line. (CRC R602.10.1.2)
- Shear wall location. Shear walls shall be located at the ends of each braced wall line or meet the alternate provisions of CRC R602.10.2.2. 16. Individual shear wall length. Shear walls shall meet minimum length requirements of
- CRC R602 10 6 5 1 17. Cripple wall bracing. Cripple walls shall be braced per CRC R602.10.11. 18. Shear wall and diaphragm nailing. All shear walls, roof diaphragms, and floo
- diaphragms shall be nailed to supporting construction per CRC Table R602.3(1). (CRC R604.3)
- 19. Shear wall joints. All vertical joints in shear wall sheathing shall occur over, and be fastered to, common studs. Horizontal joints in shear walls shall occur over, and be fastened to, minimum 1-1/2-inch-thick blocking. (CRC R602.10.10)
- Framing over openings. Headers, double joists, or trusses of adequate size to transfer loads to vertical members shall be provided over window and door openings in load-bearing walls and partitions. (CBC 2304.3.2)
- 21. Joists under bearing partitions. Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized to adequately support the load, that are separated to permit the installation of piping or vents shall be full-depth solid-blocked with minimum 2-inch nominal lumber spaced at maximum 4 feet on center. nocked with minimum 2-inch nominal under spaced at maximum 4 return cen ng partitions perpendicular to joists shall not be offset from supporting girders, or partitions more than the joist depth unless such joists are of sufficient size to the additional load. (CRC R502.4)
- 22. Joists above or below shear walls. Where joists are perpendicular to a shear wall above or below, a rim joist, band joist, or blocking shall be provided along the entir length of the shear wall. Where joists are parallel to a shear wall above or below, a rin t, end joist, or other parallel framing shall be provided directly above and/or below the
- shear wall. Where a parallel framing member cannot be located directly above and/o below the shear wall, full-depth blocking at 16-inch spacing shall be provided betweer the parallel framing members to each side of the shear wall. (CRC R602.10.8) 23. Floor member bearing. The ends of each floor joist, beam, or girder shall have minimum 1-1/2 inches of bearing on wood or metal and minimum 3 inches of bearing or masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and
- nailed to the adjoining stud or by the use of approved joist hangers. (CRC R502.6) 24. Floor joist lap. Floor joists framing opposite sides over a bearing support shall lap minimum 3 inches and shall be nailed together within minimum 3 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the lap is permitted
- (CRC R502 6 1) Floor joist-to-girder support. Floor joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips minimum nominal 2 inches by 2 inches. (CRC R502.6.2)
- Floor joist lateral restraint. Floor joists shall be supported laterally at ends and each intermediate support by minimum 2-inch full-depth blocking, by attachment to full-dep header, band joist, or rim joist, to an adjoining sud, or shall be otherwise provided will lateral support to prevent rotation. (CRC R502.7)
- 27. Floor joist bridging. Floor joists exceeding nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at
- maximum 8-foot intervals. (CRC R502.7.1) 28. Framing of floor openings. Openings in floor framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the floor joist. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the neader joist span exceeds 4 feet the trimmer joists and header joist shall be doubled and of sufficient cross section to support the floor joists framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header ioist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the head

aming anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10

E. Wood Framing (Continued)

Girders. Girders for single-story construction or girders supporting loads from a single floor shall not be less than 4 inches by 6 inches for spans 6 feet or less, provided that girders are spaced not more than 8 feet on center. Other girders shall be designed to support the loads specified in the CBC. Girder end joints shall occur over support When a girder is spliced over a support, an adequate tie shall be provided. The ends beams or girders supported on masonry or concrete shall not have less than 3 inches of E. Wood Framing (Continued)

R1003.19)

R302.12):

R302 12 1)

R302.14

F. General Material Specifications

asonry units (CBC 2103 1)

Class 55 minimum

G. Roofing and Weatherproofing

ng. (CRC R903.2.2)

a. Ceiling is suspended under the floor framing

49. Fireblocking of chimneys and fireplaces. All spaces between chimneys and floors and

ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood

joists, beams, or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney. (CRC

Draftstopping. In combustible construction where there is usable space both above and

Entratopping in collectage of floor/celling assembly, draftspace space 5 on taxore and below the concerned as pace 5 one space 5 one sp

b. Floor framing is constructed of truss-type open-web or perforated members

51. Draftstopping materials. Draftstopping shall not be less than 1/2-inch gypsum board,

Draftstopping shall be installed parallel to the floor framing members unless other

. Combustible insulation clearance. Combustible insulation shall be separated mi

1. Lumber. All joists, rafters, beams, and posts 2-inches to 4-inches thick shall be No. 2

3/8-inch wood structural panels, or other approved materials adequately supported

oved by the building official. The integrity of draftstops shall be maintained. (CRC

3 inches from recessed luminaires, fan motors, and other heat-producing devices. (CRC

grade Douglas Fir-Larch or better. All posts and beams 5 inches and thicker shall be No 1 grade Douglas Fir-Larch or better. Studs not more than 8 feet long shall be stud-grade

Douglas Fir-Larch or better when supporting not more than one floor, roof, and ceiling. Studs longer than 8 feet shall be No. 2 grade Douglas Fir-Larch or better.

