# BUILDING & SAFETY DIVISION

**CITY OF BURBANK**

**BPAP #:** _____

**DATE:** _____

## Burbank Preapproved Accessory Dwelling Unit Program

### PLAN CHECK CORRECTION LIST

*BEFORE APPROVAL FOR CODE COMPLIANCE OR ISSUANCE OF A BUILDING PERMIT, THE PLANS AND APPLICATION FOR THIS CONSTRUCTION REQUIRE THE INFORMATION, REVISIONS, AND CORRECTIONS INDICATED BELOW. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OTHER ORDINANCES, OR STATE LAWS.*

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| **BUILDING ADDRESS:** | |
| **PROJECT TYPE:** | **VALUATION:** |
| **OCCUPANCY:** | **USE OF STRUCTURE:** |
| **TYPE OF CONSTRUCTION:** | |
| **PLAN CHECK ENGINEER:** | |
| **PHONE:** | **EMAIL:** |

Building permit application expires on: _____

*(Building Permit Plan Check Application will expire 180 days after the date of plan check fee receipt.) It is the responsibility of the Applicant/ Owner to request a Plan Check Extension in writing prior to the expiration date.*

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| **CONTACT:** | **PHONE:** | **EMAIL:** |
| **CORRECTION:** | **CORRECTION:** | **CORRECTION:** |

The following ☑ are items that remain to be corrected:

| *Corrections on Sheet #* | *Required* |
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| **A. PLAN RECHECK:** | |
| | ☑ • **Provide updated correction drawings, uploaded to ProjectDox for electronic review.**<br>• Sets must be complete. Upload each sheet of the drawings as an individual file.<br>• See the marked-up set of plans for additional corrections. Red marks apply to all similar conditions.<br>• Revised plans and calculations shall incorporate or address all comments marked on the original checked set of plans, calculations, and this plan review checklist. Provide a written response to each comment and show where and how it has been addressed. Identify the sheet number and detail or reference note on the revised plans where the corrections are made. Time spent searching for the corrected items on the revised plans or calculations will delay the review and approval process.<br>• Itemize any changes, revisions, or additions made to drawings that are not a direct answer to a correction on a separate sheet. |
| | ☐ All plans and calculations shall be stamped and wet signed (or electronically stamped and signed) by an architect or engineer licensed by the State of California. (**BP 5537, 6735**) |
| | ☐ Plans are illegible and/or prints are too light/dark. Provide clear and legible plans for review. |
| | ☐ **Submitted plans and related documents are not complete. Additional reviewing time may be necessary upon re-submittal. Please submit complete plans for review.** |
| **B. ADDITIONAL REVIEWS:** | |
| | A separate permit application is required for any of the following items: |
| | ☐ Grading and Shoring |
| | ☐ Demolition |
| | ☐ Swimming Pool |
| | ☐ Attached or detached accessory Building |
| | ☐ Retaining walls |
| | ☐ CMU walls |

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| **C.** | **PLANNING REQUIREMENTS:** | |
| | ☐ | Studio and 1-bedroom units are limited to a maximum square footage of 850. |
| | ☐ | 2 or more-bedroom units are limited to a maximum square footage of 1,000. |
| | ☐ | Maximum elevations height is limited to 17 feet, inclusive of:<br>• Top of Roof, or<br>• Top of HVAC System, or<br>• Top of screening, or<br>• Top of architectural features. |
| **D.** | **PLAN REQUIREMENTS:** | |
| | | The following plans are required for plan review and shall be drawn to scale with sufficient clarity. The use of any alternate scale or sheet size not indicated above must be approved by the Plan Check Engineer. |
| | ☐ | **Floor plans**:<br>• **1/4" = 1'-0"** (shall match the scale of the Structural Framing Plan and Demolition Plan)<br>• Fully dimensioned |
| | ☐ | **Roof plans (Fully dimensioned)**:<br>• **1/4" = 1'-0"** (shall match the scale of the Structural Framing Plan and Demolition Plan) |
| | ☐ | **Building Cross Sections** |
| | ☐ | **Building Elevations**<br>Dimension finished floor height, top of plate, top of roof elevations, window heights, etc. |
| | ☐ | **Architectural Details**:<br>• **1/2" = 1'-0"** (Details and dimensions must be specific to area of reference, do not make 'Similar" detail reference or maximum/ minimum dimension references) |
| | ☐ | **Door/Window Schedule:**<br>• Identify all "egress" Door and Windows |
| | ☐ | **Structural framing plans**:<br>• **1/4'" = 1'-0"** (shall match the scale of the Architectural Floor Plan)<br>• Cross-referenced construction details<br>• Grid system must be shown |
| | On the **COVER SHEET** of plans, indicate: | |
| | ☐ | Provide a complete detailed description of the Scope of Work. |
| | ☐ | Provide a code analysis stating:<br>• Applicable codes<br>• Type of Construction<br>• Use and Occupancy (both existing and proposed)<br>• Number of stories<br>• Building height(s)<br>• Building areas (both existing and proposed)<br>• Number of dwelling units<br>• Number of bedrooms and bathrooms (both existing and proposed)<br>• Fire sprinklers installed or not. (**CRC R106.1.1**)<br>• Number of parking spaces<br>• Provide complete and correct legal description (i.e., Tract, Lot, Block, APN, metes and bounds, etc.).<br>• Fire Zone: Yes / No |
| | | Provide a complete Index of drawings. |
| **E.** | **DESIGN REQUIREMENTS:** | |
| | ☐ | A minimum 22"x30" attic access at 30" minimum clear headroom. (**CRC R807.1; CMC 304.4**) |
| | ☐ | Water closet or bidet shall be set no closer than 15" from its center to any side wall or obstruction or no closer than 30" center to center to any similar fixture and the clear space in front of a water closet, lavatory, or a bidet shall be at least 24" (**CPC 402.5**). Show on Floor Plan |
| | ☐ | Show a minimum shower area of 1024 S.I. with a 30" diameter, clear turning circle. (**CPC 408.6**) |
| | ☐ | Shower floors and walls above bathtubs with installed shower head shall be finished with a nonabsorbent surface to a height not less than 6 ft. above the floor. (**CRC R307.2**) |

