

County of Yuba Community Development & Services Agency

Building Department

915 8TH Street Suite 123 Marysville, California 95901 (530) 749-5440

COUNTY PROVIDED ADU PLANS

Yuba County strives to make the construction of Accessory Dwelling Units (ADU's) more accessible and streamlined for our residents. With that goal in mind we have made several plans available to be used freely within Yuba County. Our agreement with the contracted engineering firm that developed these plans was to provide the plans you see on the website, along with certain documents that are not made publicly available to be provided on the back-end of the permitting process. Documents provided on the back-end are as follows:

- Title 24 Energy Analysis (Energy Calcs)
- Structural Analysis (Engineering Calcs)

As these plans do not take your property specific conditions into account, such as orientation to the sun, we require the applicant to provide the following along with the plans from the website for a complete submittal:

- Site Plan (dimensioned plan of your property showing location of proposed ADU relative to the primary residence, setbacks from property lines, and any other objects of importance such as: sheds, wells, carports, septic systems, ground mount solar, etc.)
- Solar Plan sized in accordance with requirements in checklist below. (Sizing depends on which plan is used, and whether it will be a raised foundation or a slab on grade.)
- Fire Sprinkler plans ONLY IF THE PRIMARY RESIDENCE IS SPRINKLERED.

In order to process your application, select only one of the options below and provide appropriately sized solar plans:

ADU PLAN NAME	FOUNDATION TYPE	SOLAR SIZE (kWdc)
Englebright & Francis	Raised	2.09
Englebright & Francis	Slab	2.02
Prairie, Bear, & Willow	Raised	2.08
Prairie, Bear, & Willow	Slab	2.00
Ellis	Raised	2.12
Ellis	Slab	2.03
Empire & Feather	Raised	2.13
Empire & Feather	Slab	2.04
Grasshopper	Raised	2.12
Grasshopper	Slab	2.04
Deadwood	Raised	2.56
Deadwood	Slab	2.45
Hutchinson	Raised	2.56
Hutchinson	Slab	2.45
Maple Grove & Reeds	Raised	2.64
Maple Grove & Reeds	Slab	2.54

^{*}If your primary residence already has solar in excess of the solar size required for the ADU, you may not need to add solar for your ADU.

ACCESSORY DWELLING UNIT 2 BEDROOM, I BATH 749 SQ.FT.



PROJECT DESCRIPTION:

DETACHED, ACCESSORY DWELLING UNIT

NEW CONSTRUCTION OF A 749 SQUARE FOOT,

REEDS



MAPLE OROVE

PLAN SELECTION INFORMATION: BUILDING INFORMATION: OCCUPANCY GROUP: R-3 FLOOR PLAN: ROOF MATERIAL: CONSTRUCTION TYPE: V-B STANDARD STORIES: -REVERSE -METAL BUILDING HEIGHT: 16' MAX EXTERIOR WALL MATERIAL: FLOOR AREA: 749 SF -STUCCO -FULL COLUMNS COVERED PORCH: 126 SF N -1 COLUMNS N -LAP SIDING SITE SPECIFIC* FIRE SPRINKLERS: EXTERIOR WINDOW TREATMENT: Y OR N W.U.I.: FLOOD ZONE: -DECORATIVE SHUTTERS FLOOD ZONE:____ -TRELLIS ABOVE WINDOWS FIRM PANEL #:_____ TITLE 24 ENERGY REQUIREMENTS: BUILDING SHALL COMPLY WITH THE FOLLOWING WINDOWS: U-FACTOR= 0.28 CODE: CRC 2022, CEC 2022, CMC 2022, CPC SHGC=0.23 2022, CFC 2022, CGBC 2022, CEnC 2022, 2. INSULATION: WALLS= R-21 AND ALL STATE, FEDERAL AND LOCAL

ATTIC= R-38

NO RADIANT BARRIER

VENTILATION= L SQ.FT.

3. ROOF REQUIREMENTS:

RAFTERS= R-19

ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION. * FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED.

-COMPOSITION SHINGLES

4. WATER HEATER: HEAT PUMP SIZE: 40 GAL ENERGY FACTOR: 3.1 FLOOR = SLAB, RAISED 5. HERS TESTING REQUIREMENTS: PER CALCULATIONS 6. AIR CONDITIONING:

HEATING: 8.2 HSPF2 COOLING: 14 SEER2 II.7 EER2 DUCT LOCATION: NONE

THE FOREGOING, YOU AGREE THAT IT IS YOUR FLOOR PLAN | = RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE ELEVATIONS A2 - A2.3 SS = 0.543 OWNER: SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS. BY ROOF PLAN 0.249 SI = (WITH COUNSEL OF COUNTY'S CHOOSING), 0.742 FOUNDATION A4SMS = INDEMNIFY AND HOLD COUNTY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN NULL SHEER WALL & FRAMING PLAN SMI = PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND SECTIONS A6 - A6.1 SDS = 0.494 HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, COSTS, ELECTRICAL NULL SDI = ADDRESS: EXPENSES, LIABILITY, LOSS, DAMAGE OR INJURY OF ANY KIND, IN LAW OR EQUITY, TO MECHANICAL & PLUMBING TL = PROPERTY OR PERSONS, INCLUDING WRONGFU DEATH, IN ANY MANNER ARISING OUT OF, STRUCTURAL NOTES 1.3 R0 = PERTAINING TO, RELATED TO, OR INCIDENT TO ACCEPTANCE OF OR USE OF THE STRUCTURAL DETAILS 52 - 54 6.5 CONSTRUCTION DOCUMENTS. SNOW LOAD = 15 PSF WIND: MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCET-16, CHP 26 \$ 27 APN #: WIND SPEED = 95 MPH EXPOSURE =

ENCLOSURE =

ENCLOSED

DESIGN CRITERIA:

FORCE PROCEDURE, ASCET-16, CHP

SEISMIC: EQUIVALENT LATERAL

PAGES:

GNI - GN5

SHEET INDEX:

COVER SHEET

NOTE SHEETS

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE WITHIN YUBA COUNTY & DOES NOT GIVE PERMISSION FOR USE OUTSIDE OF THIS AREA.

> REVIEWED FOR CODE COMPLIANCE - BD

> > 04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23

YOU ASSUME ALL RESPONSIBILITY AND RISK

"AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS

FOR YOUR USE OF THE PLANS ARE PROVIDED

OR IMPLIED, INCLUDING WARRANTIES OF TITLE

NON-INFRINGEMENT, OR IMPLIED WARRANTIES

PARTICULAR PURPOSE. WITHOUT LIMITATION OF

JSING THESE PLANS YOU AGREE TO DEFEND

OF MERCHANTABILITY OR FITNESS FOR A



MAPLE GROVE & REEDS 749 SQ. FT.

23-MOOI					
Date	1				
3/17/23	I				
Scale AS NOTED	1				

M.U.I NOTES

APPLY ONLY WHEN HOME HAS BEEN IDENTIFIED AS BEING IN WUI THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CRC SECTION R337

2. EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT & OR FIRE-RETARDANT-TREATED WOOD (R337.7.3). IF THEY ARE NOT COVERED WITH ONE OF THE MATERIALS MENTIONED, THE EXTERIOR WALL ASSEMBLIES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS (R337.7.4):

2.1. ASSEMBLY OF SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MIN NOMINAL DIMENSION OF 4". SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE & GROOVE, OR SET CLOSE TOGETHER & WELL SPIKED.

2.2. LOG WALL CONSTRUCTION.

- 2.3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN R337.7.4.1
- 2.4. ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.
- 2.5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITH A I-HOUR FIRE-RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM EII9 OR UL 263.
- 2.6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LATE OF & TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
- 2.7. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL AS COMPLYING WITH A I-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM EII9 OR UL 263
- 3. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:

3.I. NONCOMBUSTIBLE MATERIAL

- 3.2. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE & SHALL MEET THE REQUIREMENTS OF SECTION
- 3.3. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE & SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CBC.
- 3.4. MATERIALS APPROVED FOR NOT LESS THAN I-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM EII9 OR UL 263
- 3.5. ONE LAYER OF \$" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE ROOF
- 3.6. THE EXTERIOR PORTION OF A I-HOUR FIRE RESISTANCE RATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM EII9 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLIES USING GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
- 4. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF & TERMINATE AT 2" NOMINAL SOLID BLOCKING BETWEEN RAFTERS & OVERHANG (R337.7.3.1)
- 5. ONE PANE OF ALL WINDOWS TO BE TEMPERED, GLASS BLOCK OR HAVE A 20 MINUTE FIRE RATING, OR TESTED TO MEET SFM. STANDARDS 12-7A-2 (R337.8.2)

6. OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A

- NONCOMBUSTIBLE MESH SCREEN & MAX OPENING (R337.8.2.2) 7. DECKING MATERIAL TO BE IN ACCORDANCE WITH CRC SECTION R337.9
- 8. UNDER-FLOOR PROTECTION IN ACCORDANCE WITH CRC SECTION R337.7.8
- 9. WHEN VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NO LESS THAN 26ama & INSTALLED OVER NO LESS THAN ONE LAYER OF MIN. 72LBS MÍNERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 & AT LEAST 36" WIDE RUNNING THE FULL LENGTH (R337.5.3)
- 10. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS
- II. ALL VENTS ARE REQUIRED TO RESIST BUILDING IGNITION FROM THE INTRUSION OF FLAME & BURNING EMBERS THROUGH THE VENTILATION OPENINGS INCLUDING CRAWLSPACE VENTS, GABLE END VENTS, EAVE & SOFFIT VENTS SHALL BE IGNITION RESISTANT OR NON-COMBUSTIBLE MATERIAL. (R337.6.1)
- 12. VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME & EMBER RESISTANT VENTS APPROVED & LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 & LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS (R337.6.2)
- 12.1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
- 12.2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
- 12.3. THE MAX TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662°F.
- 13. VENTS THAT ARE INSTALLED ON A SLOPED ROOF SHALL COMPLY WITH ALL THE FOLLOWING (R337.6.2.1):
- 13.1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MIN OF L & SHALL NOT EXCEED &" IN DIAMETER.
- 13.2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE
- 13.3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

M.U.I NOTES

- APPLY ONLY WHEN HOME HAS BEEN IDENTIFIED AS BEING IN WUI EXTERIOR DOORS SHALL BE FIRE RESISTIVE IN ACCORDANCE WITH CRC SECTION R337.8.3. (DOOR SHALL HAVE AN EXTERIOR SURFACE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS OR BE CONSTRUCTED OF SOLID CORE WOOD IS! THICK OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20-MINUTES.
- 2. GARAGE DOOR PERIMETER GAP MAX & METAL FLASHING, JAMB \$ HEADER OVERLAP, & WEATHER-STRIPPING MEETING SECTION REQUIREMENTS (R337.8.4)
- 3. PROPERTY SHALL BE IN COMPLIANCE WITH VEGETATION MANAGEMENT REQUIREMENTS (CFC SEC.4906 \$ 4907) PRIOR TO BUILDING PERMIT FINAL APPROVAL
- THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:

4.1. NONCOMBUSTIBLE MATERIAL

- 4.2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE & SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2
- 4.3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE & SHALL MEET THE REQUIREMENTS OF SECTION
- 4.4. MATERIALS APPROVED FOR NOT LESS THAN I-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM EII9 OR UL 268
- 4.5. ONE LAYER OF & TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR
- 4.6. THE EXTERIOR PORTION OF A I-HOUR FIRE-RESISTANCE-RATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM EII9 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
- 4.7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION R337.7.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957
- 4.8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3
- 4.9. EXCEPTION TO SECTION R337.7.9: STRUCTURAL COLUMNS \$ BEAMS DO NOT REQUIRE PROTECTION WHEN THEY ARE CONSTRUCTED WITH SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MIN NOMINAL DIMENSION OF 4". SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-&-GROOVE, OR SET CLOSE TOGETHER & WELL SPIKED

FLOOR PLAN NOTES

- WHEN AUTOMATIC FIRE SPRINKLERS ARE REQUIRED THROUGHOUT THE RESIDENCE, FIRE SPRINKLERS SHALL BE DESIGNED BY A CALIFORNIA CONTRACTOR CLASSIFICATION C-16. FIRE SPRINKLER SHALL BE REQUIRED IF THE PRIMARY RESIDENCE HAS FIRE SPRINKLERS.
- 2. EXTERIOR WALLS TO BE 2X6 DF NO. 2 STUDS AT 16" O.C. WITH R-21 INSULATION. SIDING/ SHEAR AS SHOWN ON.
- 3. INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C
- 4. TYPICAL WALL HEIGHT IS 9'0-3"
- 5. IF POSSIBLE PLEASE TRY TO LOCATE WATER HEATER & AIR CONDITIONER CONDENSER TOWARDS THE INSIDE OF THE PARCEL OPPOSITE OF THE STREET VIEW SIDE OF THE ADU.
- 6. NO OPENING SHALL BE PERMITTED IN THE EXTERIOR WALLS INCLUDING VENTS, OF GROUP R-3 OCCUPANCIES WHERE THE EXTERIOR WALL IS CLOSER THAN 5' TO THE PROPERTY LINE 2022 CRC TABLE R302.1(1) \$ TABLE R302.1(2)
- 7. LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE \$AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
- 8. RODENT PROOFING & INSECT INTRUSION PROTECTION. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLE CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE 2022 CAL GREEN BUILDING CODE, CHAPTER 4. DIVISION 4.4 SECTION 4.406. CEMENT MORTAR CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE BY THE ENFORCING AGENCY. METHOD ACCEPTABLE BY YUBA COUNTY BUILDING DIVISION WOULD BE LOW YOU CAULKING WITH NON-COMBUSTIBLE FILLING MATERIAL

EXTERIOR BUILDING FINISH

ATTIC GABLE & EAVES ABOVE 12' & UNDER FLOOR VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT HAVE A MIN & MAX &" OPENINGS, NON-COMBUSTIBLE & CORROSION RESISTANT. ALL OTHER EAVE VENTS SHALL BE LISTED/APPROVED TO RESIST THE INTRUSION OF FLAME & BURNING EMBERS. (CRC337.6.2)

GREEN BUILDING

- PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL & ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION & RETAIN SOIL RUNOFF ON SITE
- 2. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE
- 3. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY A BARRIER SYSTEM WATTLE, OR OTHER APPROVED METHOD
- 4. ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOWING FOR ELECTRIC VEHICLE (EV) CHARGING STATION (CGBSC4.106.4)
 - 4.1. INSTALL A MIN I" CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE \$/OR SUBPANEL

4.2. THE MAIN PANEL \$/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40AMP DEDICATED BRANCH CIRCUIT LABEL "EV CAPABLE"

- 5. MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 1.8 gpm OR THE SHOWER STALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO OPERATE AT A
- RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500FT2 SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODE WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS \$/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
- RECYCLE \$ /OR REUSE A MIN OF 65% OF NON-HAZARDOUS CONSTRUCTION & DEMOLITION WASTE (CGBSC 4.408.2)
- 8. AT TIME OF FINAL INSPECTION, A BUILDING OPERATION \$ MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING:
 - 8.1. DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE
 - 8.2. OPERATION & MAINTENANCE INSTRUCTIONS FOR EQUIPMENT APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS,
 - 8.3. INFORMATION FROM LOCAL UTILITY, WATER & WASTE RECOVERY PROVIDERS
 - 8.4. PUBLIC TRANSPORTATION & CARPOOL OPTIONS
 - 8.5. MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT
- 8.6. INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES 8.7. STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION 8.8. A COPY OF ANY REQUIRED SPECIAL INSPECTION
- VERIFICATIONS THAT WERE REQUIRED (IF ANY) 9. CLEARLY NOTE ON THE PLANS HOW THE PROJECT WILL MEET MIN POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES, SEALANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING SYSTEMS, ETC
- (CGBSC 4.504) 10. DUCT OPENING RELATED TO HVAC SYSTEMS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF WATER, DUST & DEBRIS WHICH MAY ENTER THE SYSTEM (CGBSC 4.504.1)

POSITIVE POST TO BEAM CONNECTION SHALL BE PROVIDED TO

- ENSURE AGAINST UPLIFT & LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.9.7) 2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO
- PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE (CRC R317.3). 3. FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS
- VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT IO' INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (CRC R302.11)
- 4. PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING \$ APPROVED FLASHING AT EXTERIOR OPENINGS (CRC R703.2) SPECIFY A MIN OF 2 LAYERS OF GRADE D PAPER UNDER STUCCO \$ 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STONE VENEER.
- 5. STUCCO SHALL HAVE A MIN CLEARANCE TO EARTH OF 4" \$ 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (CRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY & PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (CRC R703.8.5 & R703.8.6)
- 6. FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE & SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE FINISHED FLOOR (CRC

DECK & EXPOSED CONSTRUCTION

- I. ALL EXPOSED WOOD SHALL BE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA UI FOR THE SPECIES, PRODUCT, PRESERVATIVE & END USE. CRC SECTION R317.1
- 2. POSTS/COLUMNS SHALL BE RETRAINED AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT, CLEARLY SHOW APPROVED POST BASES, STRAPS, ETC TO ACHIEVE THIS PER (CRC R407.3)
- 3. ALL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR Z-MAX COATED (G-185) ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED (CRC R317.3)
- 4. PROVIDE 2X BLOCKING AT SUPPORTS
- 5. EXTERIOR STAIRS, BALCONIES, DECKS, ETC SHALL BE ATTACHED TO THE PRIMARY STRUCTURE WITH LAG SCREWS OR EQUIVALENT ATTACHMENT THAT WILL RESIST AGAINST WITHDRAWAL & VERTICAL LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING (CRC R311.5)
- 6. GUARDS ARE REQUIRED IF DECK OR FLOOR IS OVER 30" ABOVE GRADE, MIN 42" HIGH, WITH OPENINGS LESS THAN 4" (CRC R312) GUARDRAILS SHALL BE DESIGNED & DETAILED FOR LATERAL FORCES ACCORDING TO (CRC TABLE 301.5)
- 7. PROVIDE DECK LATERAL LOAD CONNECTIONS AT EACH END OF THE DECK & AT DECK INTERSECTIONS PER (CRC R507.2.4) CONNECTORS SHALL HAVE A MIN ALLOWABLE STRESS DESIGN CAPACITY OF 1,500LBS & INSTALL WITH 24" OF THE END OF THE DECK. 750LBS RATED DEVICES ARE ALLOWED (DTTIZ AS EXAMPLE) IF LOCATED EVENLY AT 4 POINTS ALONG THE DECK

GARAGE & CARPORT

- GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT & ATTIC AREA BY 5" GYPSUM BOARD APPLIED TO THE GARAGE SIDE GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN &" TYPE X GYPSUM BOARD. STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR REQUIRED SEPARATIONS SHALL HAVE 5" GYPSUM BOARD INSTALLED MIN. DOOR OPENINGS FROM THE GARAGE TO THE DWELLING SHALL BE SOLID WOOD/STEEL DOORS OR HONEYCOMB STEEL DOORS NOT LESS THAN IN THICK OR A 20-MINUTE RATED FIRE DOOR. DOORS SHAL! BE SELF-CLOSING & SELF-LATCHING. NO OPENINGS DIRECTLY INTO A SLEEPING ROOM FROM THE GARAGE. WHEN THE DWELLING \$ GARAGE HAS FIRE SPRINKLERS INSTALLED PER R309.6 & R313 DOORS INTO THE DWELLING UNIT FROM THE GARAGE ONLY NEED TO BE SELF-CLOSING & SELF-LATCHING. (CRC R302.5.1 & T-R302.6) (CARPORTS OPEN ON TWO OR MORE SIDES & NO ENCLOSED AREAS ABOVE DO NOT REQUIRE A SEPARATION).
- DUCTS PENETRATING THE GARAGE TO DWELLING SEPARATION SHALL BE A MIN OF 26 GAUGE WITH NO OPENINGS INTO THE GARAGE. (CRC R302.5.2)
- 3. PENETRATIONS THROUGH THE GARAGE TO DWELLING SEPARATION WALL (OTHER THAN DUCTS AS LISTED ABOVE) SHALL BE FIRE-BLOCKED PER CRC SECTION R302.11, ITEM #4.
- GARAGE & CARPORT FLOOR SURFACES SHALL BE NON-COMBUSTIBLE MATERIAL & SLOPE TO DRAIN TOWARDS THE
- GARAGE DOOR OPENING. (CRC R309.1) 5. APPLIANCES & RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES (CMC 3080)
- 6. NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOWING FOR ELECTRICAL VEHICLE (EV) CHARGING STATIONS (CGBSC 4.106.4)
- 6.1. INSTALL A MIN I" CONDUIT CAPABLE OF SUPPLY A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE OR SUBPANEL
- 6.2. THE MAIN PANEL & OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40 AMP DEDICATED BRANCH CIRCUIT. THE DEDICATED OVER-CURRENT PROTECTION SPACE SHALL BE LABELED "EV CAPABLE"

BUILDING SHALL COMPLY WITH THE FOLLOWING CODE DESIGN CODES 2022 CBC, 2022 CEC, 2022 CMC, 2022 CPC, 2022 CRC, 2022 CENC, 2022 CALGREEN, 2022 CFC

MAPLE GROVE & REEDS 749 SQ. FT.