Concrete. Concrete shall have a minimum compressive strength of 2,500 psi at 28 days and shall consist of 1 part cement, 3 parts sand, 4 parts 1-inch maximum size rock, and not more than 7-1/2 gallons of water per sack of cement. (CRC R402.2)

Mortar. Mortar used in construction of masonry walls, foundation walls, and retaining walls shall conform to ASTM C 270 and shall consist of 1 part portland cement, 2-1/4 to 3 parts sand, and 1/4 to 1/2 part hydrated lime. (CBC 2103.2)

Grout shall attai

(CRC R317.3.1)

Grout, Grout shall conform to ASTM C 476 and shall consist of 1 part portland cement

1/10 part hydrated lime, 2-1/4 to 3 parts sand, and 1 to 2 parts gravel. G a minimum compressive strength of 2,000 psi at 28 days. (CBC 2103.3)

Reinforcing steel. Reinforcing steel used in construction of re

Exception: 1/2-inch diameter or greater steel holts

preservative-treated wood in an interior, dry environmer

Masonry. Masonry units shall comply with ASTM C 90 for load-bearing concrete

Structural steel. Steel used as structural shapes such as wide-flange sections channels, plates, and angles shall comply with ASTM A36. Pipe columns shall with ASTM A53. Structural tubes shall comply with ASTM A500, Grade B.

Exception: Fasteners other than nails and timber rivets may be of mechanical

deposited zinc-coated steel with coating weights in accordance with ASTM B 695.

Fasteners for fire-retardant-treated wood. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot dipped zinc-coate galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.3)

Roof covering. All roof covering shall be installed per applicable requirements of CBC 1507. Roof coverings shall be at least Class A rated in accordance with ASTM E 108 or UL 790, which shall include coverings of slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets. (County Building Code 92.1.1505.1)

Roof flashing. Flashing shall be installed at wall and roof intersections, at gutters

Root maximum, Frasming shall be installed at wall allo fool intersections, at guilets, wherever there is a change in roof slope or direction, and around roof openings. W flashing is of metal, the metal shall be corrosion-resistant with a thickness of not les than 0.019 inch (No. 26 galvanized sheet). (CRC R903.2.1)

Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any

chinney or penetration more than 30 inches wide as measured of the high side of the slope. Cricket or saddle covering shall be sheet metal or the same material as the roof

Water-resistive barrier. A minimum of one layer of No. 15 asphalt felt shall be attached

to study or sheathing of all exterior walks. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer minimum 2 inches. Where joints occur, felt shall be lapped minimum 6 inches. The felt shall be continuous to the

top of walls and terminated at penetrations and building appendages in a manner to

Wall flashing. Approved corrosion-resistant flashing shall be applied shingle fashion at

Exterior door and window openings, extending to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage

the following locations to prevent entry of water into the wall cavity or penetration of

At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings

naintain a weather-resistant exterior wall envelope. (CRC R703.2)

water to the building structural framing components (CRC R703.8):

c. Under and at the ends of masonry, wood, or metal copings and sills

e. Where exterior porches, decks, or stairs attach to a wall or floor assembly of

6. Dampproofing. Dampproofing materials for foundation walls enclosing usable space

Weep screed. A minimum 0.019-inch (No. 26 galvanized sheet gage),

Green Building Standards Code (CALGreen) Requirements

wements shall replace noncompliant plumbing fixture bing fixtures per CalGreen 301.1.1 and CalGreen 4.303.1

below grade shall be installed on the exterior surface of the wall, and shall extend from

corrosion-resistant weep screed weep screed with a minimum vertical attachment flange of 3-1/2 inches shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 92. The weep screed shall be placed

a minimum 4 inches above the earth or 2 inches above paved areas and shall be of a

type allowing trapped water to drain to the exterior of the building. (CRC R703.7.2.1

1. Grading permit. Grading permit required if volume of earth moved exceeds 200 cubic

Applicability. CalGreen residential mandatory measures shall apply to every newly constructed building or structure and within any addition or alteration increasing a building's conditioned area, volume, or size. (CalGreen 101.3, CalGreen 301.1.1)