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| | ☐ | Show the location of the existing or new heating and air condition unit. Indicate if the unit is a package unit or a split system. For altered/new units, note the specifications of the unit per energy compliance forms. |
| | ☐ | Show all exterior elevations. |
| | ☐ | Note on Elevation drawings: |
| | | Any addition or changes made to the approved Exterior elevation design either on the drawings or during construction will require Planning Division and Building & Safety Division review and approval and may result in a delay of the project or the removal of non-approved work. |
| | ☐ | Provide full height cross-section showing framing, interior/exterior sheathing, plate height, insulation, foundation, finish grade, etc. |
| | ☐ | Show detail of No. 26 galvanized sheet gage weep screed with a 3-1/2" flange at stucco siding placed a minimum of 4 inches above earth or 2 inches above paved areas. (**CRC R703.7.2.1, CBC 2512.12**) |
| | **AGING-IN-PLACE DESIGN & FALL PREVENTION: NOTE ON FLOOR PLAN** | |
| | ☐ | At least one bathroom on the entry level shall be provided with **reinforcement for grab bars** installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section. Exceptions apply. **(CRC R327.1.2)** |
| | ☐ | Reinforcement shall not be less than 2"x8" nominal lumber or other construction material providing equal height and load capacity, located between 32" and 39 ¼" above the finished floor flush with the wall framing. |
| | ☐ | Reinforcement must be continuous in bathtub, bathtub combo and shower wall enclosures, where wall framing is provided. |
| | ☐ | The location of the reinforcement must be incorporated in the Operation and Maintenance Manual (e.g., floor plan and elevation details) required by CAL Green Section 4.410.1. |
| | ☐ | **Electrical receptacle outlets, switches, and controls** (including controls for heating, ventilation and air conditioning) intended to be used by occupants, shall be located no more than 48 inches measured from the top of the outlet box and not less than 15 inches (381 mm) measured from the bottom of the outlet box above the finish floor. Exceptions apply. **(CRC R327.1.2)** |
| | ☐ | On the entry level, at least one bathroom and one bedroom shall provide a **doorway** with a net clear opening of not less than 32", measures with the door positioned at an angle of 90 degrees from the closed position; or, on the second or third floor of the dwelling if a bathroom or bedroom is not located on the entry level. **(CRC R327.1.3)** |
| | ☐ | **A standard doorbell buttons or controls**, when installed, shall be provided at a height not exceeding 48" above exterior floor or landing, measured from the top of the doorbell button or control. Where doorbell buttons integrated with other features are required to be installed above 48 inches (1219.2 mm) measured from the exterior floor or landing **(CRC R327.1.4)** |
| | **CLOTHES DRYER: PROVIDE INFORMATION ON FLOOR PLAN** | |
| | ☐ | A minimum 4" moisture exhaust duct must be provided (**CMC 504.4.2**) |
| | ☐ | Dryer exhaust cannot exceed 14 ft. with a maximum of two 90 deg. elbows (**CMC 504.4.2.1**) |
| | ☐ | A flexible duct cannot extend more than 6 ft. and cannot be concealed (**CMC 504.4.2.2**) |
| | **WATER HEATER: PROVIDE INFORMATION ON FLOOR PLAN** | |
| | ☐ | Show existing or new water heater location on plan. Indicate type of water heater. |
| | ☐ | Tankless water heaters – provide manufacturer specifications on plans and indicate gas and electric supply as required |
| | ☐ | Fuel-burning water heaters installed in bedrooms or bathrooms shall be in a closet used exclusively for the water heater and separated with a gasketed, self-closing door. All combustion air shall be obtained from the exterior. The water heater shall be a direct-vent type. (**CPC 504.1**). |

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| | ☐ | Add the following note on plan:<br>New installation of gas water heater shall have all the following as per 2022 California Energy Code 150.0(n):<br>1. A 120V electrical receptacle is within 3 feet from the water heater and accessible with no obstructions.<br>2. A Category III or IV vent, or a Type B vent with straight pipe between outside termination and the water heater.<br>3. A condensate drain, no more than 2 inches, higher than the base on water heater for natural draining.<br>4. 4) A gas supply line with capacity of at least 200,000 Btu/hr.<br>5. Unfired tanks shall have a minimum R-12 insulation.<br>6. R-7.7 insulation shall be installed on the first 5 feet of hot and cold-water pipes.<br>7. All hot water piping ¾" or larger, from the water heater to the kitchen fixtures, shall have R-4 insulation |
| | ☐ | Water-Heating System requirements (2022 California Energy Code 150.0(n)):<br>• Indicate space of at least 2.5 ft x 2.5 ft x 7 ft tall for future heat pump water heater.<br>• If HPWH space is within 3 ft provide a dedicated 125-volt, 20-amp electrical receptacle, a reserved single pole circuit breaker space labeled as "Future 240V Use", a condensate drain no more than 2 inches higher than the base<br>• If HPWH is more than 3 ft provide a dedicated 240-volt branch circuit rated at 30 amps, dedicated cold water supply, hot water supply, and a condensate drain no more than 2 inches higher than the base. |
| | **FIREPLACE: PROVIDE INFORMATION ON FLOOR PLAN** | |
| | ☐ | For factory-built metal fireplace specify (**CRC R1005**):<br>1. Manufacturer, model, and ICBO/UL number.<br>2. Installation and use shall be in accordance with their listing.<br>3. Non-vented fireplaces or gas fired appliances are not permitted.<br>4. Factory-built chimney maximum offset is 30 degrees vertically and shall not have more than 4 elbows. (**CRC R1005.7**) |
| | ☐ | Only gas fireplaces may be installed in new residential or commercial buildings. South Coast Air Quality Management District Rule 445 does not permit permanent installation of indoor or outdoor wood-burning devices in a new development unless they are one of the following types listed. www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-445.pdf |
| | ☐ | Detail the fireplace and chimney construction. |
| | ☐ | Top of chimney must extend a minimum of 24" above any roof structure within 10'-0" but not less than 36" above the highest point where the chimney passes through the roof. (**CMC 802.5.4**, **CRC R1003.9**) |
| | **VENTILATION: PROVIDE CALCULATIONS ON ROOF PLAN** | |
| | ☐ | Roof cross-ventilation of not less than 1/150 of attic area. Indicate required ventilation area, the proposed type, size, number, and location of proposed ventilators. Provide manufacturer data. (**CRC R806**)<br><br>Detail and specify unvented assemblies. Provide specifications for air-impermeable insulation, where required |
| | ☐ | A minimum of 1" of space shall be provided between the insulation and the roof sheathing and at the location of vents for vaulted ceiling or flat roofs. PROVIDE DETAILS ON PLAN (**CRC R806.3**) |
| | ☐ | Under-floor cross-ventilation of not less than 1/150 of under floor area. Indicate required ventilation area, the proposed type, size, number, and location of proposed ventilators. Provide manufacturer data. (**CRC 408.1**)<br>1. Provide under-floor ventilation opening size and locations equal to 1/150 of under-floor area OR 1/1500 of under-floor area if ground surface is covered with Class I vapor retarder material. One ventilation opening shall be within 3 ft. of each corner of the building. Openings shall have 1/4" maximum corrosion resistant metal mesh covering (CRC R408.1, R408.2). Indicate required area, the proposed number and size of vents on the floor plan.<br>2. Unvented under floor space shall comply with CRC R408.3. |