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E PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATION

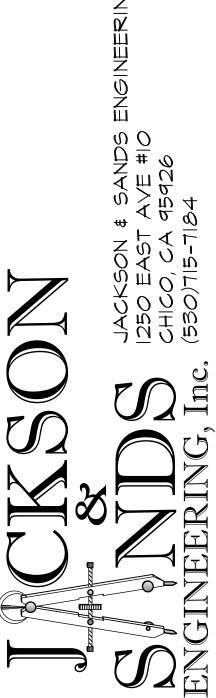
JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE WITHIN YUBA COUNTY & DOES NOT GIVE PERMISSION FOR USE

REVIEWED FOR **CODE COMPLIANCE - BD**

OUTSIDE OF THIS AREA.

YUBA COUNTY BUILDING INSPECTION DIVISION

04/17/2023



Revision/Issue

NITIAL SUBMITTAL

PCI SUBMITTAL

Date

3/1/23

3/17/23

23-MOO 3/17/23

Scale AS NOTED

STAIRWAYS & RAMPS

- I. EXTERIOR STAIR STRINGERS MUST BE NATURALLY RESISTANT TO DECAY OR PRESSURE TREATED. (CRC R317.1)
- 2. RISE SHALL BE MAX $7\frac{3}{4}$ "; RUN SHALL BE IO" MIN; HEADROOM 6'-8" MIN; WIDTH 36" MIN, $31\frac{1}{2}$ " BETWEEN A HANDRAIL ON ONE SIDE \$ 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISER HEIGHTS $\frac{3}{6}$ " MAX. A NOSING NOT LESS THAN $\frac{3}{4}$ " BUT NOT MORE THAN $1\frac{1}{4}$ " SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN II". THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN $1\frac{1}{4}$ " BEYOND THE TREAD BELOW. OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (OPENINGS ARE NOT LIMITED WHEN THE STAIR HAS A RISE OF 30" OR LESS). (CRC R3II.7)
- 3. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE 34-38" ABOVE THE TREAD NOSING. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF $1\frac{1}{4}$ -2"; IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF $4-6\frac{1}{4}$ " WITH A MAX CROSS-SECTIONAL DIMENSION OF $2\frac{1}{4}$ ". SEE R311.7.8.3 ITEM# 2 FOR TYPE II HANDRAILS WITH A PARAMETER OVER $6\frac{1}{4}$ ". A MIN CLEARANCE OF $1\frac{1}{2}$ " SHALL BE MAINTAINED FROM THE WALL OR OTHER SURFACE. HANDRAILS SHALL BE RETURNED, TERMINATE IN NEWEL POSTS, OR SAFETY TERMINALS. (CRC R311.7.8.2)
- 4. GUARDS SHALL BE 42" MIN HEIGHT (UNLESS ACTING AS A HANDRAIL/GUARD FOR A STAIRWAY; THE GUARD HEIGHT MAY BE 34-38" IN HEIGHT), WITH OPENINGS LESS THAN 4" INCHES CLEAR (GUARDS ON THE OPEN SIDES OF STAIRS MAY HAVE 48" OPENINGS). (CRC R312)
- 5. PROVIDE LANDINGS AT THE TOP/BOTTOM OF THE STAIRWAY THE WIDTH OF THE STAIRWAY. THE DEPTH OF THE LANDING SHALL BE 36" MIN. (SEE CRC R311.7.6 FOR EXCEPTIONS).
- 6. USABLE SPACES UNDERNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MIN OF $\frac{1}{2}$ " GYPSUM BOARD. (CRC P3027)
- 7. RAMPS SERVING THE EGRESS DOOR SHALL HAVE A SLOPE OF NOT MORE THAN I UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3% SLOPE). ALL OTHER RAMPS SHALL HAVE A MAX SLOPE OF I UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5% SLOPE). EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN I UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5% SLOPE) (CRC R311.8.1). PROVIDE 3'X3' LANDINGS AT THE TOP & BOTTOM OF RAMPS, WHERE DOORS OPEN ONTO RAMPS, & WHERE RAMPS CHANGE DIRECTIONS. (CRC R311.8)

AGING-IN-PLACE

- I. AT LEAST ONE BATHROOM ON ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS. MIN 2x8 SOLID LUMBER. LOCATED BETWEEN 32" \$ 39½" ABOVE FINISHED FLOOR. BOTH SIDES OF WATER CLOSET OR ONE SIDE WALL \$ BACK WALL. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. BATHTUB \$ COMBINATION BATHTUB/SHOWER SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB \$ BACK WALL. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE LOCATED NO MORE THAN 6" ABOVE BATHTUB RIM. INFORMATION FOR IDENTIFYING THE LOCATION OR REINFORCEMENT SHALL BE PLACED IN OPERATIONS \$ MAINTENANCE MANUAL. (R327.1.1)
- 2. ELECTRICAL RECEPTACLES OUTLETS, SWITCHES & CONTROLS SHALL BE LOCATED NO MORE THAN 48" TO THE TOP OF THE OUTLET BOX & NO LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR. (R327.1.2)
- 3. EFFECTIVE JULY 1st, 2024 AT LEAST ONE BATHROOM & ONE BEDROOM DOORWAY ON THE ENTRY LEVEL SHALL HAVE A NET CLEAR OPENING OF NO LESS THAN 32" AT A 90° ANGLE. (R327.1.3) 4. DOORBELL BUTTONS SHALL BE INSTALLED NO MORE THAN 48" TO THE TOP OF THE BUTTON, ABOVE THE FINISHED FLOOR. (R327.1.4)

- PROVIDE A MIN 22"x30" ACCESS OPENING TO ATTIC (CRC R807);
 MAY BE REQUIRED TO BE 30"x30" TO REMOVE THE LARGEST PIECE
 OF MECHANICAL EQUIPMENT PER THE CALIFORNIA MECHANICAL
 CODE
- 2. ATTIC VENTILATION TO BE INSTALLED TO PROVIDE IFT² OF VENTILATION TO EVERY 150FT² OF FLOOR AREA.
- 3. ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE CALIFORNIA PLUMBING CODE WITH LEAF/DEBRIS PROTECTION ALSO INSTALLED.
- ALL ROOFING SHALL BE TESTED/LISTED CLASS A MIN.
 ASPHALT SHINGLES WITH SLOPED ROOFS 2/12 TO 4/12 SHALL HAVE TWO LAYERS OF UNDERLAYMENT APPLIED PER CRC R905.2.2.

FLOORS

- I. UNDER FLOOR AREAS WITH STORAGE, FUEL-FIRED EQUIPMENT OR ELECTRICAL POWERED EQUIPMENT WITH JOISTS LESS THAN $2\times 10^{\circ}$ Solid Lumber shall be protected on the underside by $\frac{1}{2}$ " Sheetrock or sprinkler system. (R302.13)
- 2. UNDER FLOOR VENTILATION AREA EQUAL TO IFT² OF VENTS TO EVERY 150FT² OF FLOOR AREA. AT LEAST ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING
- 3. BALCONIES & DECKS MUST BE DESIGNED FOR A MIN LIVE LOAD OF 60LBS/FT². (CRC T-R301.5)

GEN

- PROVIDE EACH BEDROOM, BASEMENT, & HABITABLE ATTICS WITH A MIN OF ONE EXTERIOR WINDOW WITH A 44" MAX CLEAR OPENING HEIGHT, 5.7FT2 MIN CLEAR OPENABLE AREA (MIN 5FT2 AT GRADE FLOOR OPENINGS), 24" MIN CLEAR OPENABLE HEIGHT & 20" MIN CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (CRC R310.2.1 & CRC R310.2.2) WINDOW WELLS, LADDERS, & STEPS SHALL COMPLY WITH CRC R310.2.3. BARS, GRILLES, COVERS, & SCREENS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE & RESCUE OPENINGS. (CRC R310.4)
- 2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH ENERGY STAR APPROVED EQUIPMENT (MIN 50CFM) WITH AN INTEGRAL HUMIDISTAT INSTALLED. (CRC R303.3.1)
- 3. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT MORE THAN 50% OF VENTS ARE 3' ABOVE EAVE & BALANCE IS AT EAVE. AS AN ALTERNATIVE IN CLIMATE ZONE 16 (TRUCKEE REGION), THE NET AREA MAY BE REDUCED TO 1/300 WHEN A CLASS | OR || VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MIN OF I" OF AIR SPACE BETWEEN INSULATION & ROOF SHEATHING. (CRC R806)
- 4. ENCLOSED RAFTER SPACES SHALL HAVE I" CLEAR CROSS VENTILATION. (PROPERLY SIZED RAFTERS FOR INSULATION) (CRC R806.3)
- 5. UNDER FLOOR CROSS VENTILATION: MIN IFT² FOR EACH ISOFT² OF UNDER FLOOR AREA. WHEN A CLASS I VAPOR RETARDER IS INSTALLED ON THE GROUND SURFACE THE MIN AREA OF VENTILATION MAY BE LIMITED TO IFT² FOR EACH I,500FT² OF UNDER-FLOOR SPACE. ONE VENTILATION OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING (CRC R408.I). UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC R408.3.
- 6. THE FOLLOWING AREAS SHALL HAVE SAFETY GLAZING: (CRC R308.4) •SLIDING/SWINGING GLASS DOORS
 - 6.1. GLAZING IN WALLS & ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS & SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT & WITHIN 60" HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
 - 6.2. IN ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING &
 - 6.3. GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60" ABOVE THE FLOOR. GLAZING INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION & WITHIN 24" OF THE DOOR ONLY REQUIRES SAFETY GLAZING IF IT IS ON THE HINGE SIDE OF AN IN-SWING DOOR. (CRC R308.4.2).
 - 6.4. GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9FT²,
 BOTTOM IS LESS THAN 18" & AT LEAST 36" ABOVE THE FLOOR
 & ADJACENT TO A WALKING SURFACE.
 - 6.5. WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY & LESS THAN 36" ABOVE THE LANDING.
 - 6.6. GLAZING IN GUARDS & RAILINGS
 - 6.7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, & RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36" ABOVE THE WALKING SURFACE.
- 7. PROVIDE LANDINGS & A PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE MIN 3' DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAX OF $7\frac{3}{4}$ " WHEN THE DOOR DOES NOT SWING OVER THE LANDING & $1\frac{1}{2}$ " WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF $7\frac{3}{4}$ " MAX; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE & THE DOOR DOES NOT SWING OVER THE STAIRWAY. (CRC R311.3-R311.3.2)

CLEARANCES & TREATMENT FOR WOOD FRAMING WEATHER EXPOSED GLULAM, BEAMS & POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY

- (CRC R3|7.1.3 \$ 5)

 2. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT I" ABOVE CONCRETE OR 6" ABOVE
- MOISTURE BARRIER. (CRC R317.1.4 EXC.)

 3. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE \$ THE EARTH IS COVERED BY

EARTH & THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS

AN IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 2)

4. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL
PEDESTALS PROJECTING NOT LESS THAN I" ABOVE A CONCRETE
FLOOR OR 6" ABOVE EXPOSED EARTH. (CRC R317.1.4 EXC. 3)

FOUNDATIONS & CONCRETE SLABS Concrete Strength(s): 2,500 PSI Rebar Grades: 40 KSI U.O.N.

- I. SLOPE DRAINAGE 6" WITHIN THE FIRST IO' FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE IO' DISTANCE, A 2-5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MIN OF 2% FOR IO' AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)
- 2. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN I:IO (V:H).
- 3. CONCRETE SLABS: 3½" MIN (CRC R506.1). SLABS UNDER LIVING AREAS & GARAGES SHALL BE REINFORCED WITH WIRE 6"x6", IO GAUGE X IO GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT & 4" THICKNESS OF ¾ MIN GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A IO MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED.
- 4. PROVIDE 18"x24" FOUNDATION ACCESS THROUGH THE FLOOR OR 16"x24" ACCESS THROUGH A PERIMETER WALL. (CRC R408.4)
- 5. MIN SILL BOLTING: ½" ANCHOR BOLTS OR APPROVED ANCHORS AT 6' O.C. MAX FOR ONE-STORY (CRC R403.1.6). USE ANCHOR BOLTS AT 4' O.C. MAX FOR THREE STORY CONSTRUCTION. EMBED BOLTS 7" MIN. THE ANCHOR BOLTS SHALL BE PLACED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. LOCATE END BOLTS NOT LESS THAN 7 BOLT DIAMETERS, NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SDC DO & ABOVE: PROVIDE 3"x3"x0.229" PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS, STANDARD CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES.

ELECTRICAL NOTES

- I. THE PANEL BOARD(S) SHALL BE PROVIDED WITH A CIRCUIT DIRECTORY OR CIRCUIT IDENTIFICATION. 2022 CEC ART. 408.3(F). EVERY CIRCUIT & CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, & SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE AN APPROVED DEGREE OF DETAIL THAT ALLOWS EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVER CURRENT DEVICES OR SWITCHES SHALL BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR INSIDE OF THE PANEL DOOR IN THE CASE OF A PANELBOARD & AT EACH SWITCH OR CIRCUIT BREAKER IN A SWITCHBOARD OR SWITCHGEAR. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON
- TRANSIENT CONDITIONS OF OCCUPANCY.

 2. LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE & AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS
- DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.

 3. PHOTOVOLTAIC GENERATING SYSTEMS IS REQUIRED BY CALIFORNIA ENERGY CODE SECTION 150.1(C)14. INSTALLATION OF SOLAR PANELS REQUIRED PRIOR CERTIFICATE
- OF OCCUPANCY CAN BE ISSUED FOR THIS ADU. A SEPARATE PERMIT IS REQUIRED.

 4. AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY A BATHROOM OUTLET(S). SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS.

 (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE
- SUPPLIED.) CEC 210.11(C(1)) & 210.52

 5. ALL 15-20 AMP KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLET, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS SPECIFIED SHALL HAVE (GFCI) GROUND-FAULT
- CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. 2022 CEC Art. 210.3(A)

 6. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. 2022 CEC Art. 406.9(C). LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC. SHALL NOT BE LOCATED WITHIN 3' HORIZONTALLY & 8' VERTICALLY
- ABOVE A SHOWER \$ /OR BATHTUB THRESHOLD. 2022 CEC Art. 410.10(D)

 7. FIXTURES, LAMP HOLDER \$ RECEPTACLES OUTLETS SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHTS MORE THAN 6LBS OR EXCEEDS 16" IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER. 2022 CEC Art. 410.30(a) OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT
- FOR CEILING (PADDLE) FANS. 2022 CEC Art. 314.27(A) & (D)

 8. OUTLETS IN KITCHEN MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER,
 NOT GREATER THAN 4' O.C. WITHIN 24" OF THE END OF ANY COUNTER SPACE & NOT
- HIGHER THAN 20" ABOVE COUNTER (CEC 210.52(C))

 9. TWO SMALL APPLIANCE 20-AMP BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN
 \$ ARE LIMITED TO SUPPLYING WALL \$ COUNTER SPACE OUTLETS FOR THE KITCHEN,
 PANTRY, BREAKFAST ROOM, DINING ROOM, \$ SIMILAR AREAS. NOTE: THE CIRCUITS
 CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHER OR
 MICROWAVES ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE
- REFRIGERATOR. CEC 210.11(C(1)) \$ 210.52(B)

 10. ALL 120V SINGLE PHASE 15-20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS (I.E. RECEPTACLES, LIGHTS, SMOKE DETECTORS, ETC) INSTALLED IN DWELLING UNIT KITCHEN, 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 A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE
- PROTECTION OF THE ENTIRE BRANCH CIRCUIT, (CEC 210.12(A))

 II. DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE
 LAUNDRY RECEPTACLE OUTLET(S). CEC 210.11(C)(2). (THIS CIRCUIT SHALL HAVE NO
 OTHER OUTLETS)
- I2. GROUNDING & BONDING OF ELECTRICAL INSTALLATIONS SHALL COMPLY WITH CEC
 ART. 250
 I3. BOND ALL METAL GAS & WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE
- ACCESSIBLE & OF AN APPROVED TYPE. (CEC 250.104)

 14. PACIFIC GAS & ELECTRIC (PG&E) COMPANY APPROVAL IS REQUIRED FOR ELECTRICAL METER LOCATION PRIOR TO INSTALLATION. PANEL LOCATION SUBJECT TO SITE SPECIFIC CONDITIONS & SERVING UTILITY APPROVAL WHERE THIS PLAN IS
- 15. AFTER BUILDING PERMIT HAS BEEN ISSUED THE OWNER \$/OR CONTRACTOR SHALL APPLY FOR ELECTRICAL \$ UTILITY GAS SERVICE REQUEST TO PACIFIC GAS \$ ELECTRIC COMPANY.
- 16. ALL NON-LOCKING TYPE 125-VOLT 15-20AMP RECEPTACLES IN THE DWELLING SHALL BE TAMPER-RESISTANT. (CED Art. 406.12)
- 17. RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAX IN WALLS STARTING AT 6' MAX FROM THE WALL END. WALLS LONGER THAN 2' SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER AN 10' SHALL HAVE A RECEPTACLE IN HALLWAY. (CEC Art. 210.52(A)
- 210.52(A)
 18. ELECTRICAL RECEPTACLES OUTLETS, SWITCHES & CONTROLS FOR OCCUPANTS USE
 SHALL BE NO MORE THAN 48" & NOT LESS THAN 15" ABOVE FINISH FLOOR (R327.1.2)

ELECTRICAL NOTES

- I. NO ELECTRICAL PANELS SHALL BE IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT & 6'-6" HIGH FOR HEADROOM (CEC 110.26).
- 2. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4
 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW
 CONSTRUCTION. (CEC 250.52(A) (3) BOND ALL METAL GAS & WATER PIPES TO
 GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE & OF AN APPROVED TYPE.
- 3. ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
- 4. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT
- 5. PROVIDE A MIN OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C)(2)) PROVIDE A MIN OF ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. (CEC 210.11(C)(3) PROVIDE A MIN OF ONE 20A CIRCUIT FOR ATTACHED & DETACHED GARAGE OUTLETS. (CEC 210.11(C)(4))

CIRCUIT INTERRUPTER. (CEC 210.12)

- 6. PROVIDE AT LEAST I OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES & WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (CEC
- PROVIDE A SERVICE RECEPTACLE FOR THE FURNACE. (CEC 210.63)

 8. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT & THE BACK OF THE DWELLING. (CEC 210.52(E))
- 9. EXTERIOR OUTLETS SHALL BE GFCI PROTECTED
 10. GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. A MIN OF
 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (210.52(G)(1))
- II. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES & DETACHED GARAGES WITH ELECTRICAL POWER EQUIPMENT SPACED (ATTIC, BASEMENTS, ETC)
- 12. A 15/20-AMP RECEPTACLE SHALL BE INSTALLED WITHIN 50' OF ELECTRICAL SERVICE EQUIPMENT. (CEC 210.64)
- 13. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, & SIMILAR AREAS MUST HAVE A MIN OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, & SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4'O.C., WITHIN 24" OF THE END OF ANY COUNTER SPACE & NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST I RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THEN 2 RECEPTACLES MAY BE REQUIRED. I RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS & 18" FOR CORNER INSTALLATIONS. (CEC FIGURE
- 14. RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAX IN WALLS STARTING AT 6'MAX FROM THE WALL END. WALLS LONGER THAN 2' SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10' SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))
- 15. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3' HORIZONTALLY & 8' VERTICALLY ABOVE A SHOWER \$/OR BATHTUB THRESHOLD. (CEC 410.10(D))
- 16. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION. (CEC 410.10)
- 17. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, & IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER
- 18. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE)
 COVERS INSTALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED
 WEATHER-RESISTANT TYPE. (CEC 406.9(B)(I)

ENERGY STORAGE SYSTEM (ESS) READY.

- AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED
 ESS READY INTERCONNECTION EQUIPMENT WITH A MIN BACKED-UP CAPACITY OF 60
- AMPS & A MIN OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR

 2. A DEDICATED RACEWAY FROM THE MAIN SERVICE PANEL TO A SUBPANEL THAT
 SUPPLIES THE FOLLOWING BRANCH CIRCUITS: REFRIGERATOR, LIGHTING CIRCUIT NEAR
 PRIMARY EGRESS DOOR. SLEEPING ROOM RECEPTACLE & ON ADDITIONAL.
- 3. THE MAIN PANELBOARD SHALL HAVE A MIN BUSBAR RATING OF 225 AMPS. SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3' OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION
- EQUIPMENT TO ALLOW THE CONNECTION BACKUP POWER SOURCE.

 4. HEAT PUMP SPACE HEATER READY. SYSTEM USING A GAS OR PROPANE FURNACE SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WITHIN 3' OF THE FURNACE. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MIN. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE SPACE SHALL BE MARKED AS "FOR FUTURE
- 240V USE" (CEC 150.0(t)).

 5. ELECTRIC COOKTOP READY. SYSTEM USING A GAS OR PROPANE COOKTOP SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WITHIN 3' OF THE COOKTOP. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE SPACE SHALL BE MARKED AS "FOR FUTURE 240V USE" (CEC 150.0(v)).
- 6. ELECTRIC CLOTHES DRYER READY. SYSTEM USING A GAS OR PROPANE DRYER SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WITHIN 3' OF THE CLOTHES DRYER. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MIN. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE SPACE SHALL BE MARKED AS "FOR FUTURE 240V USE" (CED 150.0(V)).

General Note

JACKSON AND SANDS
ENGINEERING HAS PROVIDED
THESE PLANS SOLELY FOR THE
USE WITHIN YUBA COUNTY & DOES
NOT GIVE PERMISSION FOR USE
OUTSIDE OF THIS AREA.

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION



No. Revision/Issue Date

1 INITIAL SUBMITTAL: 3/1/23

2 PCI SUBMITTAL: 3/17/23



YUBA COUNTY ADUS

MAPLE GROVE & REEDS

Project

FOREGOING, INSURE, RED ON ANY OSTING, THESE FROM ANY OSTIS, EANY KIND

STATE OF ANY KIND

Project

Sheet

23-MOOI

Date

3/17/23

Scale

AS NOTED

HE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATION R WARRANTIES OF ANY KIND. EITHER EXPRESS OR IMPLIED LUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR LIED WARRANTIES OF MERCHANTABILITY OR FITNESS FO ARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGO OU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE RIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE COURATE SUITABLE FOR YOUR PURPOSES AND COMPLIANT H ALL APPLICABLE LAWS. BY USING THESE PLANS YOU BREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING) EMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGEN D THE DESIGN PROFESSIONAL WHO PREPARED THESE NSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM AN ND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, COSTS. PENSES, LIABILITY, LOSS, DAMAGE OR INJURY OF ANY KIN LAW OR FOULTY TO PROPERTY OR PERSONS INCLUDING IRONGFUL DEATH, IN ANY MANNER ARISING OUT OF, PERTAINI D, RELATED TO, OR INCIDENT TO ACCEPTANCE OF OR USE O PLUMBING

- I. UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CPC 707.9)
- 2. EXTERIOR HOSE BIBS SHALL BE EQUIPPED WITH A NON-REMOVABLE BACK-FLOW PREVENTION. (CPC 603.5.7)
- 3. SHOWER & TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE THERMOSTATIC OF COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING VALVE TYPE. (CPC 408.3)
- 4. KITCHEN SINKS REQUIRE A CLEANOUT ABOVE THE FLOOR LEVEL OF THE LOWEST FLOOR OF THE BUILDING.

5. AIR GAP FITTING REQUIRED AT DISHWASHER

- 6. WATER CLOSET SHALL BE POSITIONED TO HAVE A MIN 15" FROM ITS CENTER TO THE EDGE OF THE SINK & TO THE TUB.
- 7. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13)
- 8. PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CPC 31214)
- 9. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A @WET LOCATION WHEN USING THE CRC, CBC, & THE CEC. (CPC 408.5)
- IO. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN FINISHED INTERIOR OF IO24IN² (32"x32") & SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE REQUIRED AREA & DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD & SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MIN OF 22" IN WIDTH (CPC 408.5). SHOWERS & TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (CRC R307.2)
- II. WATER HEATERS: PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A MIN OF 4" ABOVE CONTROLS. (CPC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)):
 - II.I. A 120V RECEPTACLES PROVIDED WITHIN 3' A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT II.2. CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE WATER HEATER
 - II.3. WATER HEATERS USING GAS OR PROPANE SHALL DESIGNATE A SPACE $2\frac{1}{2}$ 'x $2\frac{1}{2}$ ' & 7' TALL SUITABLE FOR FUTURE INSTALLATION OF HEAT PUMP WATER HEATER
- II.4. GAS SUPPLY LINE WITH A MIN 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
- II.5. DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE & MIN 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 609.II)
- II.6. A 3" GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF UNDERFLOOR SPACES, INSTALLED SO AS TO PROVIDE $\frac{1}{4}$ "/FOOT GRADE & TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE. THE OPENING SHALL BE SCREENED WITH A CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF $\frac{1}{4}$ " IN DIMENSION. LENGTHS OF THE GRAVITY DRAINS OVER IO' IN LENGTH SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL. (L-V 8.9)
- II.7. WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES \$ RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MIN $\frac{1}{2}$ " DEEP PAN UNDER THE WATER HEATER WITH A MIN $\frac{3}{4}$ " DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
- 11.8. WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) \$ 24" MIN CLEARANCE IN FRONT. (CPC 402.5)
- 11.9. THE MAX HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATH-TUB FILLER SHALL NOT EXCEED 120°F. (CPC 418)
- 11.10. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.5.7)
- II.II. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 1007)
- II.12. MAX WATER FLOW RATES. (CGBSC 4.303.1):
 - WATER CLOSETS: 1.28-GPF
 - ·URINALS: .125-GPF
 - •KITCHEN FAUCETS: 1.8-GPM @ 60PSI
 - •LAVATORY FAUCETS: 1.2-GPM @ 60PSI •SHOWERHEADS: 1.8-GPM

ENERGY STORAGE SYSTEMS 2022 CRC SEC. R328
ENERGY STORAGE SYSTEMS (ESS) SHALL COMPLY WITH THE PROVISIONS OF THIS

- 2. ENERGY STORAGE SYSTEMS SHALL BE LISTED & LABELED IN ACCORDANCE WITH
- UL 9540.

 3. ESS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

 \$ THEIR LISTING. INDIVIDUAL UNITS SHALL BE SEPARATED FROM EACH OTHER BY NOT
- 4. ESS SHALL BE INSTALLED ONLY IN THE FOLLOWING LOCATIONS:
 4.I. DETACHED GARAGES & DETACHED ACCESSORY STRUCTURES.
- 4.2. ATTACHED GARAGES SEPARATED FROM THE DWELLING UNIT LIVING SPACE IN ACCORDANCE WITH SEC. R302.6.
- 4.3. OUTDOORS OR ON THE EXTERIOR SIDE OF EXTERIOR WALLS LOCATED NOT LESS THAN 3' FROM DOORS & WINDOWS DIRECTLY ENTERING THE DWELLING UNIT.

 4.4. ENCLOSED UTILITY CLOSETS, BASEMENTS, STORAGE OR UTILITY SPACES WITHIN DWELLING UNITS THAT HAVE FINISHED OR NON-COMBUSTIBLE WALLS & CEILING. WALLS & CEILINGS SHALL HAVE & TYPE-X GYPSUM BOARD. ESS SHALL NOT BE

INSTALLED IN SLEEPING ROOMS, OR CLOSETS OR SPACES OPENING DIRECTLY

- INTO SLEEPING ROOMS OR IN HABITABLE SPACES OF THE DWELLING.
 5. INDIVIDUAL ESS UNITS SHALL HAVE A MAX RATING OF 20KWh. THE AGGREGATE RATING OF THE ESS SHALL NOT EXCEED:
- 5.1. 40kWh WITHIN UTILITY CLOSETS, BASEMENTS & STORAGE OR UTILITY SPACES. 5.2. 80kWh IN ATTACHED OR DETACHED GARAGES & DETACHED ACCESSORY

STRUCTURES. 5.3. 80kWh ON EXTERIOR WALLS

LESS THAN 3'.

5.4. SOKWH OUTDOORS ON THE GROUND

- 6. ESS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. INVERTERS SHALL BE LISTED & LABELED IN ACCORDANCE WITH UL 1741 OR PROVIDED AS PART OF THE UL 9540 LISTING. SYSTEMS CONNECTED TO THE UTILITY GRID SHALL USE INVERTERS LISTED FOR UTILITY INTERACTION.
- 7. ROOMS & AREAS WITHIN DWELLING UNITS, BASEMENTS & ATTACHED GARAGES IN WHICH ESS ARE INSTALLED SHALL BE PROTECTED BY SMOKE ALARMS IN ACCORDANCE WITH SEC. R314. A HEAT DETECTOR, LISTED & INTERCONNECTED TO THE SMOKE ALARMS, SHALL BE INSTALLED IN LOCATIONS WITHIN DWELLING UNITS & ATTACHED GARAGES WHERE SMOKE ALARMS CANNOT BE INSTALLED BASED ON THEIR LISTING.
- 8. ESS INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE IN ACCORDANCE WITH SECTION R328.8.1 OR R328.8.2 SHALL BE PROVIDED WITH IMPACT PROTECTION IN ACCORDANCE WITH SECTION R328.8.3.
- 9. INDOOR INSTALLATIONS OF ESS THAT PRODUCE HYDROGEN OR OTHER FLAMMABLE GASES DURING CHARGING SHALL BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
- IO. THE TEMPORARY USE OF AN OWNER OR OCCUPANT'S ELECTRIC-POWERED VEHICLE TO POWER A DWELLING UNIT WHILE PARKED IN AN ATTACHED OR DETACHED GARAGE OR OUTDOOR SHALL COMPLY WITH THE VEHICLE MANUFACTURER'S INSTRUCTIONS & THE CALIFORNIA ELECTRICAL CODE.
- II. THE FOLLOWING INFORMATION SHALL BE PROVIDED:
- II.I. A COPY OF THE MANUFACTURER'S INSTALLATION, OPERATION, MAINTENANCE & DECOMMISSIONING INSTRUCTIONS SHALL BE PROVIDED TO THE OWNER OR PLACED IN A CONSPICUOUS LOCATION NEAR THE ESS EQUIPMENT.
- 11.2. A LABEL ON THE INSTALLED SYSTEM CONTAINING THE CONTACT INFORMATION FOR THE QUALIFIED MAINTENANCE & SERVICE PROVIDERS.

 12. ESS THAT HAVE THE POTENTIAL TO RELEASE TOXIC OR HIGHLY TOXIC GAS DURING
- CHARGING, DISCHARGING & NORMAL USE CONDITIONS SHALL NOT INSTALLED WITHIN GROUP R-3 OR R-4 OCCUPANCIES.
- 13. ESS INSTALLED IN LOCATIONS SUBJECT TO VEHICLE DAMAGE SHALL BE PROVIDED WITH IMPACT PROTECTION (CRC R328.8)

MECHANICAL

I. WOOD BURNING APPLIANCES SHALL BE ONE OF THE FOLLOWING:

I.I. A PELLET-FUELED WOOD BURNING HEATER.
I.2. A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER.

- I.3. AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMISSION STANDARD OF LESS THAN 7.5 GRAMS/HOUR FOR A NON-CATALYTIC WOOD FIRED APPLIANCE OR 4.1 GRAMS/HOUR FOR A CATALYTIC WOOD FIRED APPLIANCE & IS APPROVED IN WRITING BY THE APCO.
- 2. ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT & SEALED-COMBUSTION TYPE. (CMC 912.2)
- 11.6. A 3" GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT 3. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL HAVE A PERMANENT NSPS
 OF UNDERFLOOR SPACES INSTALLED SO AS TO PROVIDE LABEL CERTIFYING EMISSION LIMITS.
 - 4. TOP CHIMNEY MUST EXTEND A MIN OF 2' ABOVE ANY PART OF THE BUILDING WITHIN 10' (CMC 802.5.4)
 - 5. FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAWN FROM THE OUTSIDE & HAVE A READILY ACCESSIBLE FLUE DAMPENER CONTROL. CONTINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC 150.0(E))
 - 6. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7. 7. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL
 - INSULATION SHIELD A MIN 2" ABOVE INSULATION. (509.6.2.7)

 8. GAS WATER HEATER & FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO
 BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED
 WITH A LISTED GASKETED DOOR ASSEMBLY & A LISTED SELF-CLOSING DEVICE WITH
 ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CPC 504)
 - 9. ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"X30" WORKING PLATFORM. (CMC 304.2)
 - IO. EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN $\frac{1}{4}$ "- $\frac{1}{2}$ " IN OPENING SIZE (NOT REQUIRED FOR CLOTHES DRYERS). (CMC 502.1)
 - II. VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA). VENT LENGTH SHALL BE 14' MAX SHALL TERMINATE A MIN OF 3' FROM THE PROPERTY LINE & ANY OPENING INTO THE BUILDING. (CMC 504.4.2)
 - 12. ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3'TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3' TO OPENINGS INTO THE BUILDING & SHALL NOT DISCHARGE ON TO A PUBLIC WAY. (CMC 502.2.1)
 - 13. PROVIDE MIN IOOIN² MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOSETS. (CMC 504.4.I(I))
 14. HEATING SYSTEM IS REQUIRED TO MAINTAIN 68° AT 3' ABOVE FLOOR LEVEL \$ 2'
 - FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.9)

 15. BATHROOM FAN SHALL BE MIN VENTILATION RATE OF 50CFM FOR INTERMITTENT OR 25CFM FOR CONTINUOUS VENTILATION.
 - 15.1. FAN SHALL BE 3 SONE OR LESS & INSTALLED PER MANUFACTURES SPECS.
 15.2. MIN 4" DUCT SHALL VENT TO OUTSIDE & SHALL BE AIR TIGHT WITH CAULKING & GASKET.
 15.3. FAN IN BATHROOMS CONTAINING TUB OR SHOWER MUST BE CONTROLLED BY A
 - HUMIDISTAT & BE ENERGY STAR RATED. IF FAN PROVIDES CONTINUOUS VENTILATION BY THE ENERGY CODE IS EXEMPT.

 16. CALIFORNIA ENERGY COMMISSION STANDARDS SECTION 150(K) REQUIREMENTS FOR
 - INDOOR AIR QUALITY VENTILATION. 16.1.BATHROOM EXHAUST FAN TO BE USED TO PROVIDE THE WHOLE BUILDING VENTILATION FAN & PROVIDE THE FOLLOWING:
 - VENTILATION FAN & PROVIDE THE FOLLOWING:

 16.1.1. THE BATHROOM EXHAUST FAN MUST HAVE A MIN CFM RATING OF 75-CFM.

 16.1.2. THE BATHROOM EXHAUST FAN IS RATED AT A MAX OF 1.0 SONE.

 16.1.3. THE CONTROL SWITCH MUST BE LABELED AS THE WHOLE HOUSE VENTILATION

 & FAN SHOULD OPERATE WHENEVER THE HOME IS OCCUPIED.

<u>LIGHTING NOTES</u>

- ALL LIGHTING TO BE HIGH EFFICACY.
 LIGHTING IN HABITABLE SPACES, (LIVING ROOMS, DINING ROOMS, KITCHEN &
- BEDROOMS) SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS.

 3. FIXTURES, LAMP HOLDER & RECEPTACLES OUTLETS SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6LBS OR EXCEEDS 16" IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER. CEC ART. 410.30(a).

 OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING (PADDLE) FAN. 2022 CEC ART. 314-27(A)&(D)
- 4. ALL LIGHTING IN (BATHROOM, UTILITY ROOM, LAUNDRY ROOM, WALK IN CLOSETS & GARAGES) TO BE MANUAL ON, AUTOMATIC OFF, OCCUPANT SENSOR. (VACANCY
- 5. OUTDOOR LIGHTING ATTACHED TO THE BUILDING TO BE HIGH EFFICACY, CONTROLLED BY A MANUAL ON & OFF SWITCH & ONE OF THE FOLLOWING AUTOMATIC CONTROLS 5.1. PHOTO CONTROL & MOTION SENSOR.
 - 5.1. PHOTO CONTROL & MICTION SENSOR.

 5.2. PHOTO CONTROL & AUTOMATIC TIME SWITCH CONTROOL.
- 5.3. ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE
- OUTDOOR LIGHT OFF DURING DAYLIGHT HOURS.

 5.4. EMCS THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINARIES TO BE ALWAYS ON, & IS PROGRAMMED TO AUTOMATICALLY TURN
- THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

 6. LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS
- (CALIFORNIA ENERGY CODE 150.0(K)IC):
- 6.1. THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
 6.2. THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
- 6.3. THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING & CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS &
- INTO THE CEILING CAVITY.

 6.4. THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
- 6.4. THEY MAY NOT CONTAIN A SCREW BASE SOCRETS
 6.5. THEY SHALL CONTAIN A JAS COMPLIANT LIGHT SOURCE
- OUTDOOR LIGHTING SHALL BE SUITABLE FOR WET LOCATIONS.
- 8. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
- CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (CGBSC 10-103(b)).
- IO. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5' ABOVE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL

SMOKE DETECTORS & CARBON MONOXIDE DETECTORS

- 2022 CRC SEC. R314 & R315 CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH
- FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315)

 2. ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS WITHIN THE DWELLING UNIT
- ARE TO BE INTERCONNECTED.

 3. ALL DWELLING UNITS MUST HAVE SMOKE DETECTORS ON THE WALL OR CEILING OUTSIDE OF EACH SERARATE SUSPENING AREA IN THE IMMEDIATE VICINITY OF
- OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS & IN EACH ROOM USED FOR SLEEPING PURPOSES. F. IN THE HALLWAY & IN THE ROOM OPEN TO THE HALLWAY WHERE THE CEILING HEIGHT
- 4. IN THE HALLWAY & IN THE ROOM OPEN TO THE HALLWAY WHERE THE CEILING HEIGHT OF ROOM OPENING TO HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE
- 5. ONE EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- 6. CARBON MONOXIDE DETECTORS MAY BE COMBINATION SMOKE/CARBON MONOXIDE
- 7. INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- 8. POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE & SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT & WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- 9. SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MIN OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED IO' OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA & ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS & THE IO' DISTANCES WOULD PROHIBIT THE PLACEMENT OF SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE. [R314.3.3] [NFPA72 SECTION 29.8.3.4]

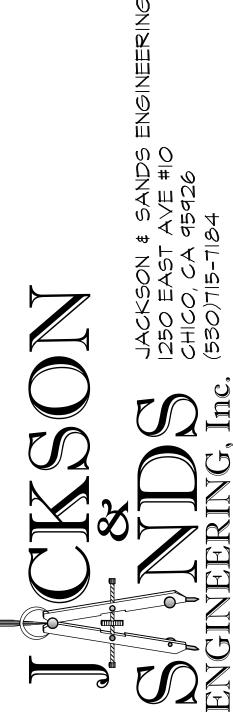
General Notes

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USE WITHIN YUBA COUNTY & DOES
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OUTSIDE OF THIS AREA.