Exception: All residential buildings undergoing permitted alterations, additions, improvements shall replace noncompliant plumbing fixtures with water-conserv

vards or if any cuts or fills exceed 8 feet in height/depth. (County Grading Ordinance 202)

on report. Compaction report required for fill material 12 inches or more in

d. Continuously above all projecting wood trim

the top of the footing to finished grade. (CRC R406.1)

wood-frame construction

a At built-in outters

H. Grading and soils

At wall and roof intersections

Exception: Plain carbon steel fasteners acceptable in SBX/DOT and zinc borate

concrete structures shall be deformed and comply with ASTM A 615. (CBC 2103.4)

Fasteners for preservative-treated wood. Fasteners for preservative-treated and fire-retardant-treated wood - including nuts and washers -- shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317

- bearing, (CBC 2308.7) . Ridges, hips, and valleys. Rafters shall be framed to a ridge board or to each other wit Notiges, inps, into varietys. Naties shall be frained to a fingle claud of the deal hole with a gueste plate as a lite. Ridge boards shall be minimum 1-inch nominal thickness and not less in depth than the cut end of the rafter. At all valley and hips, there shall be a valley or hip rafter not less than 2-inch nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the root pith is less than 3:12 slope (25% gradient), structural members that support rafters and cellings joists, such as ridges, hips, and valleys, shall be designed as heaver. (PC 200:23) beams. (CRC R802.3)
- beams. (CRC R802.3)
 31. Colling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other per CRC Table R802.5.1(9), and the rafter shall be nailed to the wall top plate per CRC Table R802.3(1). Ceiling joists shall be continuous or securely joind per CRC Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous te across the building when such joists are parallel to rafters. Where ceiling joists are not connected to the rafters at the wall top plate, joists connected to shall be installed as rafter ties, or rafter tes shall be installed to provide a continuous tie. Building when some prained to the provide a continuous the alter site induced as rafter ties, shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be minimum 2 induced to the some prior the some prior the some prior to the some prior. nstalled. Rafter ties shall be minimum 2 inches by 4 inches nominal, installed pe CRC Table R802.5.1(9), or connections of equivalent capacities shall be provided Where ceilings joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or engineer-designed girder. (CRC R802.3.1)
- Ceiling joists lapped. Ends of ceiling joists shall be lapped minimum 3 inches or butter over bearing partitions or beams and toenailed to the bearing element. Where ceiling joists provide resistance to rafter thrust, lapped joists shall be nailed together per CRC Table R602.3(1) and butted joists shall be tied together in a manner to resist such thrus
- 33. Collar ties. Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space. Collar ties shall be a minimum 1 inch by 4 inches nominal and spaced at maximum 4 feet on center. (CRC R802.3.1)
- 34. Purlins. Purlins installed to reduce the span of rafters shall be sized not less than the red size of the rafters they support. Purlins shall be continuous and shall be supported by 2-inch-by-4-inch nominal braces installed to bearing walls at a mi -degree slope from horizontal. The braces shall be spaced maximum 4 feet on center with a maximum 8-foot unbraced length. (CRC R802.5.1)
- 35. Roof/ceiling member bearing. The ends of each rafter or ceiling joist shall have not less than 1-1/2 inches of bearing on wood or metal and not less than 3 inches of bearing or onry or concrete. (CRC R802.6)
- Roof/ceiling member lateral support. Roof framing members and ceiling joists with a nominal depth-to-thickness ratio exceeding 5.1 shall be provided with lateral support at points of bearing to prevent rotation. (CRC R802.8)
- Roof/ceiling bridging. Rafters and ceiling joists with a nominal depth-to-thickness ratic exceeding 6-1 shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch wood strip nalled across the rafters or ceiling joists at maximum 8-toot intervals. (CRC R802.8.1)
- joists at maximum 8-loot intervals. (CRC R802.8.1)
 8. Framing of roof/fcelling openings. Openings in roof and ceiling framing shall be framed with a header and timmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry a single header joist located within 3 feet of the timmer joist shall be doubled and of sufficient cross section to support the ceiling joists or rafters framing into the header. Approved hangers shall be used for the header joist span exceeds 4 feet, the timmer joist or rafters framing into the header. Approved hangers shall be used for the header-joist-loc-timmer-joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10)
- . Roof framing above shear walls. Rafters or roof trusses shall be connected to to ates of shea ar walls with blocking between the rafters or trusses. (CRC R602.10.8 40. Roof diaphragm under fill framing. Roof plywood shall be continuous under California
- fill framing 41. Roof diaphragm at ridges. Minimum 2-inch nominal blocking required for roof
- diaphragm nailing at ridges 42. Blocking of roof trusses. Minimum 2-inch nominal blocking required between trusses at
- ridge lines and at points of bearing at exterior walls. Truss clearance. Minimum 1/2-inch clearance required between top plates of interior non-bearing partitions and bottom chords of trusses.
- 44. Drilling, cutting, and notching of roof/floor framing. Notches in solid lumber joists rafters, blocking, and beams shall not exceed one-sixth the member depth, shall be r
- r than one-third the member depth, and shall not be located in the middle one-thin of the span. Notches at member ends shall not exceed one-fourth the member dept span. Notches at member ends shall not exceed one-fourth the member depth, ension side of members 4 inches or greater in nominal thickness shall not be de except at member ends. The diameter of holes bored or cut into members sh xceed one-third the member depth. Holes shall not be closer than 2 inches to the bottom of the member ends. The loal clote clotes the member. Where the ber is also notched, the hole shall not be closer than 2 inches to the notch. (RCE or bottom of the r R502 8 1
- 45. Exterior landings, decks, balconies, and stairs. Such elements shall be positively Exterior landings, decks, barcones, and stars. Sour lettients shall be postively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenailt or nails subject to withdrawal. (CRC R311.3)
- 46. Fireblocking, Fireblocking shall be provided in the following locations (CRC R302.11 and CRC R1003.19):
- a. In concealed spaces of stud walls and partitions, including furred spaces, and paralle rows of studs or staggered studs, as follows
- Vertically at the ceiling and floor levels Horizontally at intervals not exceeding 10 feet
- b. At all interconnections between concealed vertical and horizontal spaces such as