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| | **ROOFING** | |
| | ☐ | **Install Cool Roof Product Labeled and Certified by Cool Roof Rating Council (CRRC) per BMC 9-1-11-4.509.**<br>For new roof covering specify (**CRC R902, CRC R905**):<br>1. Cool Roof Rating Council number<br>2. Manufacturer and ICC/UL/FM or third-party evaluation number<br>3. Solar Reflectance, Thermal, & Solar Reflective Index Alternative<br>4. Roof slope of all areas on the roof plan.<br>5. Note on plan that installation shall be in accordance with manufacturer's specifications. |
| | ☐ | Roof slope is not adequate for type of roof covering specified. (**CRC R905**) |
| | ☐ | Note on the Roof Plan the ICC evaluation report number for all tile roofs. Manufacturer's information showing the tile weight must be incorporated into the drawing. |
| | ☐ | Show sizes and locations of the roof/deck drains and secondary emergency overflow roof drains or scuppers. (**CRC R903.4, CPC 1101.12 and CPC 1105.0**) |
| | ☐ | Asphalt shingles shall meet the classification requirements of CRC T-R905.2.4.1 for the appropriate maximum basic wind speed. |
| | **SMOKE DETECTORS - SHOW INFORMATION ON PLAN (CRC 314)** | |
| | ☐ | Show location of hard-wired smoke alarms (**CRC R314.3**):<br>1. In each sleeping room<br>2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.<br>3. On each story, basement, and habitable attics.<br>4. Note on plan smoke alarms shall comply with specific location requirements per NFPA 72 Section 29.8.3.4. |
| | ☐ | Note on plan smoke alarm requirements:<br>1. An approved smoke alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding $1000.<br>2. Battery operated smoke alarms permitted in existing buildings where no construction is taking place or in building undergoing alteration or repair that do not result in the removal of interior walls or ceiling finishes, unless there is an attic, crawl space or basement which could provide access for wiring.<br>3. Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit.<br>4. Smoke detectors shall be "hard wired" and shall be equipped with battery backup. |
| | **CARBON MONOXIDE ALARM: SHOW INFORMATION ON PLAN (CRC R315)** | |
| | ☐ | Show locations and note on plan carbon monoxide alarm requirements:<br>1. An approved carbon monoxide alarm shall be installed for existing buildings and new construction when the dwelling unit contains a fuel-fired appliance, fireplace, and/or an attached garage with an opening that communicates with the dwelling.<br>2. CO alarms shall be "hard wired" and shall be equipped with battery backup.<br>3. CO alarms shall be listed for compliance with UL 2034, UL 217, UL 2075, and maintained per NFPA 720.<br>4. CO alarms shall be installed outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of a dwelling unit including basement.<br>5. CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit.<br>6. In existing dwelling unit, a CO alarm is permitted to be battery operated where repair or alteration do not result in the removal of wall or ceiling finishes. |
| **F.** | **DOORS, WINDOWS, GLAZING, LIGHT & VENTILATION:** | |
| | **PROVIDE INFORMATION ON FLOOR PLAN** | |
| | ☐ | **Window Schedule must be included on the Floor Plan sheet indicating the size, operation, glazing type, U factor, SHGC and window material.** The Schedule must clearly note that bedroom egress windows have a *minimum clear opening* area of 5.7 SF when above the grade-floor and 5 SF on the grade-floor, a minimum net height of 24", a minimum net width of 20", and a sill height not more than 44" above finish floor. (**CRC R310**)<br>Glazed door is an exterior door having a glazed area ≥ 25% of the area of the door.<br><br>**Manufacturer's data** showing compliance with egress requirements must be reproduced on the drawings for any windows deviating from the approved window sizes shown on the City of Burbank Conventional Construction sheet. |

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| | ☐ | Window fall protection shall be provided where the top of the sill of an operable window opening is located less than 24" above the finished floor and greater than 72" above the finished grade or other surface below on the exterior of the building. The operable windows with openings such that a 4-inch sphere cannot pass, or provide window fall prevention device or window opening control devices that comply with ASTM F2090. (**CRC R312.2**) |
| | ☐ | A Natural Light calculation showing that the window area is at least 8% of the floor area of the room served (**CRC R303.1**); or that the room or space complies with the requirements for an adjoining space in accordance with (**CRC R303.2**). |
| | ☐ | Adjoining spaces for Natural Light and Ventilation: A minimum of 50% of the common wall must be open providing an unobstructed area of not less than 10% of the interior room or 25 sf, whichever is greater (**CRC R303.2**). |
| | ☐ | A Natural Ventilation calculation showing that the minimum open able area to the outside is 4% of the floor area being ventilated (**CRC R303.1**); or that the room or space complies with the requirements for an adjoining space in accordance with (**CRC R303.2**) |
| | ☐ | THE FOLLOWING NOTE SHALL BE REPRODUCED ON THE WINDOW SCHEDULE AS SHOWN BELOW.<br>**NOTE:**<br>**THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.** |
| | ☐ | Skylights: indicate the ICC # on the plans and provide a detail showing the type of curb mounting used. Include the unit, U-Factor, and SHGC on the Window Schedule.<br>For prefabricated skylights:<br>1. Specify manufacturer, model, and ICC/UL number (**CRC R308.6.9**).<br>2. All unit skylights installed in a roof with a pitch flatter than 3:12 shall be mounted on a curb extending at least 4" above the roof unless otherwise specified in the manufacturer's installation instructions (**CRC R308.6.8**).<br>3. For fully tempered or heat-strengthened glass, a retaining screen shall be installed below the glass. (**CRC R308.6.3, CBC 2405.3**) |
| **G. MEANS OF EGRESS:** | | |
| | ☐ | For habitable levels or basements located more than one story above or more than one story below an egress door, the maximum travel distance from any occupied point to a stairway or ramp that provides egress from such habitable level or basement shall not exceed 50 feet (**CRC R311.4**) |
| | ☐ | There shall be a landing or floor on each side of each exterior door. The width of the landing shall not be less than the door served. Landings at doors shall have a length measured in direction of travel of not less than 36 inches. (**CRC R311.3, CBC 1010.1.6**) |
| | ☐ | The required egress door shall open directly into a public way or to a yard or court that opens to a public way. (**CRC R311.1, CBC 1031.2**) |
| | ☐ | Provide at least one egress door, side-hinged and a minimum clear width of 32" when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height is 78" measured from the top of threshold to the bottom of stop (**CRC R311.2, CBC 1010.1.1**) |
| | ☐ | The landings or finished floors shall not be more than 1½" lower than the top of threshold except the landing or floor on the exterior side shall not be more than 7¾" below the top of threshold provided the door does not swing over the landing or floor (**CRC 311.3.1, CBC 1010.1.7**) |
| | ☐ | Doors other than the required egress door shall be provided with landing or floors not more than 7¾" below the top of threshold except 2 or fewer risers stairway located on the exterior side of door and the door does not swing over the stairway (**CRC R311.3.2**) |
| **H. FIRE-RESISTANCE RATED CONSTRUCTION:** | | |
| | **SHOW ON PLANS** | |
| | ☐ | **ROOFS:**<br>Roof coverings on buildings or structures shall be a Class A roof covering or a Class A roof assembly. (**BMC 9-1-1-705A.2.1**) Wood shake or shingle roofing is not permitted in the Fire Hazard Severity Zone (**BMC 9-1-1-1501.1.1**). |
| | ☐ | **GUTTERS AND DOWNSPOUTS:**<br>Noncombustible gutters and downspouts. |