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION



0.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY ADUs

MAPLE GROVE & REEDS 749 SQ. FT.

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y N/A RESPON. CHAPTER 3 **GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application. Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used. SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN **ABBREVIATION DEFINITIONS:** Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development High Rise Additions and Alterations RESIDENTIAL MANDATORY MEASURES **SECTION 4.102 DEFINITIONS** 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hav, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency 3. Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: . Water collection and disposal systems B. French drains Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater **Exception**: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional

> 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere

overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2

The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to **1.EV Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical

system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less

EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

than 20 sleeping units or quest rooms.

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

a. Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable

4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2.The charging space shall be located on an accessible route, as defined in the California Building Code,

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).

2. The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083

4.106.4.2.2.1.3 Accessible EV spaces.

In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section

1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

xception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for

4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its

future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing

When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future

2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION 4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seg., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush.

The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential layatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve

When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 PRODUCT CLASS MAXIMUM FLOW RATE (gpm) [spray force in ounce force (ozf)] Product Class 1 (≤ 5.0 ozf) Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) Product Class 3 (> 8.0 ozf)

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 LAVATORY FAUCETS (RESIDENTIAL) LAVATORY FAUCETS IN COMMON & PUBLIC 0.5 GPM @ 60 PSI USE AREAS KITCHEN FAUCETS 1.8 GPM @ 60 PSI METERING FAUCETS 0.2 GAL/CYCLE WATER CLOSET 1.28 GAL/FLUSH 0.125 GAL/FLUSH

NOT APPLICABLE

4.304 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.

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations. Title 23. Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE

EFFICIENCY 4.406 ENHANCED DURABILITY AND 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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste

Exceptions

management ordinance.

1 Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably

3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.

2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or

3. Identify diversion facilities where the construction and demolition waste material collected will be 4. Identify construction methods employed to reduce the amount of construction and demolition waste

5. Špecify that the amount of construction and demolition waste materials diverted shall be calculated

by weight or volume, but not by both. **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and

demolition waste material diverted from the landfill complies with Section 4.408.1 Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4...

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in

documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following:

a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment

b. Roof and yard drainage, including gutters and downspouts.

c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems.

3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.

4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.

6. Information about water-conserving landscape and irrigation design and controllers which conserve 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5

feet away from the foundation 8. Information on required routine maintenance measures, including, but not limited to, caulking,

painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available.

10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.

12. Information and/or drawings identifying the location of grab bar reinforcements. **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves 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 waster, and metals, or meet a lawfully enacted local recycling

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS

ordinance, if more restrictive.

The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

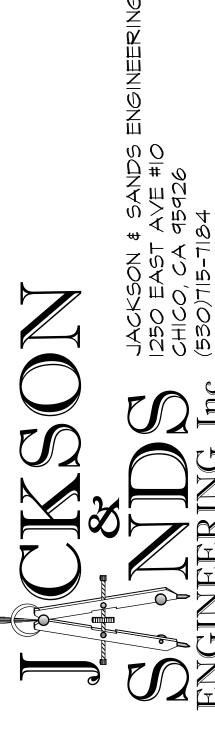
DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDIVIDUAL NEEDS. THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE. YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENT R WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIE MARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, " MARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING," MAGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, TABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO DE WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN
PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND ALL CLAIMS,
DEMANDS, CAUSES OF ACTION, COSTS, EXPENSES, LIABILITY, LOSS, DAMAGE OR INJURY OF ANY KIND, IN LAW OR EQUITY, TO
PROPERTY OR PERSONS, INCLUDING WRONGFUL DEATH, IN ANY MANNER ARISING OUT OF, PERTAINING TO, RELATED TO, OR
NCIDENT TO ACCEPTANCE OF OR USE OF THE CONSTRUCTION DOCUMENTS.

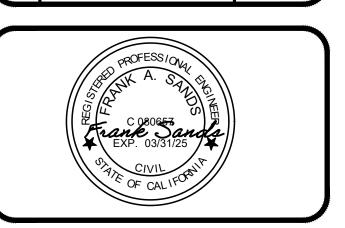
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YUBA COUNTY BUILDING INSPECTION DIVISION



Revision/Issue NITIAL SUBMITTAL PCI SUBMITTAL



MAPLE GROVE & REEDS 749 SQ. FT.

Scale AS NOTED

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this

article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

pellet stoves and fireplaces shall also comply with applicable local ordinances.

reduce the amount of water, dust or debris which may enter the system.

4.503 FIREPLACES 4.503.1 GENERAL. 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,

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING **CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
- 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1 Manufacturer's product specification Field verification of on-site product containers.

(Less Water and Less Exempt Compounds in Grams per Liter)						
ARCHITECTURAL APPLICATIONS	VOC LIMIT					
INDOOR CARPET ADHESIVES	50					
CARPET PAD ADHESIVES	50					
OUTDOOR CARPET ADHESIVES	150					
WOOD FLOORING ADHESIVES	100					
RUBBER FLOOR ADHESIVES	60					
SUBFLOOR ADHESIVES	50					
CERAMIC TILE ADHESIVES	65					
VCT & ASPHALT TILE ADHESIVES	50					
DRYWALL & PANEL ADHESIVES	50					
COVE BASE ADHESIVES	50					
MULTIPURPOSE CONSTRUCTION ADHESIVE	70					
STRUCTURAL GLAZING ADHESIVES	100					
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250					
OTHER ADHESIVES NOT LISTED	50					
SPECIALTY APPLICATIONS						
PVC WELDING	510					
CPVC WELDING	490					
ABS WELDING	325					
PLASTIC CEMENT WELDING	250					
ADHESIVE PRIMER FOR PLASTIC	550					
CONTACT ADHESIVE	80					
SPECIAL PURPOSE CONTACT ADHESIVE	250					
STRUCTURAL WOOD MEMBER ADHESIVE	140					
TOP & TRIM ADHESIVE	250					
SUBSTRATE SPECIFIC APPLICATIONS						
METAL TO METAL	30					
PLASTIC FOAMS	50					
POROUS MATERIAL (EXCEPT WOOD)	50					
WOOD	30					
FIBERGLASS	80					

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

(Less Water and Less Exempt Compounds in Grams per Liter)					
SEALANTS	VOC LIMIT				
ARCHITECTURAL	250				
MARINE DECK	760				
NONMEMBRANE ROOF	300				
ROADWAY	250				
SINGLE-PLY ROOF MEMBRANE	450				
OTHER	420				
SEALANT PRIMERS					
ARCHITECTURAL					
NON-POROUS	250				
POROUS	775				
MODIFIED BITUMINOUS	500				
MARINE DECK	760				
OTHER	750				

TABLE 4.504.3 - VOC CONTENT LIMITS FOR

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ₁	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

AVAILABLE FROM THE AIR RESOURCES BOARD.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS

SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS

		1 4	2 (January 2023)	
١,	N/A	RESPON. PARTY		
			TABLE 4.504.5 - FORMALDEHYDE LI	MITS ₁
			MAXIMUM FORMALDEHYDE EMISSIONS IN PAR	TS PER MILLION
			PRODUCT	CURRENT LIMIT
			HARDWOOD PLYWOOD VENEER CORE	0.05
			HARDWOOD PLYWOOD COMPOSITE CORE	0.05
			PARTICLE BOARD	0.09
			MEDIUM DENSITY FIBERBOARD	0.11
			THIN MEDIUM DENSITY FIBERBOARD₂	0.13
			1. VALUES IN THIS TABLE ARE DERIVED FROM BY THE CALIF. AIR RESOURCES BOARD, AIR TO MEASURE FOR COMPOSITE WOOD AS TESTED WITH ASTM E 1333. FOR ADDITIONAL INFORMATION CODE OF REGULATIONS, TITLE 17, SECTIONS 93120.12.	DXICS CONTROL IN ACCORDANCE ATION, SEE CALIF.
			2. THIN MEDIUM DENSITY FIBERBOARD HAS A THICKNESS OF 5/16" (8 MM). DIVISION 4.5 ENVIRONMENTAL QUAI	
_			4.504.3 CARPET SYSTEMS. All carpet installed in the building interior Department of Public Health, "Standard Method for the Testing and Eva from Indoor Sources Using Environmental Chambers," Version 1.2, Jar California Specification 01350)	shall meet the requirements of the California aluation of Volatile Organic Chemical Emissions
			See California Department of Public Health's website for certification pr	ograms and testing labs.
			https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Page	s/VOC.aspx.
			4.504.3.1 Carpet cushion. All carpet cushion installed in the bui California Department of Public Health, "Standard Method for the Chemical Emissions from Indoor Sources Using Environmental C (Emission testing method for California Specification 01350)	Testing and Evaluation of Volatile Organic
			See California Department of Public Health's website for certifica	tion programs and testing labs.
			https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAC	/Pages/VOC.aspx.
			4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the re	equirements of Table 4.504.1.
			4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is resilient flooring shall meet the requirements of the California Department Testing and Evaluation of Volatile Organic Chemical Emissions from Inversion 1.2, January 2017 (Emission testing method for California Spec	s installed , at least 80% of floor area receiving ent of Public Health, "Standard Method for the door Sources Using Environmental Chambers,"
			See California Department of Public Health's website for certification pr	ograms and testing labs.
			hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Page	es/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5 **4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications.

Chain of custody certifications.

3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).

4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.

5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

1.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*. 4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,

2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent

moisture verification methods may be approved by the enforcing agency and shall satisfy requirements

2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.

3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying

4.506 INDOOR AIR QUALITY AND EXHAUST **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or

equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of

b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be

sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.

2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.

3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are

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CHAPTER 7

702 QUALIFICATIONS

1. State certified apprenticeship programs.

. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

performance contractors, and home energy auditors.

4. Other programs acceptable to the enforcing agency.

project they are inspecting for compliance with this code.

the appropriate section or identified applicable checklist.

703 VERIFICATIONS

2. Public utility training programs.

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or

Examples of acceptable HVAC training and certification programs include but are not limited to the following:

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the

Successful completion of a third party apprentice training program in the appropriate trade.

homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall

employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the

particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a

recognized state, national or international association, as determined by the local agency. The area of certification

Note: Special inspectors shall be independent entities with no financial interest in the materials or the

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not

limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other

documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in

methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific

considered by the enforcing agency when evaluating the qualifications of a special inspector:

project they are inspecting for compliance with this code.

shall be closely related to the primary job function, as determined by the local agency.

1. Certification by a national or regional green building program or standard publisher.

responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or

other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to

other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be

2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building

1. Special inspectors shall be independent entities with no financial interest in the materials or the

2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate

certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems.

Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.

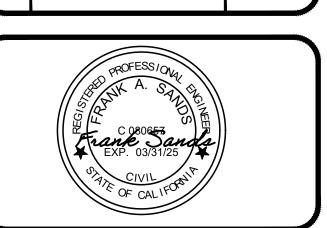
TABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO DEF HITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN ROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, COSTS, EXPENSES, LIABILITY, LOSS, DAMAGE OR INJURY OF ANY KIND, IN LAW OR EQUITY, TO ROPERTY OR PERSONS, INCLUDING WRONGFUL DEATH, IN ANY MANNER ARISING OUT OF, PERTAINING TO, RELATED TO, OR

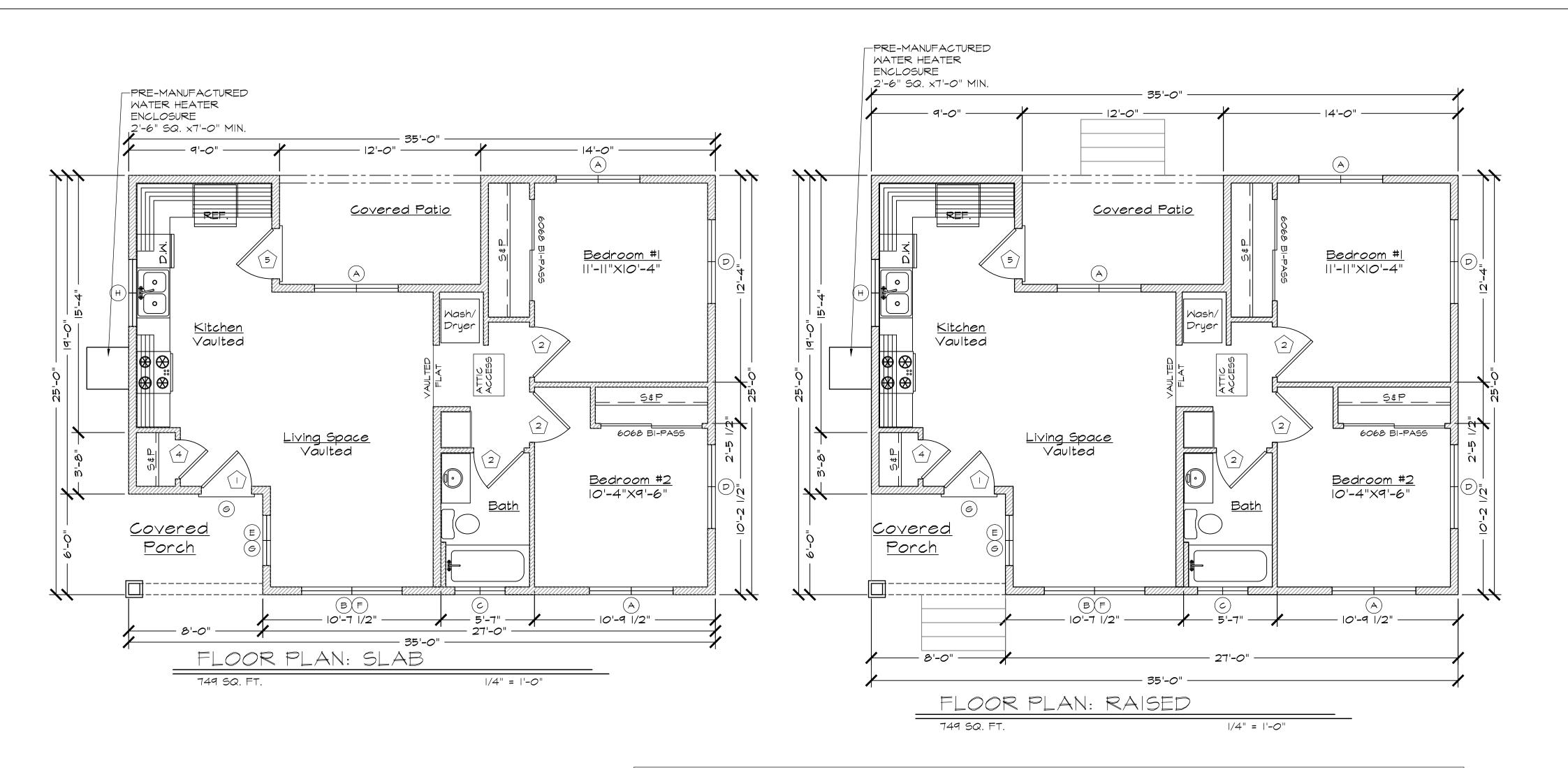
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YUBA COUNTY BUILDING INSPECTION DIVISION

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23





FLOOR PLAN NOTES

- I. WHEN AUTOMATIC FIRE SPRINKLERS ARE REQUIRED THROUGHOUT THE RESIDENCE, FIRE SPRINKLERS SHALL BE DESIGNED BY A CALIFORNIA CONTRACTOR CLASSIFICATION C-16. FIRE SPRINKLER SHALL BE REQUIRED IF THE PRIMARY RESIDENCE HAS FIRE SPRINKLERS.
- 2. EXTERIOR WALLS TO BE 2X6 DF NO. 2 STUDS AT 16" O.C. WITH R-21 INSULATION. SIDING/ SHEAR AS SHOWN ON.
- 3. INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.
- 4. TYPICAL WALL HEIGHT IS 9'0-3"
- 5. IF POSSIBLE, PLEASE TRY TO LOCATE WATER HEATER & AIR CONDITIONER CONDENSER TOWARDS THE INSIDE OF THE PARCEL OPPOSITE OF THE STREET VIEW SIDE OF THE ADU.
- 6. NO OPENING SHALL BE PERMITTED IN THE EXTERIOR WALLS, INCLUDING VENTS, OF GROUP R-3 OCCUPANCIES WHERE THE EXTERIOR WALL IS CLOSER THAN 5' TO THE PROPERTY LINE 2022 CRC TABLE R302.I(I) & TABLE R302.I(2)
- 7. LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE \$ AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
- 8. RODENT PROOFING & INSECT INTRUSION PROTECTION. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLE CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE 2022 CAL GREEN BUILDING CODE, CHAPTER 4. DIVISION 4.4 SECTION 4.406.1 CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE BY THE ENFORCING AGENCY. METHOD ACCEPTABLE BY YUBA COUNTY BUILDING DIVISION WOULD BE LOW VOC CAULKING WITH NON-COMBUSTIBLE FILLING MATERIAL.

INGRESS/EGRESS WINDOWS IN BEDROOMS AND SLEEPING AREAS:

R310.2.1 MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.

DOOR SCHEDULE								
DOOR		DOOR SIZE		DOOR	CORE	NAATERIAI	AL FRAME	AME NOTES:
SYMBOL	WIDTH	HEIGHT	THICK	TYPE	CORE	MATERIAL		
	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	VNL/GLASS	MOOD	FRONT ENTRY DOOR W/ TEMPERED GLAZING
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	MOOD	WOOD	MIN 32" INTERIOR DOORS
3	3'-9"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS
4	2'-4"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	MOOD	WOOD	INTERIOR DOORS
5	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	VNL/GLASS	WOOD	REAR ENTRY DOOR W/ TEMPERED GLAZING
6	6'-0"	6'-8"	I - 3/4"	SLIDER	HOLLOW	MOOD	MOOD	BI PASS CLOSET DOORS

MINDOM SCHEDULE									
MINDOM	WINDO	DM SIZE	0000	QNTY.	EDAME	HEAD	U-FACTOR	SHGC	NOTES:
SYMBOL	MIDTH	HEIGHT	OPER.	QNTT.	NTY. FRAME HEIGHT	HEIGHT	U-FACTOR	FIACION SHOC	NO I ES:
A	5'-0"	4'-0"	SLIDER	3	VINYL	6'-8"	.28	.20	EGRESS
В	6'-0"	4'-0"	SLIDER	I	VINYL	6'-8"	.28	.20	
6	3'-0"	1'-0"	SLIDER	I	VINYL	6'-8"	.28	.20	TEMPERED, OBSCURED
D	5'-0"	'-0"	FIX	2	VINYL	6'-8"	.28	.20	
E	3'-0"	4'-0"	SLIDER	I	VINYL	6'-8"	.28	.20	
F	6'-0"	2'-0"	FIX	I	VINYL	11'-0"	.28	.20	TRANSOM
6	3'-0"	2'-0"	FIX	2	VINYL	11'-0"	.28	.20	TRANSOM
H	4'-0"	3'-0"	SLIDER	I	VINYL	6'-8"	.28	.20	

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> > 04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

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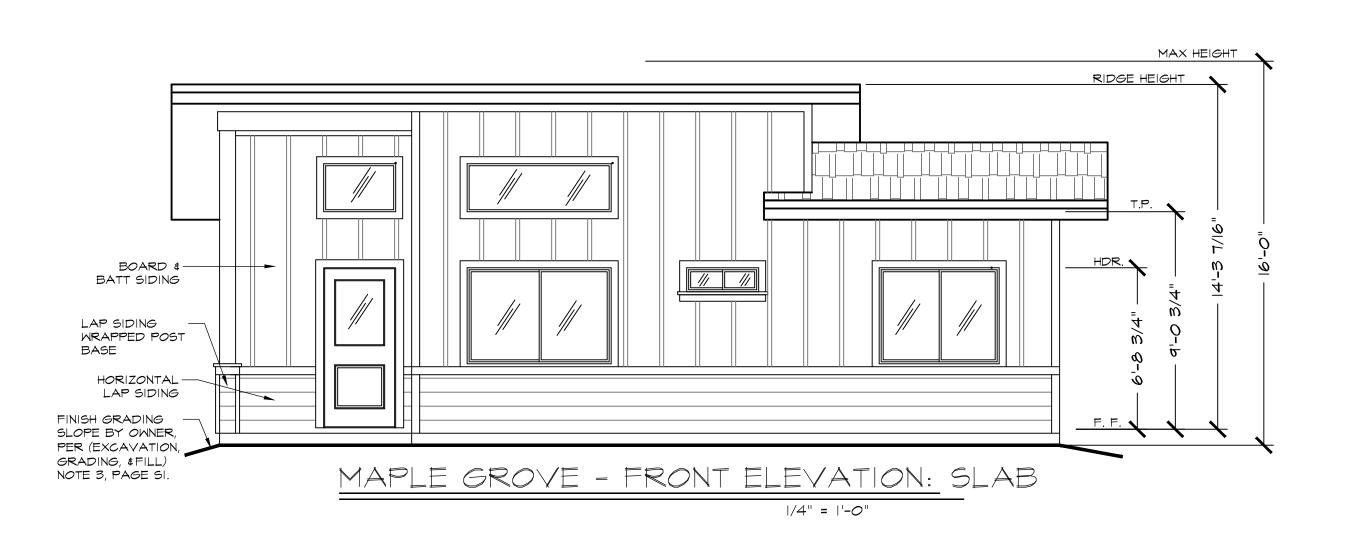
MAPLE GROVE \$ REEDS 749 SQ. FT.