At chimneys and fireplaces per item E.49

R302.11.1):

Two-inch nominal lumbe

ood structural pan

e. 1/2-inch gypsum board

1/4-inch cement-based millboar

occur at soffits drop ceilings and cove ceilings

f. Cornices of a two-family dwelling at the line of dwelling-unit separation

Two thicknesses of one-inch nominal lumber with broken lap joint

47. Fireblocking materials. Except as otherwise specified in items E.48 and E.49,

fireblocking shall consist of the following materials with the integrity maintained (CRC

One thickness of 23/32-inch wood structural panel with joints backed by 23/32-inch

Batts or blankets of mineral or glass fiber of other approved materials installed in such

Batts or blankets of mineral or glass fiber of other approved materials installed in such a manner as to be securely retained in place. Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted for compliance with the 10-foot horizontal freblocking in walls constructed using parallel rows of studs or staggered studs. Unfaced fibergiass batt insulation used as fiberlocking shall fill the entire cross-section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit, or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot cases.

Fireblocking at openings around vents, pipes, ducts, cables, and wires at ceiling and floor level. Such openings shall be fireblocked with an approved material to resis the free passage of flame and products of combustion. (CRC R302.11)

d. One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard

In concealed spaces between stair stringers at the top and bottom of the run At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion



(CALGreen) Requirements (Contin

b. Urinals: Maximum 0.5 gallons per flush

gallons per minute at 80 psi

enforcing agency.

(CALGreen 4.408.1)

Exception: Excavated soil and land-clearing debris.

arated) or bulk mixed (single strear

Operation and maintenance instructions for the following:

iii. Space conditioning systems, including condensers and air filters

Roof and vard drainage, including gutters and dowr

water at least 5 feet away from the foundation

equest of the enforcing agency. (CALGreen 4.504.2.1)

d. Scientific Certifications Systems Indoor Advantage™ Gold.

(CHPS) High Performance Products Database

e requirements of this program)

NSF/ANSI 140 at the Gold level.

Specification 01350)

Schools program

million (CALGreen 4.504.5):

Particle board

a. Hardwood plywood veneer core

d. Medium-density fiberboard (MDF)

e. Thin MDF (5/16 inch or less)

Hardwood plywood composite core

0.05

0.09

0.11

0.13

ocated reasonably close to the jobsite

C&D) Facilities Guide is online at:

demolition waste generated

Landscape irrigation systems

numidity level in that range.

Water reuse systems

be placed in the building (CALGreen 4.410.1);

comply with the following per CalGreen 4.303.

flow rate of 0.8 gallons per minute at 20 ps

Water closets: Maximum 1.28 gallons per flush

Water cons

THESE ARE MINIMUM REQUIREMENTS AN SPECIFICATIONS ON THE PLANS OR A REQUIRED BY APPLICABLE CODE