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| | ☐ | **EAVES:**<br>Eaves and soffits shall be protected on the exposed underside as required for exterior one-hour-rated fire resistive construction, 2-inch nominal dimension lumber, or 1-inch fire-retardant-treated lumber, or 3/4-inch nominal fire-retardant-treated plywood. Fascia's are required shall be of 2-inch nominal dimension lumber minimum or protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction. Provide assembly detail. |
| | ☐ | **EXTERIOR WALLS:**<br>Constructed of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials. Such material shall extend from the top of the foundation to the underside of the roof sheathing. Provide assembly detail.<br>**EXCEPTION:**<br>Vinyl over ½" Type 'X" Gypsum Board, or Aluminum over ½" type 'X' Gyp. Bd. Wood Siding, hardboard siding or plywood siding are not permitted in the Fire Hazard Severity Zone. |
| | ☐ | **SHAKE AND SHINGLE SIDING:**<br>No wood shake or shingle siding is permitted in the Fire Hazard Severity Zone (**BMC 9-1-1-1404.3.3.1**). |
| | ☐ | **UNENCLOSED UNDERFLOOR AREAS:**<br>Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls.<br>**EXCEPTION:**<br>Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction. |
| | ☐ | **PROJECTION FROM BUILDINGS:**<br>Architectural projections shall be protected on exposed surfaces as required for one-hour fire-resistive construction. |
| | ☐ | **BALCONIES, DECKS, PORCHES AND PATIOS:**<br>Unenclosed accessory structures attached to building with habitable spaces shall be a minimum one-hour fire-resistive construction, heavy timber construction, approved non-combustible materials, or fire-retardant-treated wood. Provide assembly detail.<br>Unenclosed balconies, decks, porches may be constructed of:<br>1. Columns: 6 x 6 inches minimum.<br>2. Beams and Girders: 6 x 6 inches minimum.<br>3. Joists: 4 x 6 inches minimum.<br>4. Roof and Floor Decking: 2-inch tongue and groove planks or 1-1/8-inch tongue and groove plywood minimum. |
| | ☐ | **GLAZING:**<br>Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multi-layered glass panels, glass block, or have a fire-protection rating of not less than 20 minutes.<br>**EXCEPTION:**<br>Stained-glass panels may be installed provided a back panel of tempered glass is installed behind the stained-glass panel. |
| | ☐ | **DOORS:**<br>Noncombustible exterior doors, solid core wood complying with R337.8.3, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with CRC R337.8.2.1.<br>**EXCEPTION:**<br>Garage doors and vehicle access doors. |
| | ☐ | **VENTS and FOUNDATION OPENINGS:**<br>Attic ventilation, foundation and under floor vents or other ventilation openings in vertical exterior walls, vents through roofs, and vents shall be fully covered. Off ridge and ridge vents shall be covered with a mesh where the dimensions of the mesh shall be a minimum of 1/16 inch and shall not exceed 1/8 inch in diameter. Mesh material shall be noncombustible and corrosion resistant. (**BMC 9-1-2-706A.2**). Under floor ventilation openings shall be located as close to grade as possible. |
| | ☐ | **DETACHED ACCESSORY STRUCTURES:**<br>Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with material approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, or constructed with approved noncombustible materials on the exterior side. |

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| | ☐ | Exterior walls with < 3ft fire separation distance shall be 1-hour rated construction with exposure from both sides and shall have no openings (for nonsprinklered building per **CRC T-R302.1(1), CBC T-602.2**). Provide assembly detail. |
| **I. STAIRS/ GUARDS/ BALCONIES:** | | |
| | **SHOW ON PLAN OR DETAIL and REFERENCE NOTES ON PLAN OR DETAIL** | |
| | ☐ | Provide enlarged plans, section and details of interior/exterior stairway showing:<br>1. Minimum clear width of 36". (**CRC R311.7.1, CBC 1011.2 exception 1**)<br>2. Maximum riser height of 7¾" and minimum tread depth of 10". (**CRC R311.7.5.1, CRC R311.7.5.2, CBC 1011.5.2 exception 3**)<br>3. Nosing projection shall be provided on stairway with solid risers except where the minimum tread depth is 11". Nosing projection shall be ¾" minimum and 1¼" maximum with a 9/16" maximum nosing radius or ½" bevel. (**CRC R311.7.5.3**)<br>4. Nosings shall have a curvature or bevel of not less than 1/16 "but not more than 9/16 ". The nosing shall project not more than 1¼".<br>5. Open risers are permitted provided that the opening located more than 30" vertically to floor or grade below do not permit the passage of a 4" diameter sphere. (**CRC R311.7.5.1**)<br>6. Minimum head room of 6'-8". (**CRC R311.7.2, CBC 1011.3**)<br>7. A flight of stairs shall not have a vertical rise larger than 147" between floor levels or landings (**CRC R311.7.3**), or 144" (**CBC 1011.8**)<br>8. Framing (stringer) size, bracing, connections, footings.<br>9. Enclosed accessible space under interior stair requires 1 layer of ½" gypsum board on enclosed side. (**CRC R302.7, CBC 1011.7.3**) |
| | ☐ | Provide detail of Guardrail (**CRC R312.1, CBC 1015.2**):<br>1. Provide 42" minimum high guards for open-sided walking surfaces, porches, balconies, including stairs, ramps and landings that are located more than 30 inches above grade or floor below within 36" to the edge of the open side. Openings between rails shall be less than 4 inches in diameter.<br>2. The triangular openings formed by riser, tread and bottom of guardrail shall be sized so that a 6" sphere cannot pass through.<br>3. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4 3/8" in diameter. |
| | | Provide connection details of guardrail and-or handrail on open side of balconies, decks, landings, and stairs adequate to support a single concentrated 200 lbs. load applied in any direction at any point along the top. (**CRC T-R301.5, CBC T-1607.1**) |
| **J. STRUCTURAL:** | | |
| | ☐ | Structural calculations are required. |
| | ☐ | Lateral calculations are required. |
| | ☐ | Provide roof truss calculations. |
| | ☐ | Specify grade and species of framing lumber, treated mudsills, type and grade of plywood, glued-laminated timber, design strength of concrete, rebar grade, ASTM designation of structural steel shapes, and masonry units, mortar and grout strength. |
| | ☐ | Cross reference all calculations for joists, beams, shear walls, etc. to framing/floor plans. |
| | ☐ | Detail the shear transfer connections which transfer lateral forces from horizontal diaphragms through intermediate elements and shear walls to the foundation. |
| | ☐ | Specify on the framing plans the shear wall material, thickness, size and spacing of fasteners and sole plate nailing. Call out anchor bolt spacing and hold down hardware on foundation plan. |
| | ☐ | Detail how the interior shear walls are connected to the roof diaphragm. |
| | ☐ | Check the shear wall overturning reactions on the beams/columns per ASCE 7 for the special seismic load combinations. |
| | ☐ | Irregular structures which do not comply with prescriptive construction provisions shall be designed by a licensed design professional. (**CRC R301.2.2.2.6**) |
| | ☐ | Provide drag strut as noted on plans. Detail the strut and top plate connection. |
| | ☐ | Design and details are required by a registered design professional for retaining walls that are not laterally supported at the top and that retain in excess of 24" of unbalanced fill. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding & overturning. (**CRC R404.4**) |