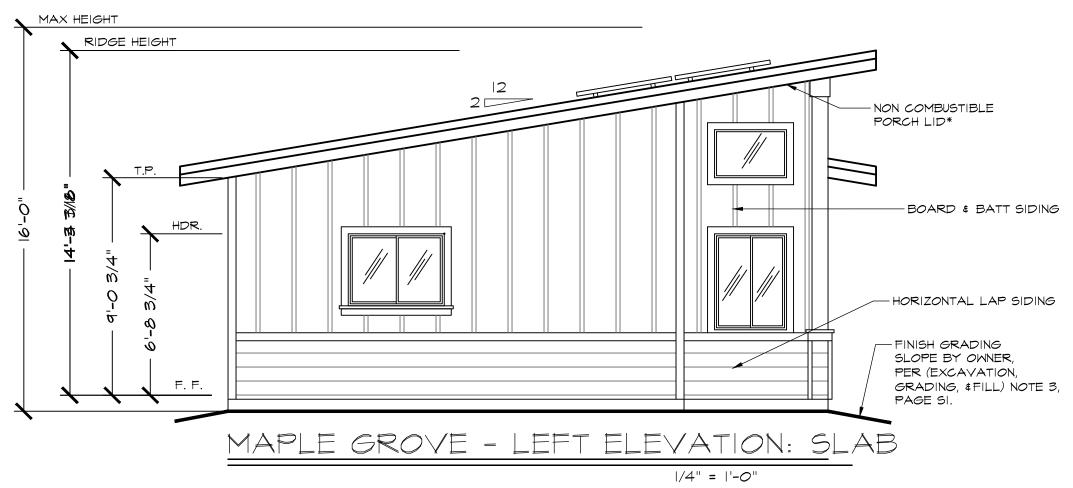
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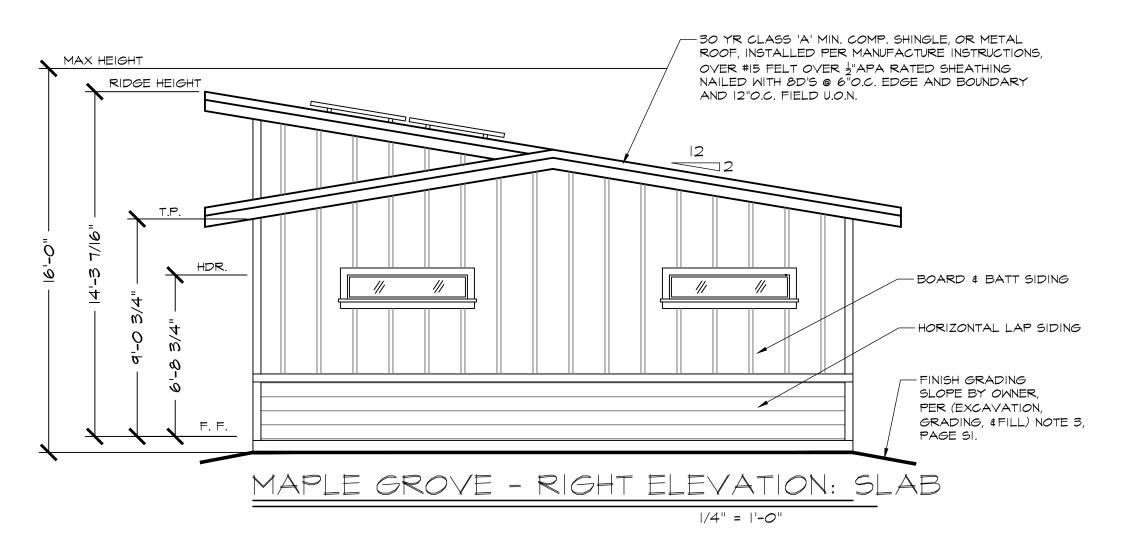
YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE

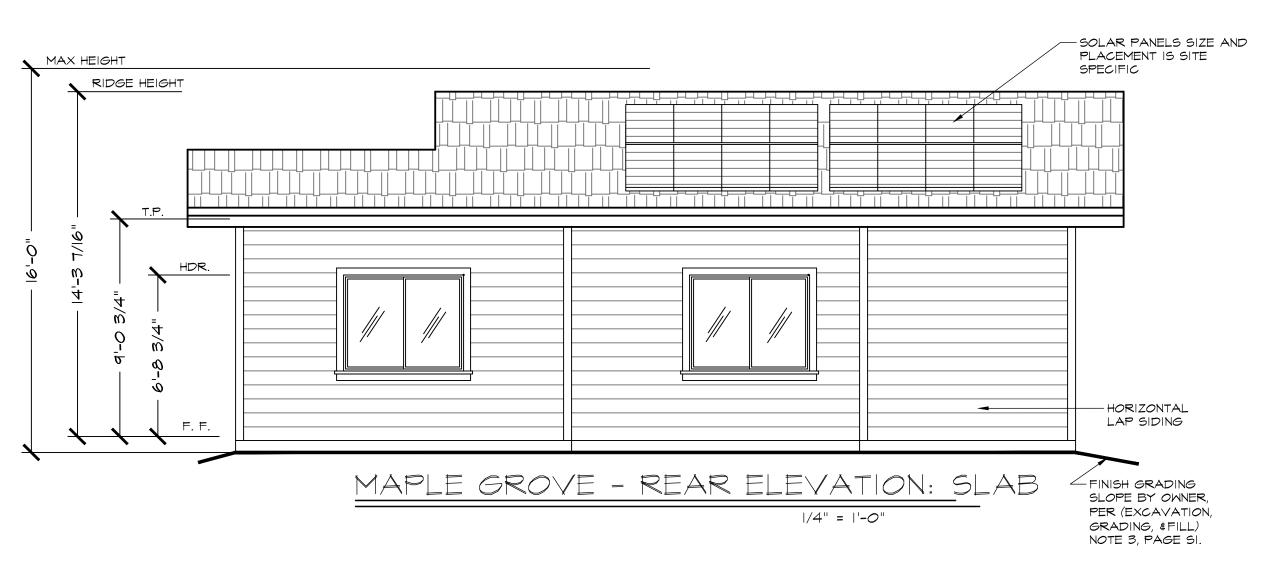
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23-M001 3/17/23









*NOTE: SEE WUI NOTES ON PAGE GNI WHEN BUILDING IS LOCATED WITHIN WUI

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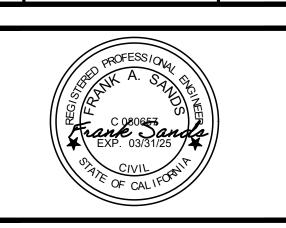
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YUBA COUNTY BUILDING INSPECTION DIVISION

CESO)715-7184

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	1	INITIAL SUBMITTAL:	3/1/23					
	2	PCI SUBMITTAL:	3/17/23					
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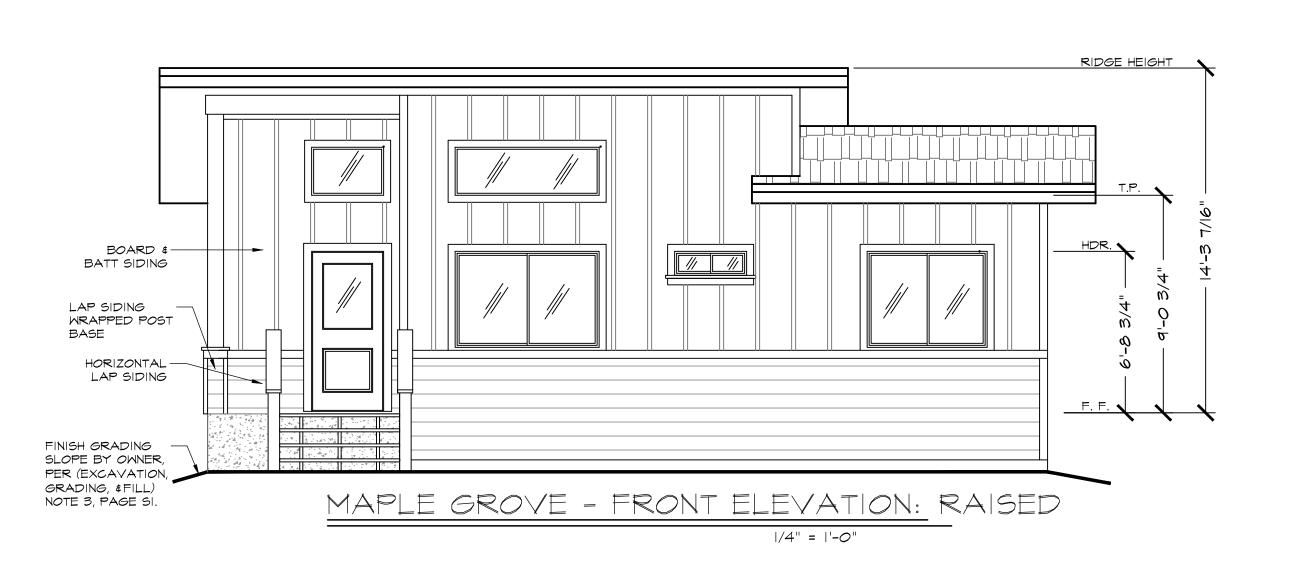
MAPLE GROVE & REEDS 749 SQ. FT.

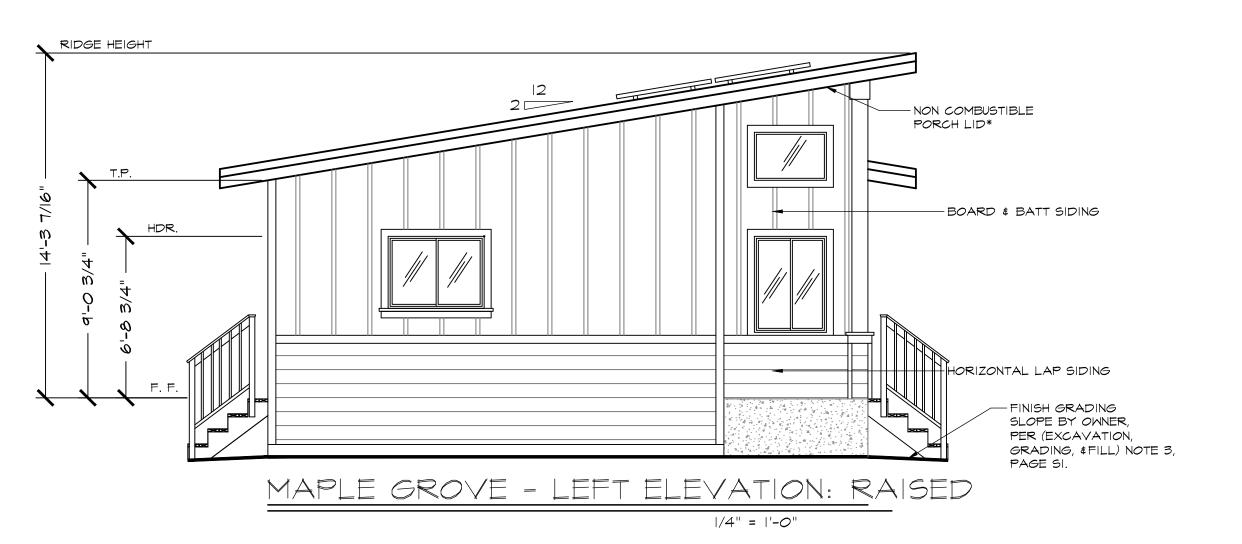
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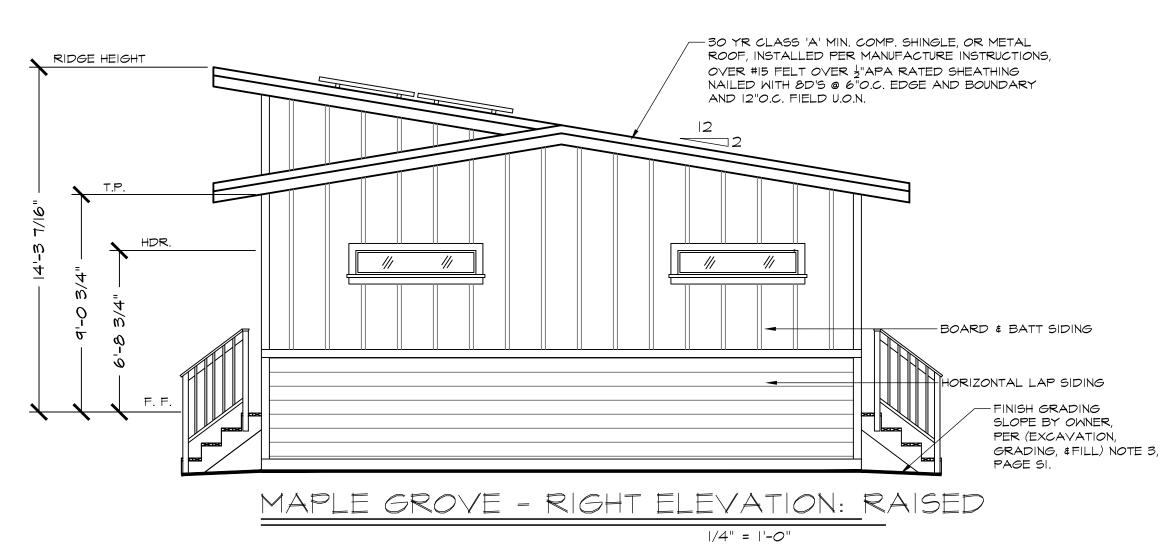
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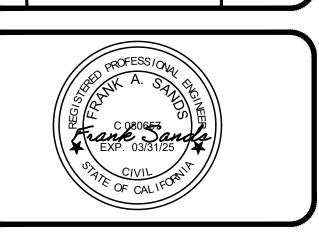
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YUBA COUNTY BUILDING INSPECTION DIVISION

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No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



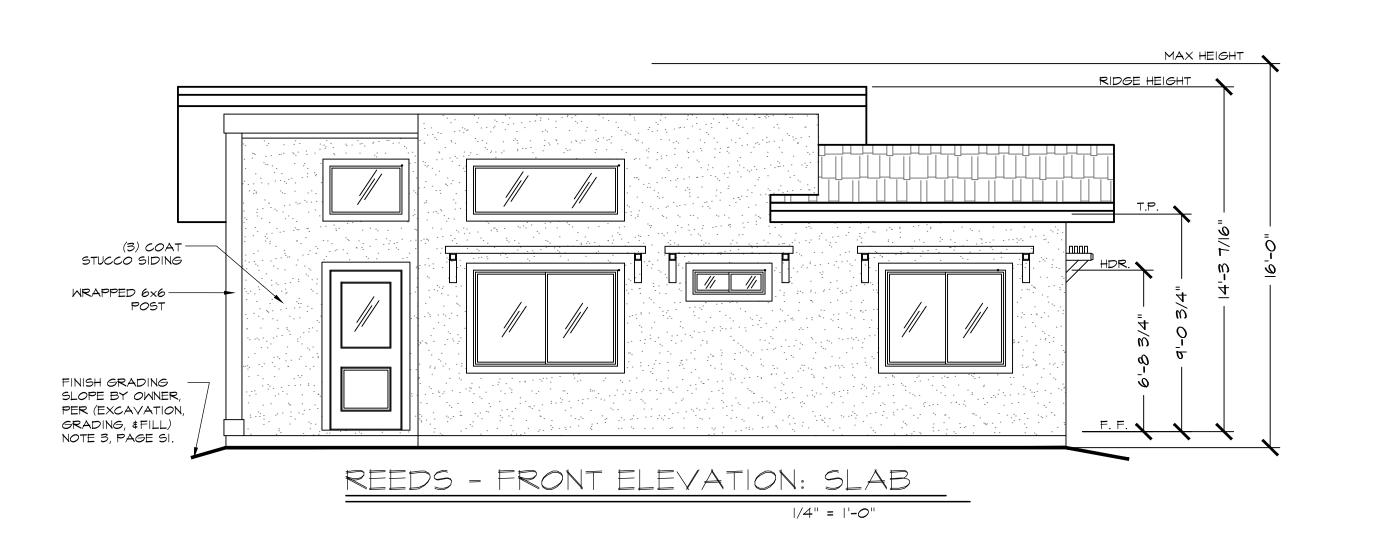
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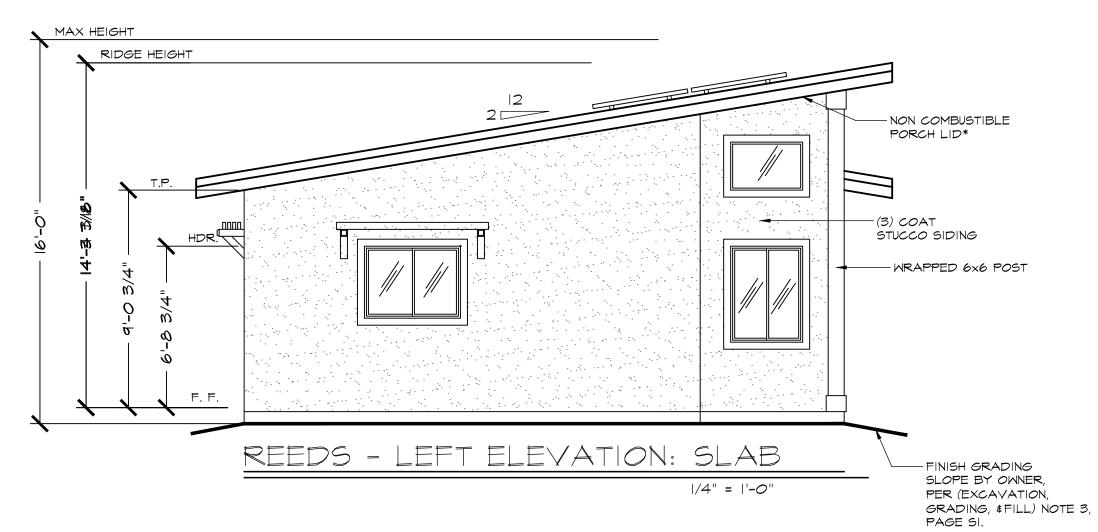
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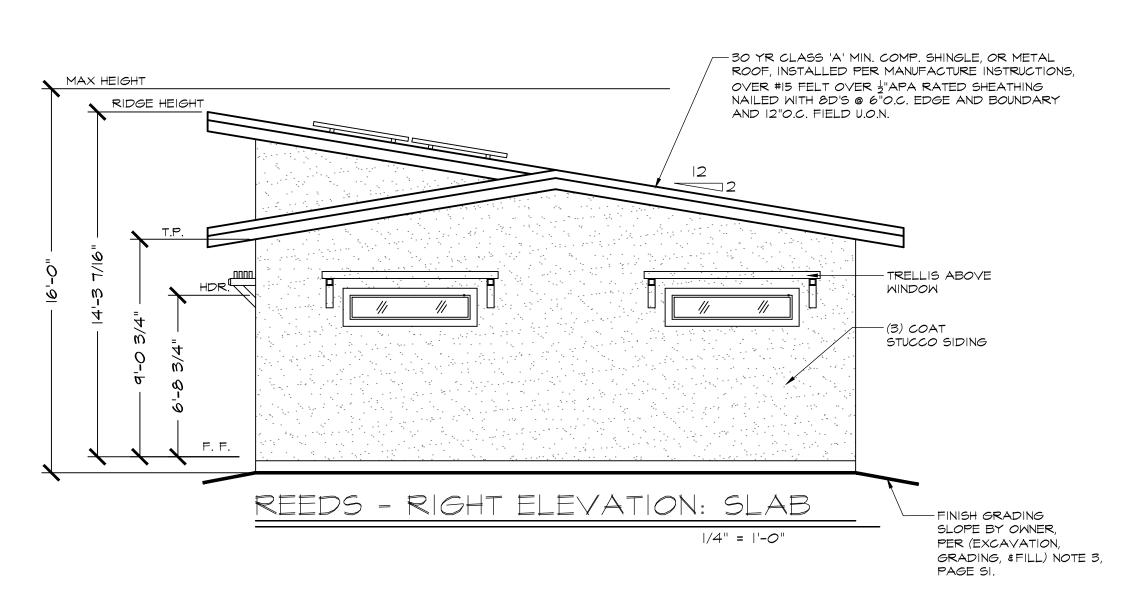
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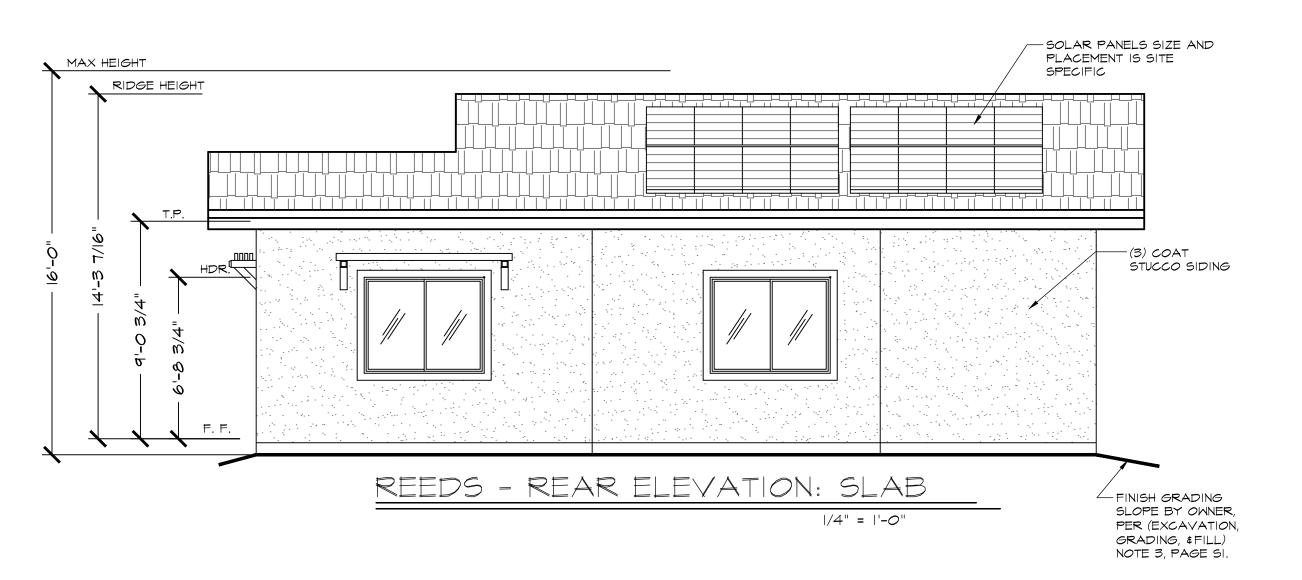
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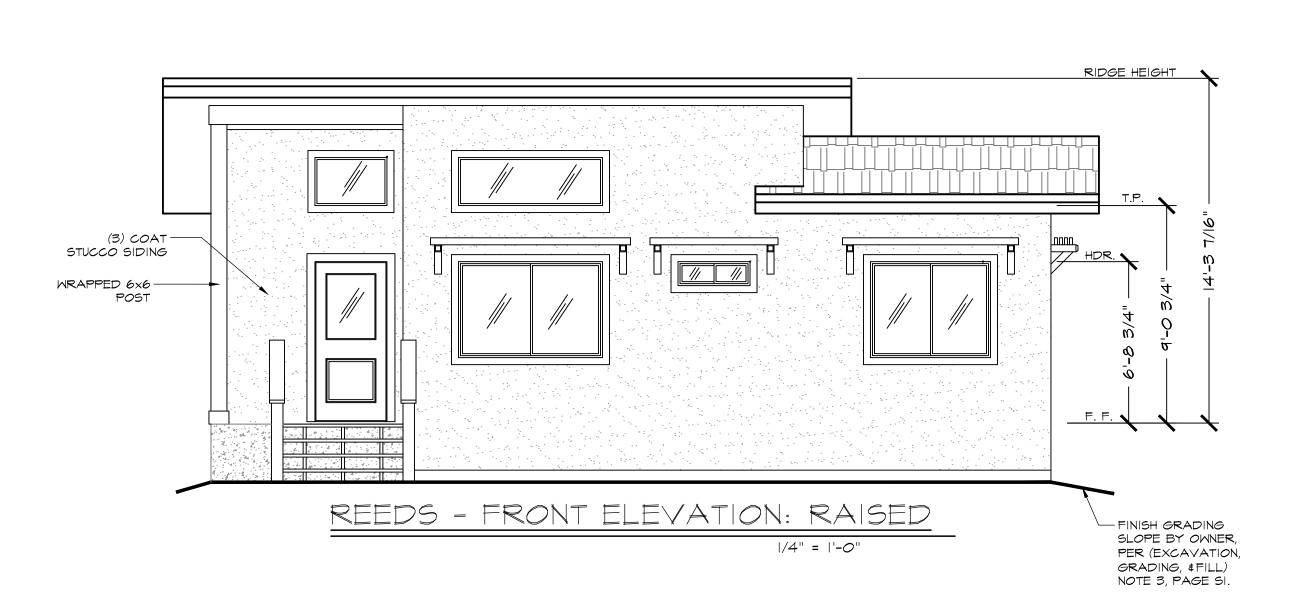


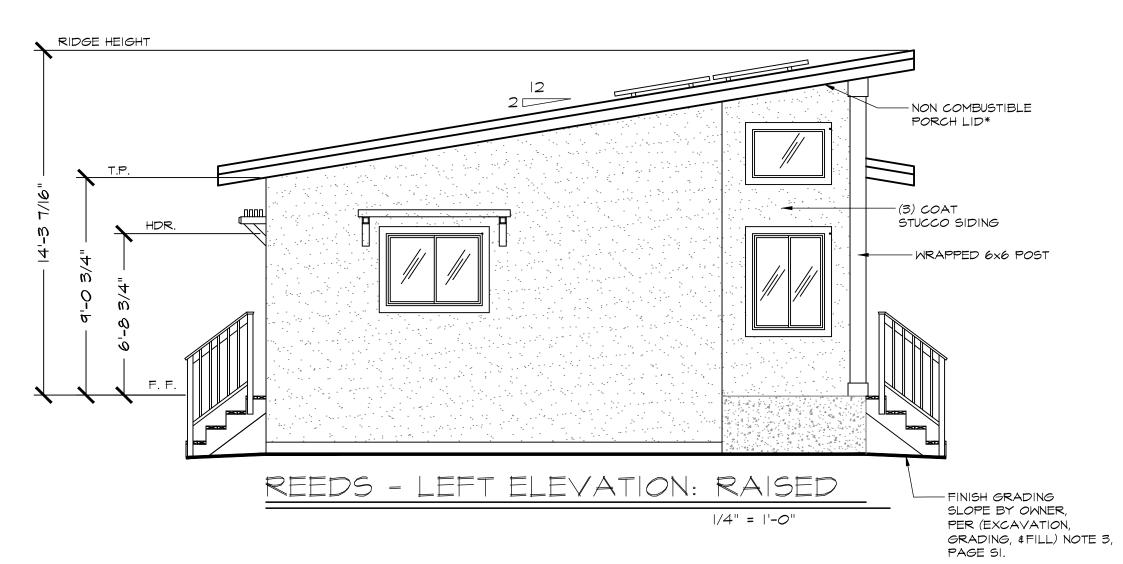
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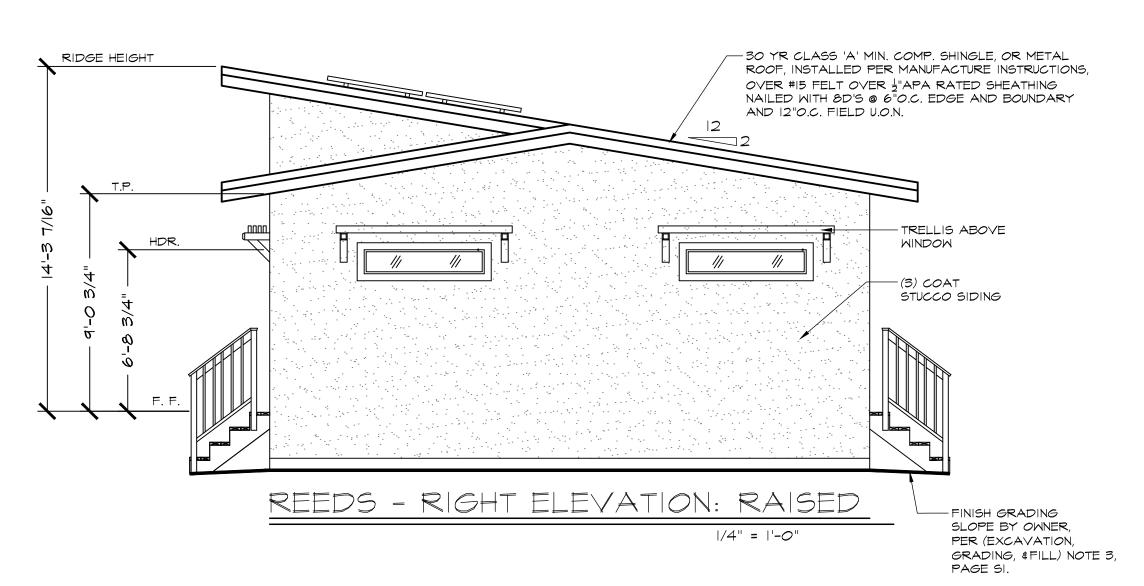
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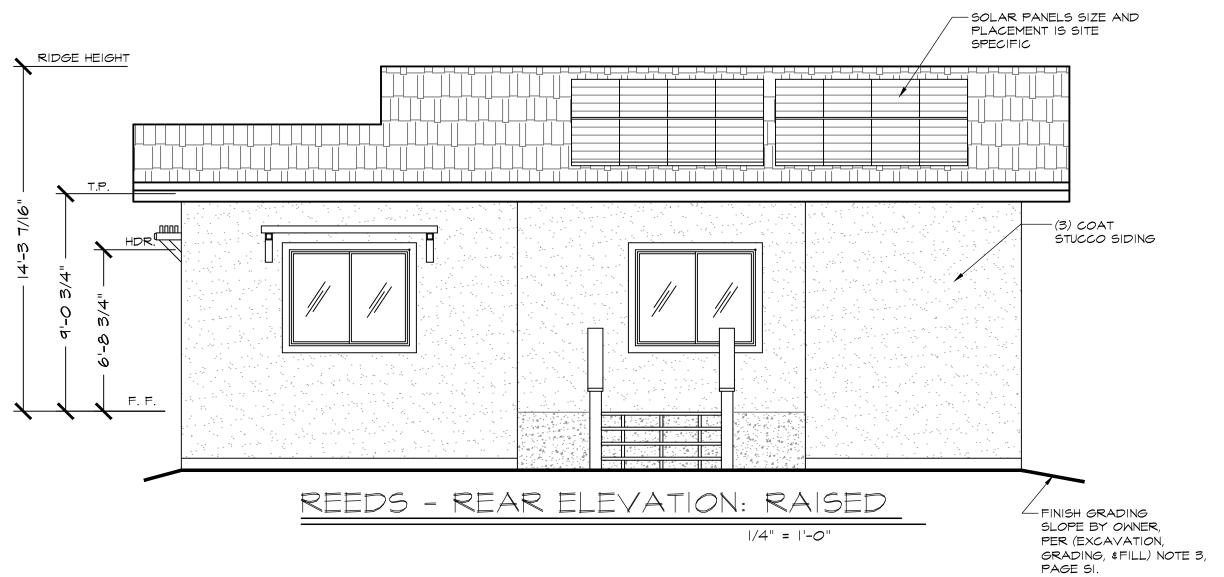
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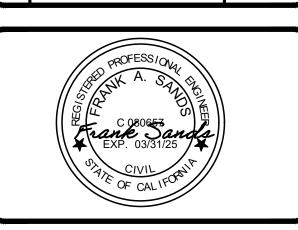
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YUBA COUNTY BUILDING INSPECTION DIVISION

ARING Inc. (530)715-7184

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	2	PCI SUBMITTAL:	3/17/23
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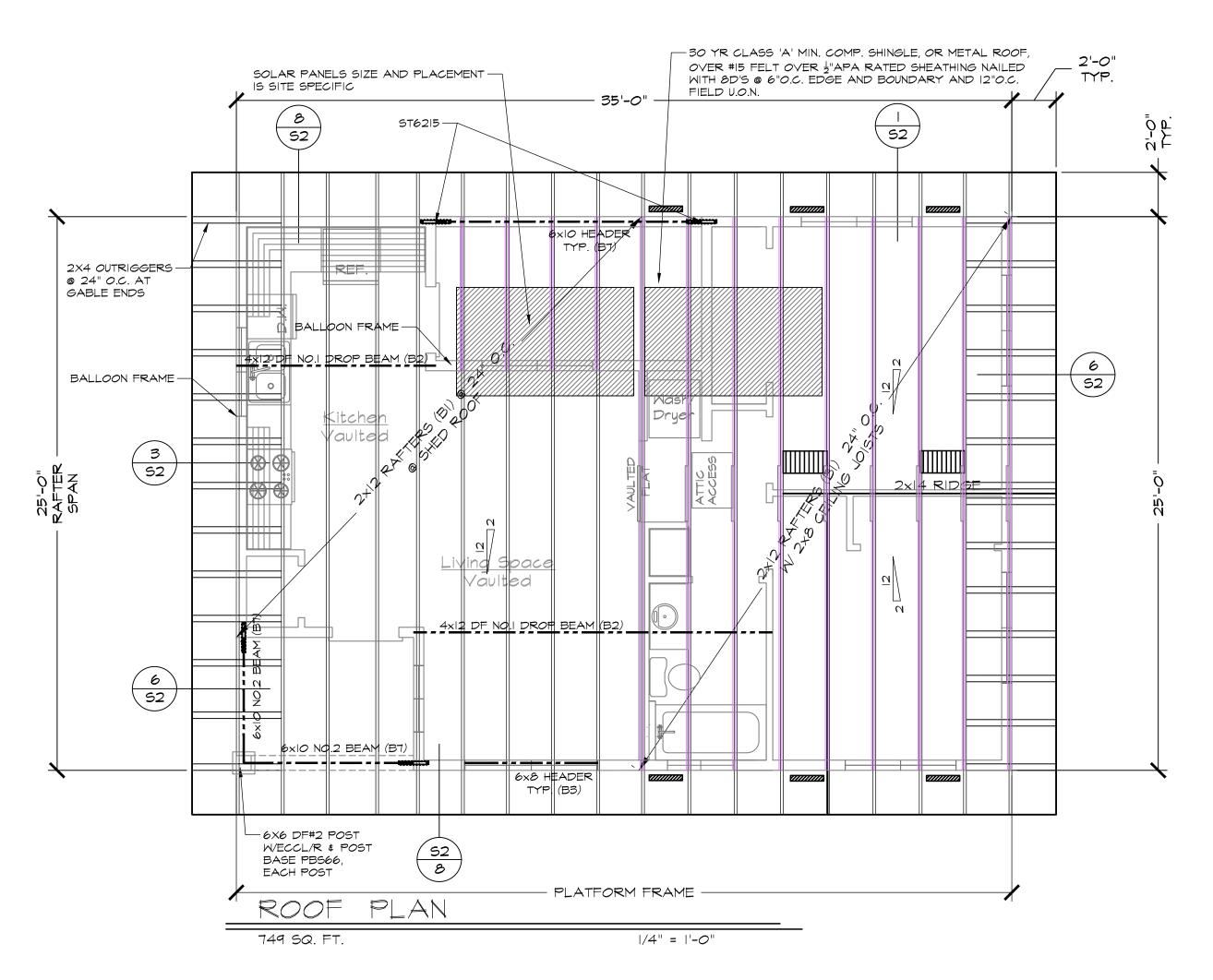
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Project 23-M001

Date
3/17/23
Scale
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Notes:

I. ALL EXTERIOR HEADER TO BE 6X8 DF NO.2 U.N.O.

2. ALL INTERIOR BEARING WALL DOOR AND OPENING HEADERS TO BE 4x8 DF NO.1 MIN U.N.O.

ATTIC VENTILATION CALCULATION * EQUIVALENT MEANS OF ACHIEVING VENT AREA ARE ACCEPTABLE.								
DESCRIPTION	SQUARE FOOTAGE	REQUIREMENT	VALUE	PROPOSED VENT	SYMBOL	NET VENT AREA/ VENT	# VENTS	IN ² PROVIDED
ATTIC SPACE TOTAL	414.5	1/150	2.76 FT ² 398 IN ²					
LOWER VENT		1/300	1.38 FT ²	EV223-1/8		39 IN ²	6	234 IN ²
UPPER VENTS		1/300	1.38 FT ²	HALF ROUND DORMER BH24-1/8		100 IN2	2	200 IN ²
							TOTAL=	434 IN ²

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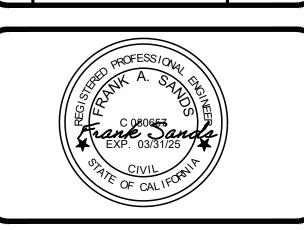
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YUBA COUNTY BUILDING INSPECTION DIVISION