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| **K. CONCRETE AND FOUNDATIONS:** | | |
| | **SHOW INFORMATION ON FOUNDATION PLAN** | |
| | ☐ | Detail (and reference location on foundation plan) typical foundation sections for: perimeter walls, interior bearing walls, depressed slabs, foundation common to dwelling and garage, garage entrance, spread and/or post pads. |
| | ☐ | Call out on foundation plan minimum thickness of 3½" concrete slab-on-ground floor, reinforcement and 10 mil polyethylene vapor retarder with joint lapped not less than 6" placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists. (**CRC R506**).<br>Capillary break shall be installed when a vapor retarder is required. (**CRC R506.2.3.1**) |
| | ☐ | Two #4 bars at top and two #4 bars at bottom are required. |
| | ☐ | Footings must be 12" deep and 12" wide (**CRCR403.1.1, R403.1.4**) |
| | ☐ | Detail doweling to the existing foundation. |
| | ☐ | 5/8" diameter anchor bolts with a minimum 7" embedment @ 72" OC with 3"x3"x1/4" plate washers are required |
| | ☐ | Details of deepened footing for hold-downs must be included on the plans. |
| | ☐ | Specify size, embedment, spacing, ICC number and manufacturer of power-driven pins. (Not permitted on perimeter footings.) |
| | ☐ | Provide access openings to all under-floor spaces, 18" x 24" minimum access opening through the floor or 16" x 24" minimum access opening through a perimeter wall (**CRC R408.4**)<br>**SHOW LOCATION ON FOUNDATION PLAN.** Through wall access openings shall not be located under a door). |
| **L. FRAMING:** | | |
| | **SHOW INFORMATION ON FOUNDATION AND/ OR FRAMING PLANS** | |
| | ☐ | Detail (and reference location on framing plan) typical framing sections for: exterior/interior walls, roof-ceiling assemblies, framing openings, beams, posts, and wall bracing. |
| | ☐ | Size, spacing, direction, and grade of girders |
| | ☐ | Size, spacing, direction, and grade of floor joists |
| | ☐ | Size, spacing, direction, and grade of ceiling joists or rafter ties |
| | ☐ | Size, spacing, direction, and grade of roof rafters |
| | ☐ | Size, spacing, and grade of beams |
| | ☐ | Size, spacing, and grade of wall framing |
| | ☐ | Roof sheathing material, grade and thickness, and nailing |
| | ☐ | Roof Trusses: Provide shear transfer details at eaves, gable ends and interior walls |
| | ☐ | Floor sheathing material, grade and thickness, and nailing |
| | ☐ | Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8" from the exposed ground must be pressure treated (**CRC R317.1**) |
| | ☐ | Wood siding, sheathing, and framing on the building exterior must be pressure treated if the clearance from ground is less than 6" or less than 2" measured vertically from concrete steps and slabs exposed to the weather (**CRC R317.1**) |
| | ☐ | There must be 18" clear under floor joists and 12" clear under girders. (**CRC R317.1**) |
| | ☐ | Shear walls conforming to the City of Burbank Conventional Construction must be indicated on plans, indicate all shear wall lengths on plan. |
| | ☐ | Manufacturer's details for pre-engineered shear walls must be printed and cross referenced on the plans. |
| | ☐ | Manufacturer's details for allowable penetrations through pre-engineered joists and beams must be printed on the plans. |
| **M. ENERGY CODE REQUIREMENTS:** | | |
| | ☐ | A complete energy calculation must be submitted using either the **PERFORMANCE METHOD** or the **PRESCRIPTIVE METHOD**. |
| | ☐ | Forms CF-1R and MF-1R must be reproduced on the drawings and signed by the Designer or Owner and the Document Author. The complete energy report and calculations shall be submitted with the plans. |

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| | ☐ | The project does not meet prescriptive standards. **PERFORMANCE METHOD** calculations must be performed by an approved computer compliance program, either Energy Pro 9.0 or CBECC-Res 2022.1.0. Digital signatures from Document Author and Designer or Owner are required. |
| | ☑ | **ALL SINGLE-FAMILY RESIDENTIAL BUILDINGS SHALL HAVE A NEWLY INSTALL PHOTOVOLTAIC SYSTEM**. (**Cal Energy Code 150.14**) |
| | ☐<br>☐<br>☐ | **Photovoltaic Requirements for New Construction:**<br>1. Show a solar zone having a total area of no less than 250 SF.<br>2. Provide the calculations for the dwelling's Annual Photovoltaic Electrical Output per **California Energy Code equation 150.1-C**.<br>3. Show where the PV system sized by the Annual Photovoltaic Electrical Output calculations is to be installed.<br>4. Minimum PV system size: if system calculates to less than 1.8 $kW_{dc}$ (718 SF or smaller) a PV System is not required.<br>5. Note that the PV system must be installed prior to final inspection. |
| | ☐ | **HERS VERIFICATION:**<br>WHEN REQUIRED, THE FOLLOWING SHALL BE REPRODUCED ON THE COVER SHEET OR THE FLOOR PLAN OF THE SUBMITTED DRAWINGS:<br>HERS VERIFICATION REQUIREMENT_____<br>Firm or individual responsible for the verification:<br>Name: _____ License No.: _____ |
| | | THE FORMS CHECKED BELOW MUST BE REPRODUCED ON THE DRAWINGS: |
| | ☐ | CF-1R and Mandatory Measures |
| | **RADIANT BARRIER** | |
| | ☐ | SHOW INFORMATION ON PLAN |
| | ☐ | When a Radiant Barrier is required for compliance, indicate installation method and show detail on plans. Radiant barriers can be installed in any of the following methods:<br>1. Draped over the top chord of the truss/rafters.<br>2. Fastened/stapled to the sides of the truss/rafters.<br>3. Fastened/stapled to the bottom of the truss/rafters, maintaining a minimum of 1.5 inches of air space between the radiant barrier and the bottom of the roof sheathing.<br>4. Laminated directly to the underside of the roof sheathing, perforated by the manufacturer to allow moisture/vapor transfer through the roof decking material.<br>5. In addition, the radiant barrier shall be installed to cover all gable end walls and other vertical surfaces in the attic. |
| | | ADD NOTE TO PLAN: |
| | ☐ | RADIANT BARRIER: The radiant barrier shall have an emittance value of less than or equal to 0.05 and be installed in the upper portion of the building's truss/rafters, covering the entire roof/attic (including all gable ends), with the reflective surface facing down toward the attic. |
| | ☐ | **INSULATION Indicate insulation in assemblies on floor plan and sections** |
| | **ENERGY STORAGE SYSTEM READY (150.0(s)):** | |
| | ☐ | 1. Provide at least one of the following:<br>A. ESS-ready interconnection equipment with a minimum backed up capacity of 60 amps and a minimum of four ESS-supplied branch circuits OR<br>B. A dedicated raceway from the main service to a panelboard (subpanel) that supplies the branch circuits. All branch circuits are permitted to be supplied by the main service panel prior to the installation of an ESS. The trade size of the raceway must be not less than one inch. The panelboard that supplies the branch circuits (subpanel) must be labeled "Subpanel shall include all backed-up load circuits." AND |
| | ☐ | 2. A minimum of four branch circuits must be identified and have their source of supply collocated at a single panelboard suitable to be supplied by the ESS. At least one circuit must supply the refrigerator, one must supply the lighting circuit near the primary egress, and at least one circuit must supply a sleeping room receptacle outlet; AND |
| | ☐ | 3. The main panelboard must have a minimum busbar rating of 225 amp; AND |
| | ☐ | 4. Sufficient space must be reserved to allow future installation of a system isolation equipment or transfer switch within 3 ft of the main panelboard. Raceways must be installed between the panelboard and the system isolation equipment or transfer switch location to allow the connection of backup power source. |