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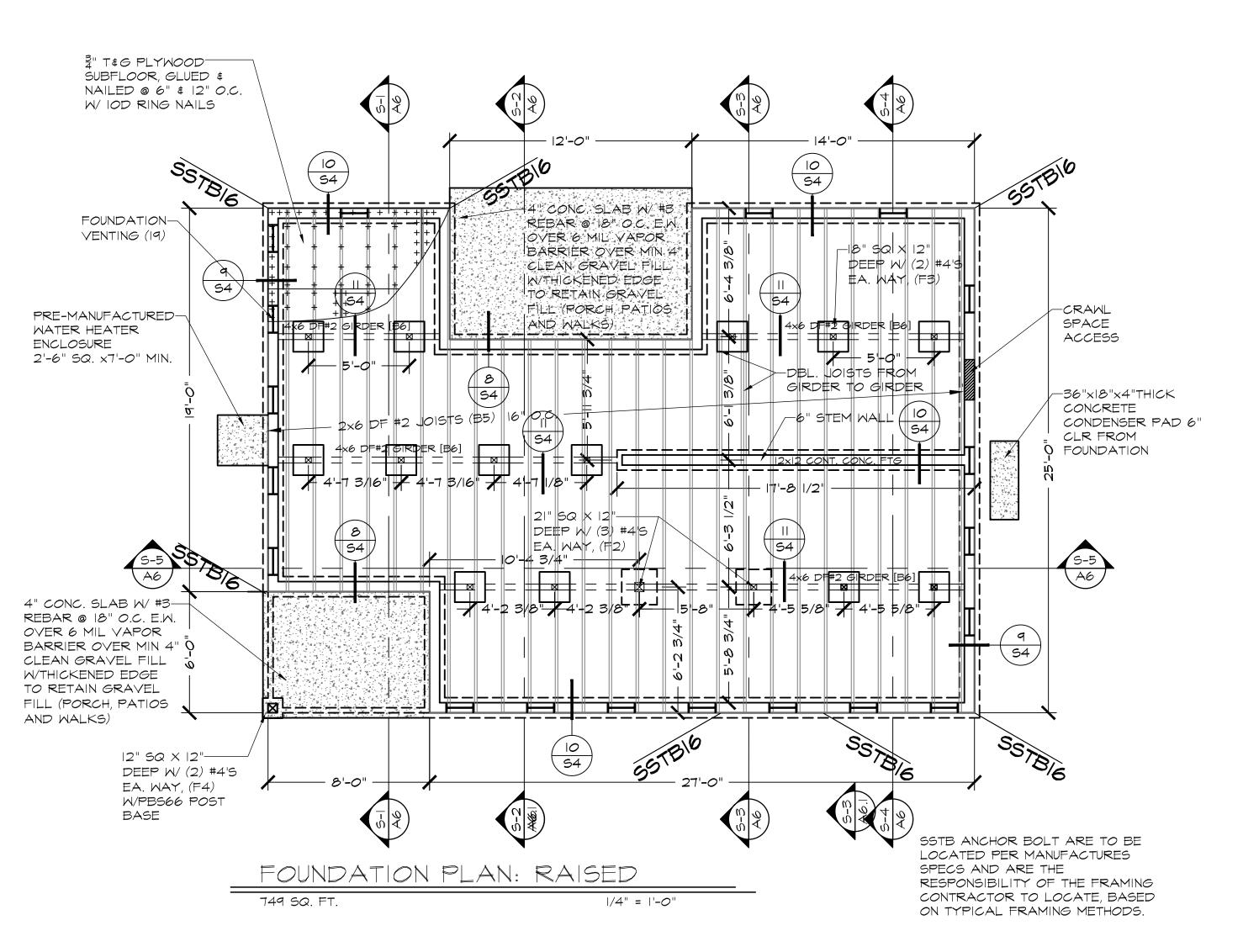
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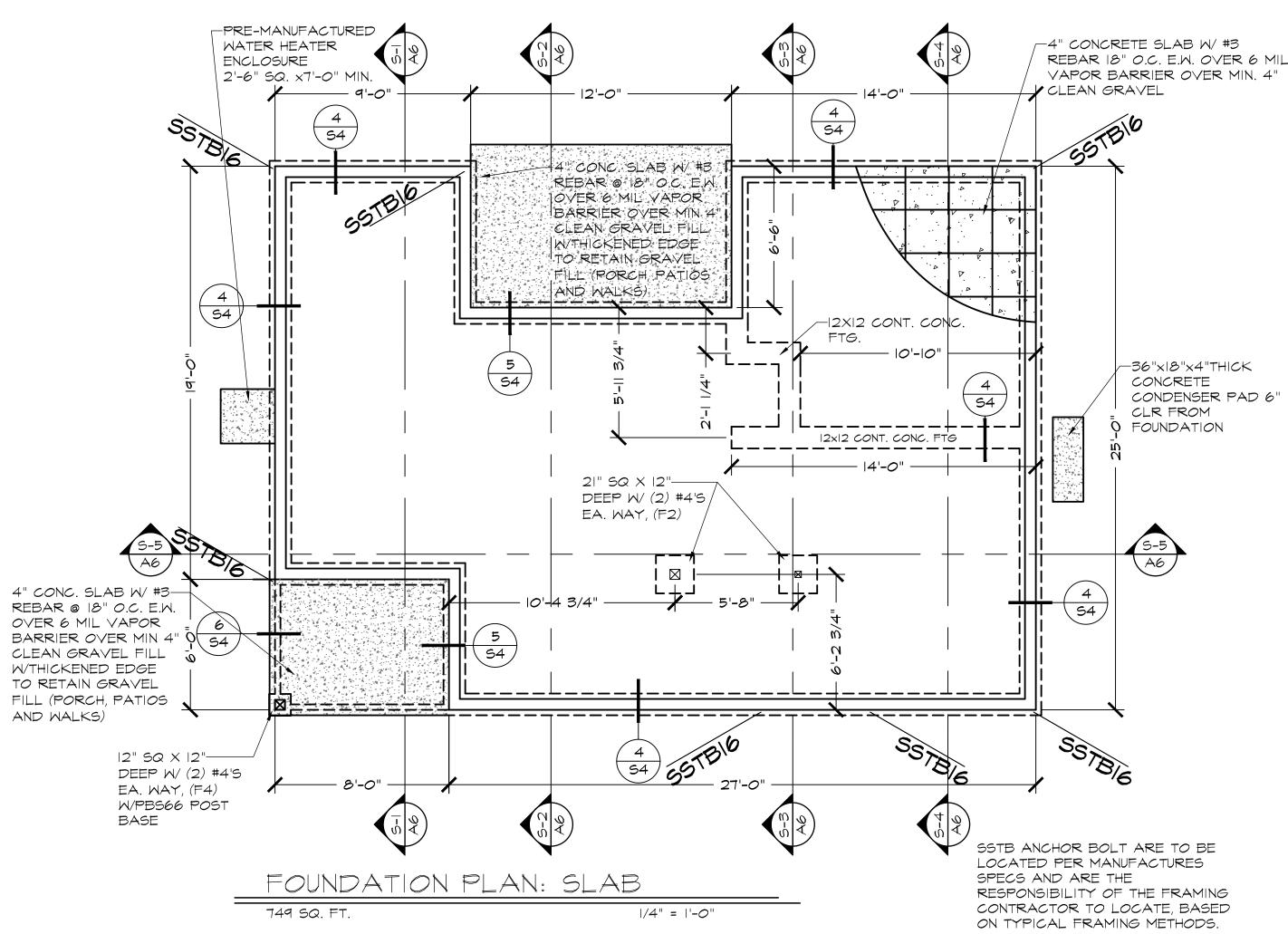
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Project
23-MOOI

Date

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NOTE: FOR 2 POUR CONDITION, SSTBIG'S SHOULD BE INCREASED BY ONE SIZE TO SSTB20'S

FLOOR VENTILATION CALCULATION * EQUIVALENT MEANS OF ACHIEVING VENT AREA ARE ACCEPTABLE.							
DESCRIPTION	SQUARE FOOTAGE	REQUIREMENT	VALUE	PROPOSED VENT	NET VENT AREA/ VENT	# VENTS	IN ² PROVIDED
CRAWL SPACE TOTAL	749	144 IN²/ 150 FT²	749 FT ²	6×14"	41 IN ²	19	779 IN ²
				18X24" SCREENED ACCESS	350 IN ²	I	350 IN ²
						TOTAL=	1129 IN ²

General Notes

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FNGINEERING, Inc. (530)715-7184

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SHEAR WALL SCHEDULE

P SYSTEM STRENGTH:

PERFORATED WALL

173 PLF SEISMIC 173 PLF WIND

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)

6" O.C. @ EDGES

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

12" O.C. @ FIELD

1/2" ANCHOR BOLT SPACING 72" W/ 2X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 36" O.C.

SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)



WALL SYSTEM STRENGTH: 260 PLF SEISMIC 346 PLF WIND

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)

6" O.C. @ EDGES 12" O.C. @ FIELD

1/2" ANCHOR BOLT SPACING 36" W/ 2X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 27" O.C. SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)



WALL SYSTEM STRENGTH: 350 PLF SEISMIC 490 PLF WIND

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)

4" O.C. @ EDGES 12" O.C. @ FIELD

1/2" ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 18" O.C. SILL SHEAR TRANSFER NAILING 16d @ 4" O.C. (COMMON, BOX OR SINKER)



WALL SYSTEM STRENGTH: 490 PLF SEISMIC 685 PLF WIND

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 3" O.C. @ EDGES

12" O.C. @ FIELD

1/2" ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 12" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS



WALL SYSTEM STRENGTH: 640 PLF SEISMIC /4 SEE NOTE I 895 WIND

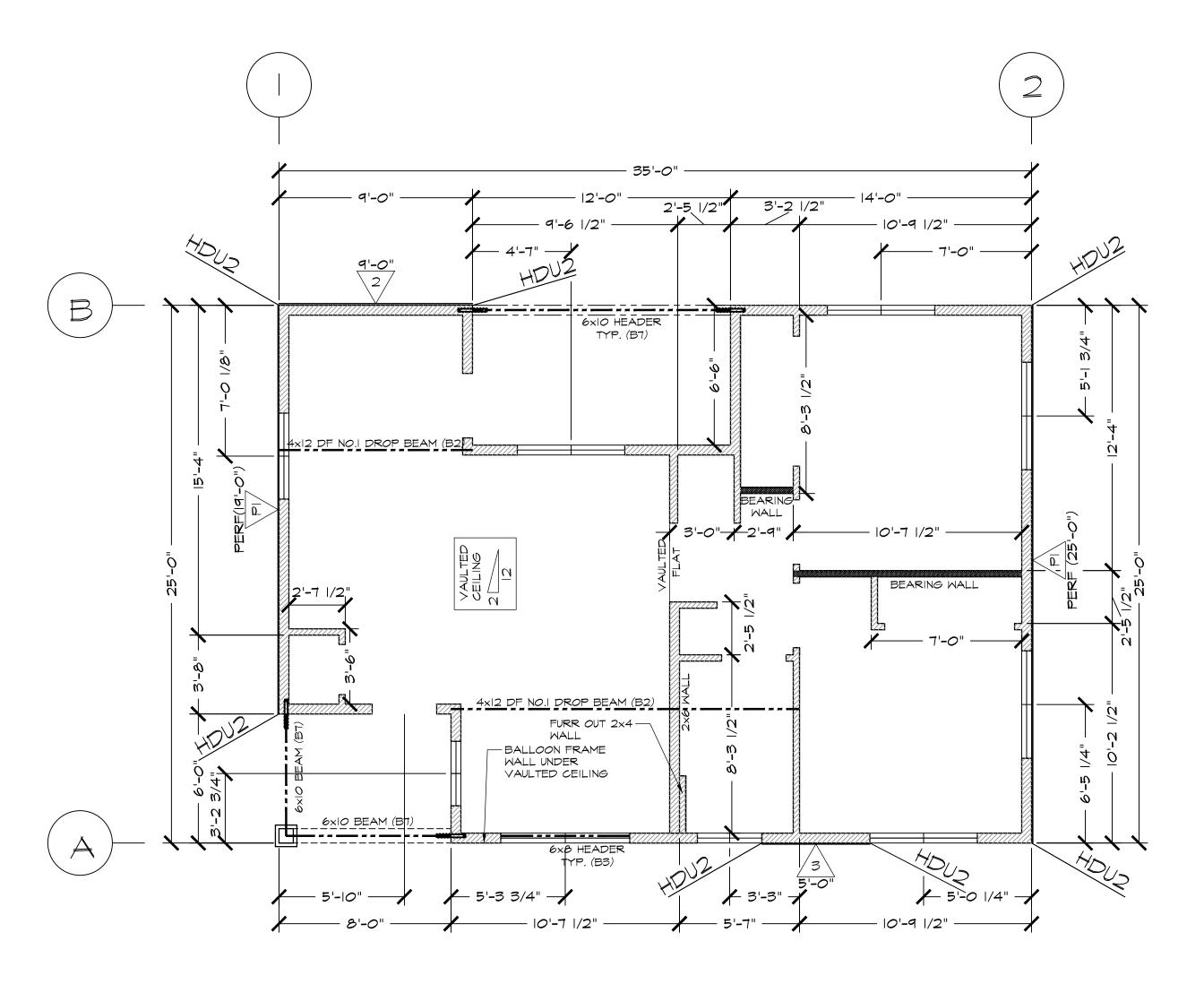
16d @ 4" O.C. (COMMON, BOX OR SINKER)

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)

2" O.C. @ EDGES 12" O.C. @ FIELD

5/8" ANCHOR BOLT SPACING 24" W/ 3X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 8" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)



SHEAR WALL & FRAMING PLAN

SSTB ANCHOR BOLT ARE TO BE LOCATED PER MANUFACTURES SPECS AND ARE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR TO LOCATE, BASED ON TYPICAL FRAMING METHODS.

DOOR SCHEDULE DOOR SIZE DOOR MATERIAL FRAME NOTES: CORE SYMBOL TYPE MIDTH HEIGHT THICK FRONT ENTRY DOOR W/ TEMPERED 1-3/4" SOLID VNL/GLASS 3'-0" 6'-8" MOOD DOOR 2 3'-0" 1-3/4" HOLLOW MOOD WOOD MIN 32" INTERIOR DOORS DOOR 3 HOLLOW 3'-9" 1-3/4" WOOD WOOD BI PASS CLOSET DOORS 6'-8" DOOR 4 1-3/4" HOLLOW MOOD WOOD INTERIOR DOORS DOOR 5 REAR ENTRY DOOR W/ TEMPERED 3'-0" 1-3/4" SOLID VNL/GLASS WOOD 6'-8" GLAZING DOOR 6 6'-0" 6'-8" 1-3/4" SLIDER WOOD BI PASS CLOSET DOORS HOLLOW MOOD

MIND	POW SCH	HEDULE							
WINDOW SYMBOL		W SIZE	OPER.	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
STRIDOL	MIDTH	HEIGHT				HLIOHI			
A	5'-0"	4'-0"	SLIDER	3	VINYL	6'-8"	.28	.20	EGRESS
В	6'-0"	4'-0"	SLIDER	I	VINYL	6'-8"	.28	.20	
6	3'-0"	'-0"	SLIDER	I	VINYL	6'-8"	.28	.20	TEMPERED, OBSCURED
D	5'-0"	' - O"	FIX	2	VINYL	6'-8"	.28	.20	
E	3'-0"	4'-0"	SLIDER	I	VINYL	6'-8"	.28	.20	
F	6'-0"	2'-0"	FIX	l	VINYL	11'-0"	.28	.20	TRANSOM
6	3'-0"	2'-0"	FIX	2	VINYL	11'-0"	.28	.20	TRANSOM
H	4'-0"	3'-0"	SLIDER		VINYL	6'-8"	.28	.20	