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| | **HEAT PUMP SPACE HEATER READY (150.0(t)):** If natural or propane gas furnaces are installed: | |
| | ☐ | 1. Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors must be rated at 30 amps minimum. The blank cover must be labeled “240V ready.” All electrical components must be installed in accordance with the California Electrical Code; AND |
| | ☐ | 2. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker permanently labeled “For Future 240V use.” |
| | **ELECTRIC COOKTOP READY SYSTEMS (150.0(u)):** Using a gas or propane cooktop to serve individual dwelling units must include the following: | |
| | ☐ | 1. Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the cooktop and accessible to the cooktop with no obstructions. The branch circuit conductors must be rated at 50 amps minimum. The blank cover must be labeled “240V ready.” All electrical components must be installed in accordance with the California Electrical Code; AND |
| | ☐ | 2. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future electric cooktop installation. The reserved space must be permanently labeled “For Future 240V use.” |
| | **ELECTRIC CLOTHES DRYER READY (150.0(v)):** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include the following: | |
| | ☐ | 1. Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the clothes dryer location and accessible to the clothes dryer location with no obstructions. The branch circuit conductors must be rated at 30 amps minimum. The blank cover must be labeled “240V ready.” All electrical components must be installed in accordance with the California Electrical Code; AND |
| | ☐ | 2. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future electric clothes dryer installation. The reserved space must be permanently labeled “For Future 240V use.” |
| | | **SEE BACK FOR ADDITIONAL CORRECTIONS** |
| **N.** | **ADDITIONAL CORRECTIONS** | |
| | ☐ | SEE MARKED SUBMITTAL SET FOR ADDITIONAL CORRECTIONS AND CLARIFICATIONS |
| | ☐ | THE COMMENTS LISTED HEREIN ARE NOT COMPREHENSIVE. ADDITIONAL COMMENTS MAY FOLLOW. |
| | ☐ | CALGREEN MANDATORY MEASURES SHALL BE REPRODUCED ON THE PLANS. SEE ATTACHED DOCUMENTS. |
| | ☐ | APPLICANT IS REQUIRED TO POST A SIGN ON THE PROJECT SITE PROVIDING PUBLIC NOTICE OF THE PENDING DEVELOPMENT APPLICATION. SEE CORRECTION NOTES HANDOOUT SHEETS FOR SIGNAGE DETAILS. |
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| | THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET OF THE SUBMITTED DRAWINGS: |

## GENERAL NOTES & NOTE BLOCKS

☐ **GENERAL NOTES:**

1. All construction shall comply with the 2022 edition of the CRC, ***OR*** CBC, CMC, CPC, and CEC as adopted and amended by the State of California in Title 24 CCR and the City of Burbank local amendments.
2. Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition.
3. All property lines, easements, and existing buildings have been indicated on this site plan.
4. A security fence shall be provided around the construction area that shall be installed prior to excavation and/or foundation trenching. (**BMC 9-1-2-3302.4**)
5. Water shall be provided on the site and used to control dust.
6. Temporary toilet facilities shall be provided on site. (**BMC 9-1-2-3305.1**)
7. The finish grade shall slope a min. of 5%, or 6", to point 10 feet from building foundation, or to an approved alternate method of diverting water away from the foundation. Swales shall slope a minimum of 2%. (**CBC 1804.4, CRC R401.3**)
8. The top of the exterior foundation shall extend above the elevation of the street gutter a minimum of 12" plus 2%. (**CBC 1808.7.4, CRC R403.1.7.3**)

☐ On the **COVER SHEET** list only, the specific applicable codes used for this project.

- **2022 California Residential Code (CRC)**
- **2022 California Mechanical Code (CMC)**
- **2022 California Electrical Code (CEC)**
- **2022 California Plumbing Code (CPC)**
- **2022 California Green Building Code (CALGreen)**
- **2022 California Energy Code**

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| | THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE STRUCTURAL PLAN SHEET OF THE SUBMITTED DRAWINGS: |

## STRUCTURAL NOTES & NOTE BLOCKS

☐ **FOUNDATION NOTES:**

1. Concrete strength for foundations shall be 2,500 psi min.
2. Minimum footing reinforcement shall be two #4 bar top and bottom.
3. Minimum anchor bolt size and spacing shall be 5/8" dia. AB @ 72" oc., with 7" embedment, and 3" x 3" x ¼" plate washers. Anchor bolts shall be located a maximum of 12" and 4 1/2" minimum from the end of the plate.

☐ **STRUCTURAL OBSERVATION**

Firm or individual responsible for the structural observation:
Name: _____ Calif. Reg: _____

| | FOUNDATION | | WALLS & WALL FRAMING | | OTHER STRUCTURAL MEMBERS | | ROOF AND FLOOR DIAPHRAGM |
|---|---|---|---|---|---|---|---|
| | Footings, Stem Walls, Piers | | Concrete Wall | | Steel Moment Frame | | Concrete |
| | Pad Footings | | Masonry Wall | | Steel Braced Frame | | Steel Deck |
| | Slab | | Wood Wall & Shear Wall | | Concrete Moment Frame | | Wood |
| | Caisson, Piles, Grade Beams | | Wood Structural Beams & Members | | Masonry Wall Frame | | Other |
| | Stepped Footing, Hillside | | Other | | Other | | Other |
| | | | | | | | |

☐ SPECIAL INSPECTION

| | ITEMS | |
|---|---|---|
| | Concrete over 2,500 psi | |
| | Bolts installed in Concrete | |
| | Special Moment -Resisting Concrete Frame | |
| | Reinforcing Steel and Steel Tendons | |
| | Structural Welding | |
| | High-strength Bolting | |
| | Structural Masonry | |
| | Reinforced Gypsum Concrete | |
| | Insulating Concrete Fill | |
| | Spray-Applied Fire Resistive Materials | |
| | Piling, Piers, and Caissons | |
| | Shotcrete | |
| | Special Grading, Excavation, and Fill | |
| | Structural Wood | |
| | Smoke-Control System | |
| | Other | |

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| ☐ | **NOTE ON PLAN:** |

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| | A. Luminaire Efficacy: All installed luminaires must meet the requirements in Table 150.0-A. | |
| | Table 150.0-A Classification of High Luminous Efficacy Light Sources | |
| | Automatically considered high luminous efficacy (does NOT require JA8 certification) | Must be JA8 certified/marked |
| | 1. LED light sources installed outdoors | 7. All light sources installed in ceiling recessed downlight luminaires: Note that ceiling-recessed downlight luminaires must not have screw base sockets regardless of lamp type, as specified in §150.0(k)1C. |
| | 2. Inseparable solid-state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting | 8. Anything not listed in this table |
| | 3. Pin-based linear fluorescent or compact fluorescents with electronic ballasts | |
| | 4. High-intensity discharge (HID) light sources including pulse start metal halide and high-pressure sodium light sources | |
| | 5. Luminaires with a hardwired, high-frequency generator and induction lamp | |
| | 6. Ceiling fan lights kits subject to federal appliance regulations | |
| | EXCEPTIONS:<br>1. Integrated Device Lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors and garage door openers<br>2. Navigation Lighting: Lighting such as night lights, step lights and path lights less than 5 watts<br>3. Cabinet Lighting: Lighting internal to drawers, cabinetry and linen closets with an efficacy of 45 lumens per watt or greater | |
| | B. Screw-based Luminaires: Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JA8. | |
| | C. Recessed Downlight Luminaires in Ceilings: There is a new exception to the airtight labeling and installation requirements for recessed luminaires that are either marked for use in fire-rated installations or are installed in non-insulated ceilings. | |
| | D. Light Sources in Enclosed or Recessed Luminaires: No change, although this section has been reorganized. | |
| | E. Blank Electrical Boxes: Language is added about how the blank electrical boxes must be served for dimmer, vacancy sensor control, low voltage wiring or fan speed control. | |

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| ☐ | INDOOR LIGHTING CONTROLS |
| | E. **Automatic-off Controls:** Walk-in closets have been added in addition to bathrooms, garages, laundry room and utility rooms as spaces requiring an occupancy/vacancy sensor with automatic-off functionality. It was clarified that lighting in opaque-fronted drawers and cabinetry must be controlled with automatic-off when a drawer or door is closed. |
| | F. **Dimming Controls:** Dimmers that are required for lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens and bedrooms) must have readily accessible dimming controls. Forward phase-cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.<br>EXCEPTIONS:<br>1. Ceiling fans with integrated lighting may use remote control.<br>2. Luminaires connect to a circuit in which the controlled lighting power is <20 watts OR controlled by an occupancy/vacancy sensor providing automatic-off functionality.<br>1. 3. Lighting is under <5 watts for navigation (e.g., night lights, step lights and path lights), or lighting is internal to opaque-fronted drawers and cabinetry (which may alternatively use automatic-off controls). |
| | G. **Independent Controls:** The following must be controlled independently:<br>• Integrated lighting of exhaust fans from the fan function<br>• Undercabinet lighting<br>• Undershelf lighting<br>• Interior lighting of display cabinets<br>• • Switched outlets |

## ELECTRICAL NOTES per 2022 California Electrical Code

**A. PANEL LOCATIONS**

Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets [CEC 240-24(D)], or in bathrooms [CEC 240-24(E)].

B. **NON-METTALIC SHEATHED CABLE** [CEC 334]

Non-metallic sheathed cable shall be:

1. Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, schedule 80 PVC conduit, type RTRC marked with the suffix -XW, or other means when cable is exposed or subject to physical damage. [CEC 334.15(B)]
2. Protected by a 1/16-inch steel plate or sleeve or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either through or parallel to framing members [CEC 334.17, 300.4].
3. Protected by guard strips within 6 feet of an attic access when no permanent stairs or ladders are provided [CEC 334.23, 320.23].
4. Protected by guard strips in the entire attic when permanent stairs or ladders are provided. Access panels or doors from the second floor into the attic are considered permanent access and guard strips are required in the entire attic [CEC 320.23].
5. Have a bending radius not less than 5 times the diameter of the cable [CEC 334.24].
6. Supported at intervals not exceeding 4-1/2 feet and within 12" of every outlet box, junction box, cabinet, or fitting [CEC 334.30].

**C. CIRCUITS AND RECEPTACLES**

1. Tamper-Resistant Receptacles shall be installed as specified in dwelling units in all areas specified in 210.52 and 550.13. [CEC 406.12]
2. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater. Note: A fixed panel of a sliding glass door is considered wall space. [CEC 210.52(A)].
3. In kitchens, breakfast rooms, pantries and dining rooms a minimum of 2-20A circuits shall be provided [CEC 210.11(C)(1)]. Counter space receptacles shall be GFCI [CEC 210.8(A)] and installed:
   - At each wall counter space that is 12 in. or greater [CEC 210.52(C)];
   - Maximum 24 in. from the end of the counter [CEC 210.52 (C)(2(a))].
   - Maximum 20 in. above counter surface [CEC 210.52) (C) (3(1))];
   - Below countertop or works surfaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52 (C) (3(3));
4. Bathrooms shall have a separate 20A circuit [CEC 210.11(C)(3)] with at least one GFCI wall receptacle within 36 in. of each basin [CEC 210.8(A)(1); CEC 210.52(D)].
5. Laundry rooms shall have a separate 20A circuit with at least one receptacle shall be provided [CEC 210.11(C)(2)]. All receptacles within 6 ft. of the sink shall be GFCI [CEC 210.8(A)(7)].
6. In garages, at least one GFCI receptacle shall be provided [CEC 210.52(G)]. All other garage receptacles except those dedicated to an appliance or that are not readily accessible shall be GFCI. [CEC 210.8(A)(2)].
7. In hallways of 10 ft. or more in length, at least one receptacle shall be provided [CEC 210.52(H)].
8. Outdoor outlets shall be GFCI [CEC 210.8(A) (3)]. One outlet shall be installed at the front of the dwelling and one at the rear of the dwelling. Balconies, decks, and porches that are attached to the dwelling unit and are accessible from inside the dwelling unit shall have at least one outlet, Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade or walking surface [CEC 210.52(E)].
9. All crawl space receptacles shall be GFCI [CEC 210.8(A)(4)].
10. All unfinished basement receptacles shall be GFCI unless they are not readily accessible or are service a dedicated appliance [CEC 210.8(A)(5)].
11. All receptacles within 6 ft. of a wet bar shall be GFCI [CEC 210.8(A)(7)].
12. All receptacles on 15A or 20A branch circuits that supply kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways laundry areas or similar rooms or areas shall be protected by combination-type Arc-Fault Circuit Interrupters (AFCI), including switched outlets [CEC 210.12(A)].
13. All receptacles serving appliances or motors with a rating of 1 HP, or 6 Amps shall be on a separate circuit.
14. For HVAC equipment, a separate 15A or 20A circuit with an accessible receptacle at the equipment shall be provided within 25 ft. of the equipment [CEC 210.63]. If located in an under-floor area, the receptacle shall be GFCI [CEC 210.8(4)].
15. Basements, Garages and Accessory Buildings. For a one-family dwelling, at least one receptacle outlet shall be installed in the areas specified in 210.52(G)(1) through (3)/ These receptacles shall be in addition to receptacles required for specific equipment. [CEC210.52]

    (1) Garages. In each attached garage and in each detached garage with electrical power. The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage. At least one receptacle outlet shall be installed for each car space.

    (2) Accessory Buildings. In each accessory building with electric power.

    (3) Basement. In each separate unfinished portion of a basement.

**D. LIGHTING [CEC 210.70]**

1. Switched lighting shall be installed in:
   - Every habitable room, kitchen, and bathroom, hallways, and stairways at each level,
   - Garages,
   - At all outdoor entrances and exits,
   - In all attics, under floor areas, utility rooms and basements used for storage.
   - Near HVAC equipment in attic, under floor areas, rooms or basements, with a switch at the access point.
2. Lighting installed in a closet shall be a surface mounted or recessed fluorescent fixture or a surface mounted incandescent fixture with completely enclosed lamps or recessed incandescent fixture with completely enclosed lamps. Surface incandescent lighting shall be installed a minimum of 12 in. from the nearest point of a storage space. Surface fluorescent lighting and recessed lighting shall be installed a minimum of 6 in. from the nearest point of a storage space. [CEC 410.16(C)]

**E. FANS**

Each bathroom containing a bathtub, shower, or bathtub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code and the California Green Building Standards Code.

**F. SMOKE ALARMS**

In new construction, smoke alarms shall receive their primary power from the building wiring. The wiring shall be permanent and installed without a disconnecting switch other than those required for overcurrent protection [CRC R314.4, CBC 907.2.10.5].

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| ☐ | THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) – INCORPORATE THESE MANDATORY ITEMS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ADD NOTES TO PLANS AS APPLICABLE. OF THE SUBMITTED DRAWINGS: |

## 2022 CalGREEN Residential Mandatory Measure Notes

| SECTION | MEASURE | REQUIREMENTS | |
|---|---|---|---|
| **PLANNING AND DESIGN** | | | |
| 4.106.2 | Storm Water Drainage and Retention During Construction | A plan is developed and implemented to manage storm water drainage during construction. | |
| 4.106.3 | Grading and Paving | Construction plans shall indicate how site grading, or a drainage system will manage all surface water flows to keep water from entering buildings. | |
| 4.106.4.1 | Electric Vehicle Charging | Provide capability for electric vehicle charging for one and two-family dwellings; townhouses with attached private garages in accordance with Section 4.106.4.1. | |
| 4.106.4.2 | Electric Vehicle Charging | Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable. | |
| 4.106.4.3 | Electric Vehicle Charging | Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable. | |
| **ENERGY EFFICIENCY** | | | |
| 4.201.1 | General | Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards.* | |
| **WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)** | | | |
| 4.303.1 | Water Conserving Plumbing Fixtures and Fittings | Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4: | |
| | | **Plumbing fixtures & fittings** | **Maximum** |
| | | Water closets | 1.28 gallons/flush |
| | | Urinals | 0.125 gallons/flush for wall-mounted type and |
| | | | 0.5 gallons/flush for floor-mounted type or other type |
| | | Showerheads | 1.8 gpm @ 80 psi |
| | | Residential lavatory faucets | 1.2 gpm @ 60 psi max. |
| | | | 0.8 gpm @ 20 psi min. |
| | | Lavatory faucets in common & public use areas | 0.5 gpm @ 60 psi |
| | | Metering faucets | 0.2 gallons/cycle |
| | | Kitchen faucets | 1.8 gpm @ 60 psi |
| 4.303.3 | Standards for Plumbing Fixtures and Fittings | Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code* , and shall meet the applicable referenced standards. | |
| 4.303.1.4.3 | Metering faucets | Metering faucets in residential building shall not deliver more than 0.2 gallons per cycle | |
| **WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)** | | | |
| 4.304.1 | Outdoor potable water use in landscape areas | Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.<br>1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division2.<br>MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/ | |
| **MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)** | | | |
| 4.406.1 | Rodent proofing | Annular 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 acceptable to the enforcing agency. | |
| **MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)** | | | |
| 4.408.1 | Construction Waste Management | 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:<br>1. Comply with a more stringent local construction and demolition waste management ordinance; or<br>2. A construction waste management plan, per Section 4.408.2; or<br>3. A waste management company, per Section4.408.3; or<br>4. The waste stream reduction alternative, per Section 4.408.4. | |
| **MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)** | | | |
| 4.410.1 | Operation and Maintenance Manual | An operation and maintenance manual shall be provided to the building occupant or owner. | |
| 4.410.2 | Recycling by Occupants | Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. | |
| | | Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section. | |

| SECTION | MEASURE | REQUIREMENTS |
|---|---|---|
| **ENVIRONMENTAL QUALITY (Fireplaces)** | | |
| 4.503.1 | Fireplaces | Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances. |
| **ENVIRONMENTAL QUALITY (Pollutant Control)** | | |
| 4.504.1 | Covering of Duct Openings & Protection of Mech. Equipment During Construction | Duct openings and other related air distribution component openings shall be covered during construction. |
| 4.504.2.1 | Adhesives, Sealants and Caulks | Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. |
| 4.504.2.2 | Paints and Coatings | Paints, stains and other coatings shall be compliant with VOC limits. |
| 4.504.2.3 | Aerosol Paints and Coatings | Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. |
| 4.504.2.4 | Verification | Documentation shall be provided to verify that compliant VOC limit finish materials have been used. |
| 4.504.3 | Carpet Systems | Carpet and carpet systems shall be compliant with VOC limits. |
| 4.504.4 | Resilient Flooring Systems | 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria. |
| 4.504.5 | Composite Wood Products | Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards. |
| **ENVIRONMENTAL QUALITY (Interior Moisture Control)** | | |
| 4.505.2 | Concrete Slab Foundations | Vapor retarder and capillary break is installed at slab-on-grade foundations. |
| 4.505.3 | Moisture Content of Building Materials | Moisture content of building materials used in wall and floor framing is checked before enclosure. |
| **ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)** | | |
| 4.506.1 | Bathroom Exhaust Fans | Each bathroom shall be mechanically ventilated and shall comply with the following:<br>1. ENERGY STAR fans ducted to terminate outside the building.<br>2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system.<br>3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent. |
| **ENVIRONMENTAL QUALITY (Environmental Comfort)** | | |
| 4.507.2 | Heating and Air Conditioning System Design | Duct systems are sized, designed, and equipment is selected using the following methods:<br>1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent.<br>2. Size duct systems according to ANSI/ACCA 1 Manual D- 2016 or equivalent.<br>3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent. |
| **INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)** | | |
| 702.1 | Installer Training | HVAC system installers are trained and certified in the proper installation of HVAC systems. |
| 702.2 | Special Inspection | Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. |
| 703.1 | Documentation | Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. |

Note:
This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2022 CALGreen Chapter 4 for complete code language.