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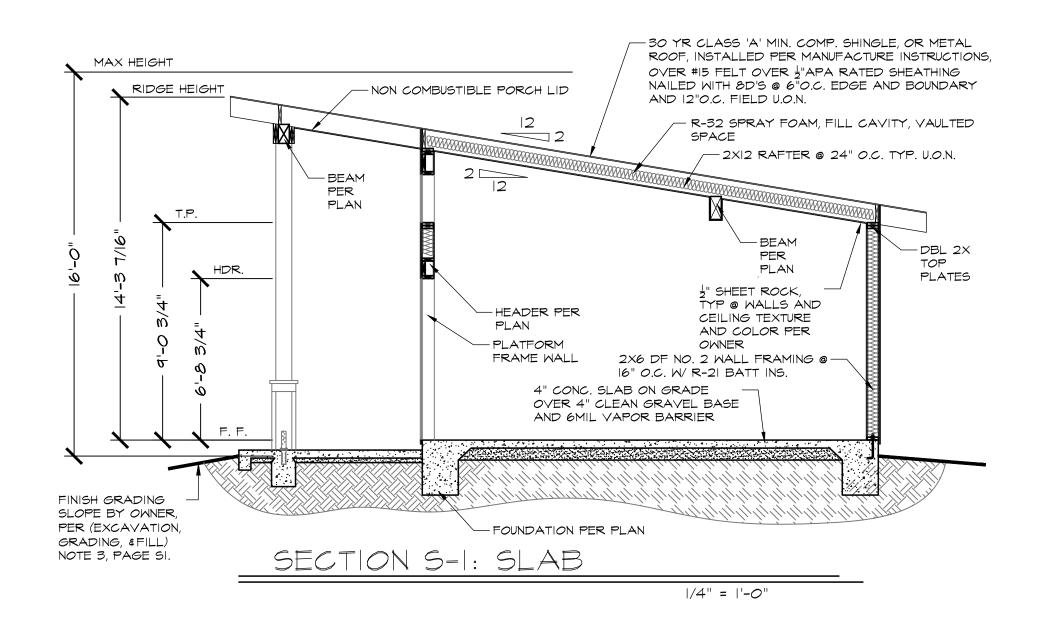
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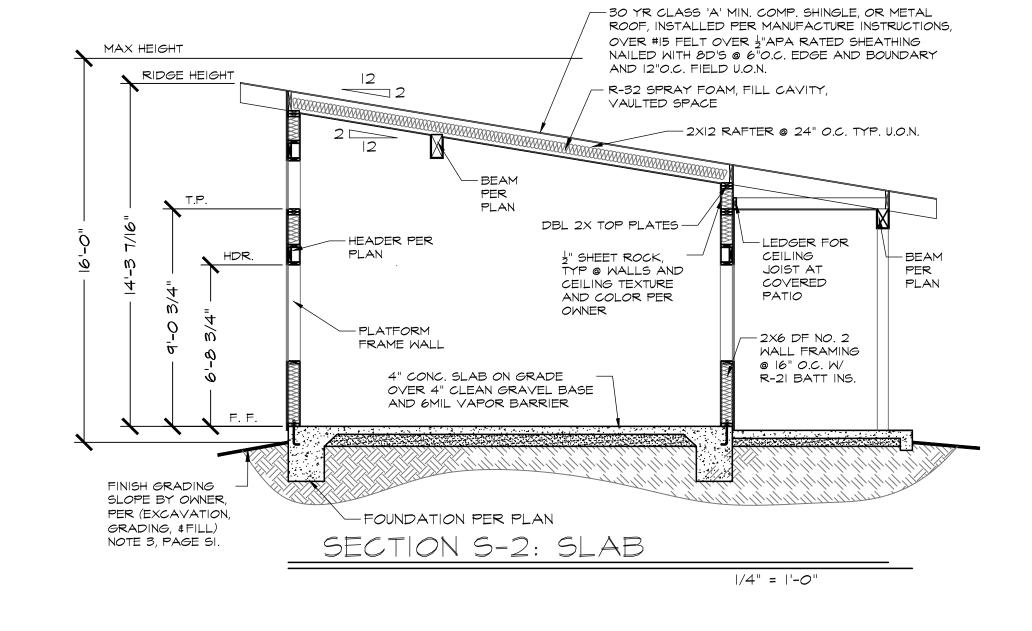
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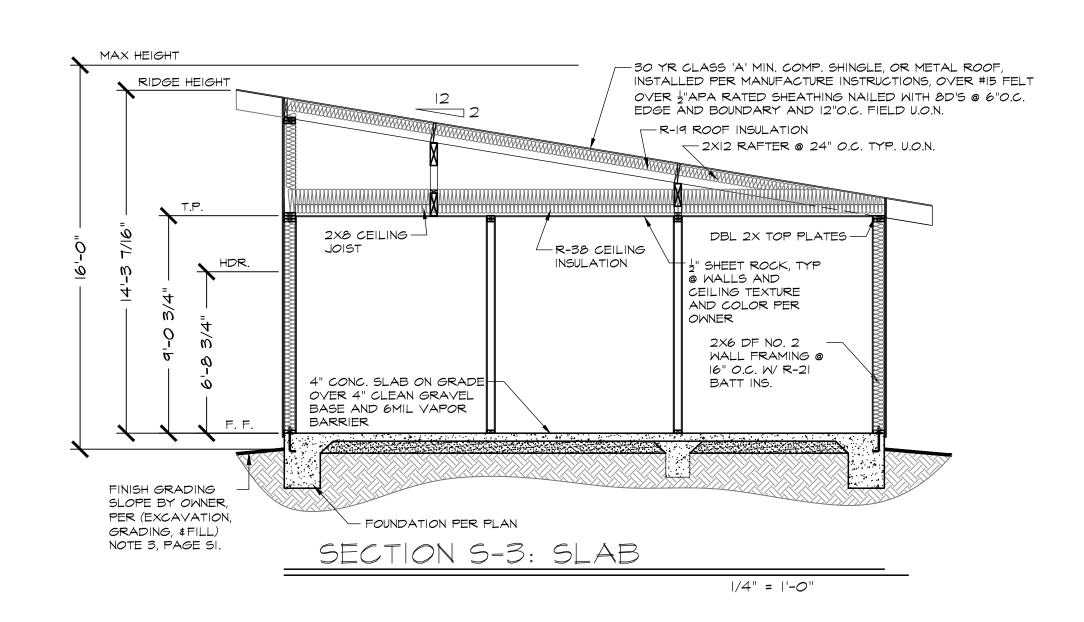
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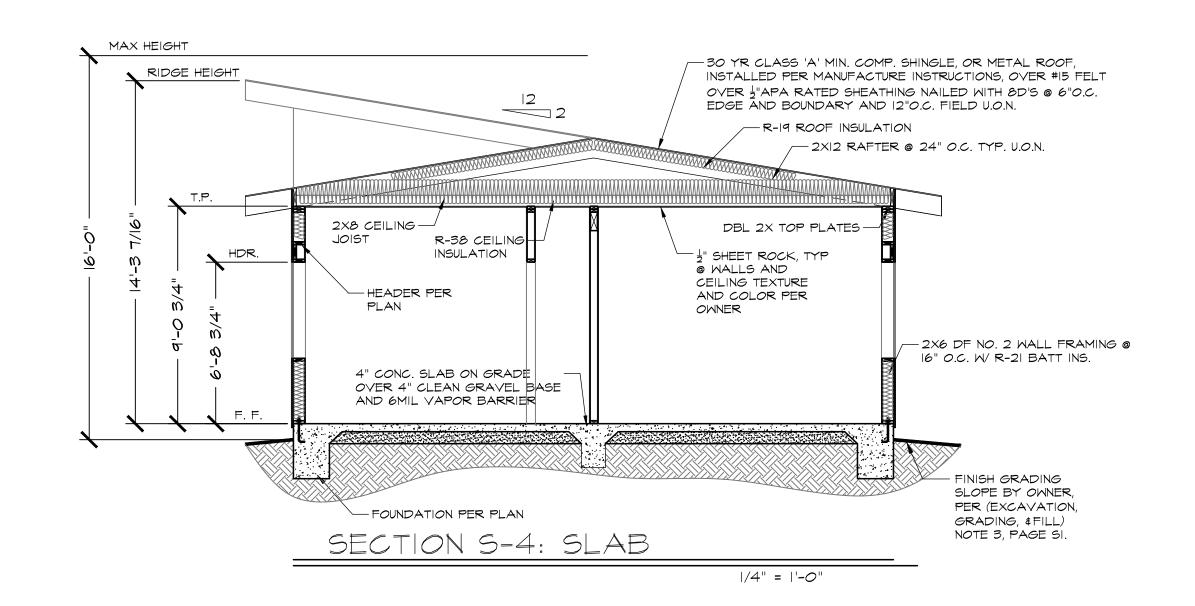
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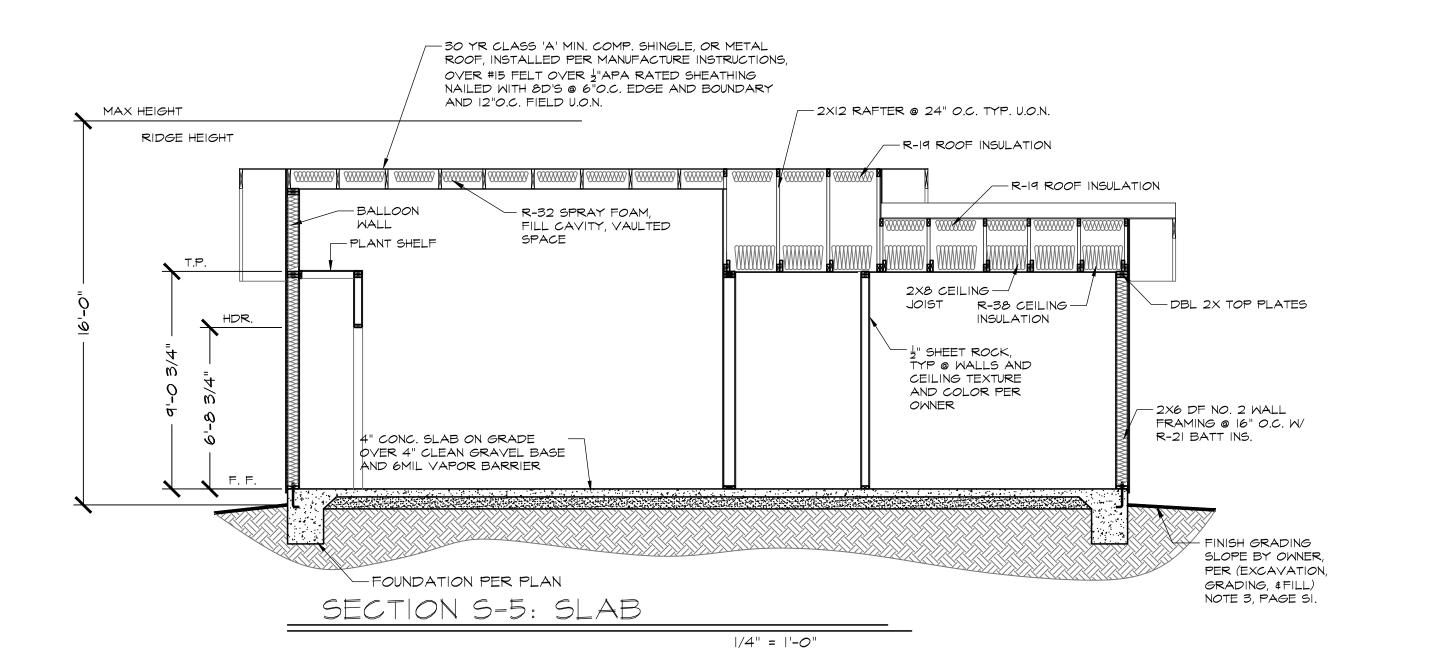












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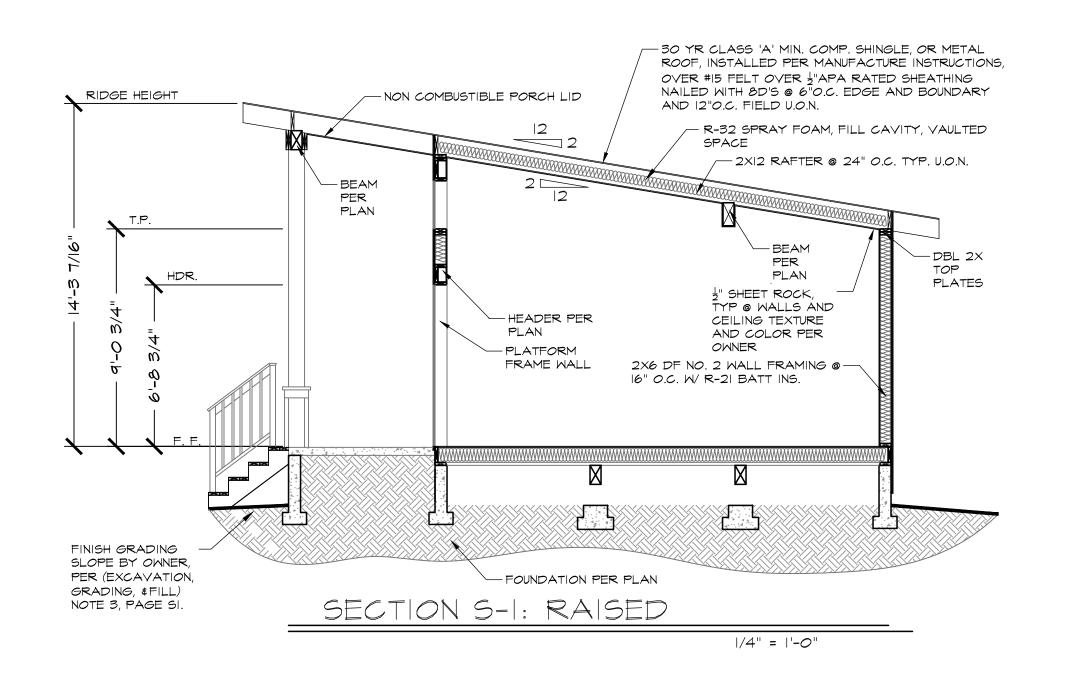
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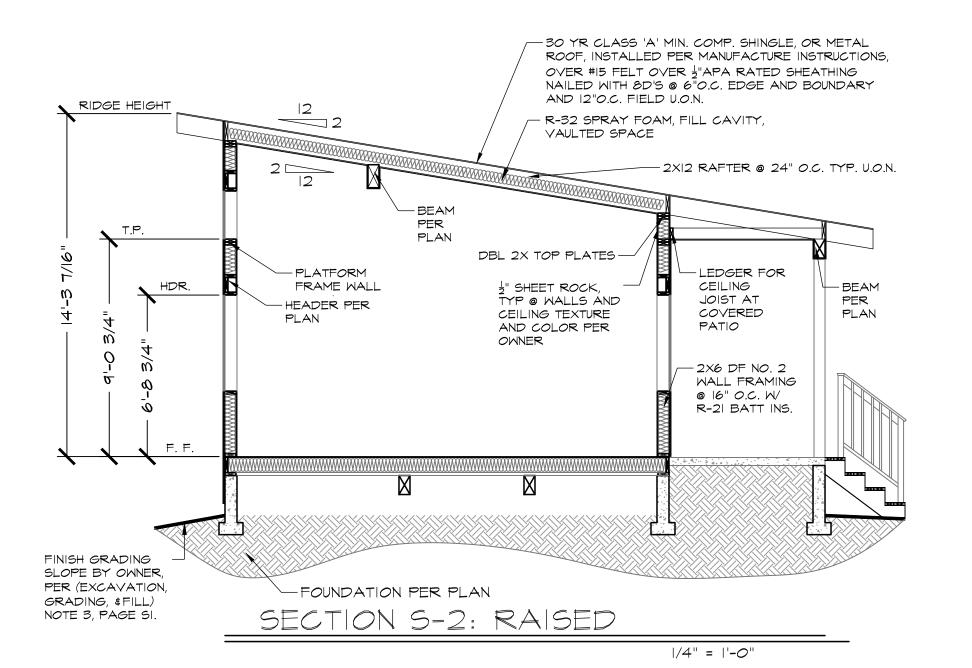
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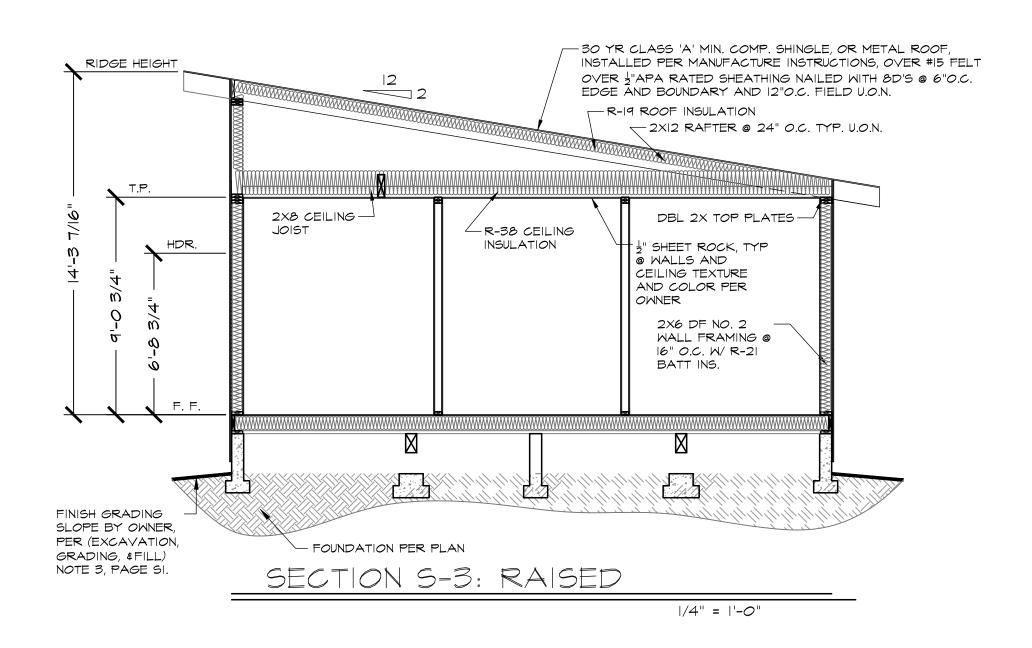
Date 3/17/23

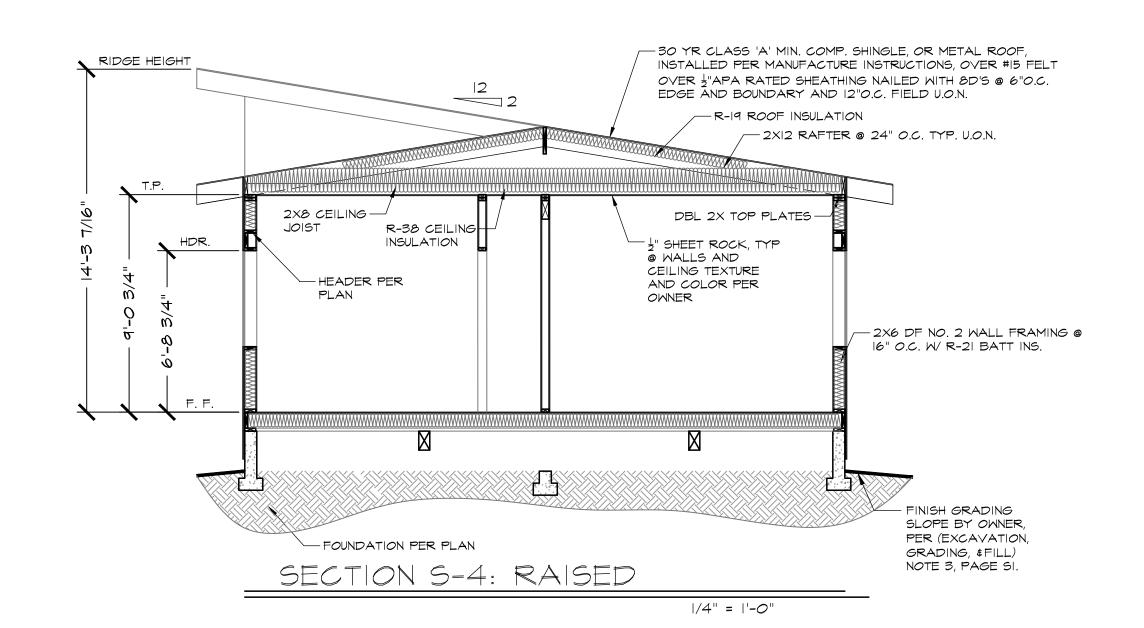
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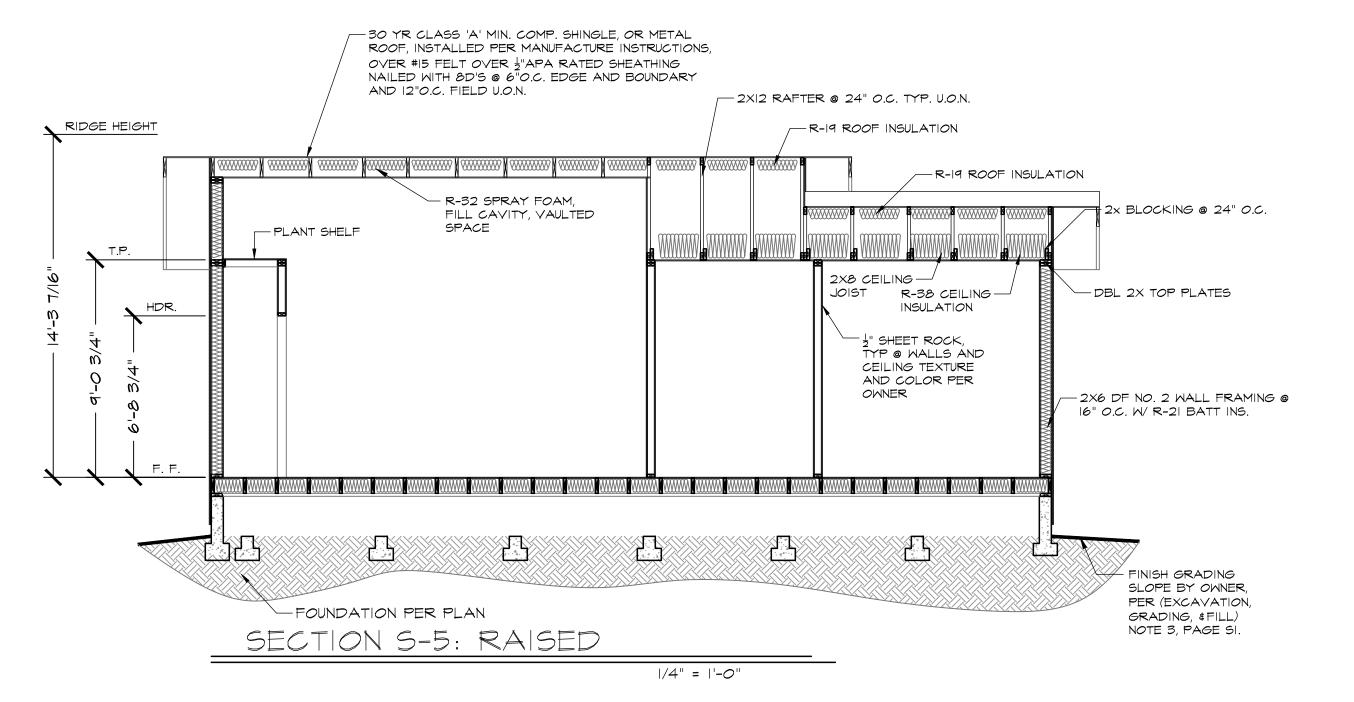
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General Notes

JACKSON AND SANDS
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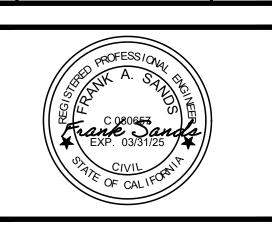
04/17/2023

CODE COMPLIANCE - BD

YUBA COUNTY BUILDING INSPECTION DIVISION

ENGINEERING, Inc. (530)715-7184

1			
	2	PCI SUBMITTAL:	3/17/23
	1	INITIAL SUBMITTAL:	3/1/23
	No.	Revision/Issue	Date



YUBA COUNTY ADUS

MAPLE GROVE & REEDS 749 SQ. FT.

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23-M00|

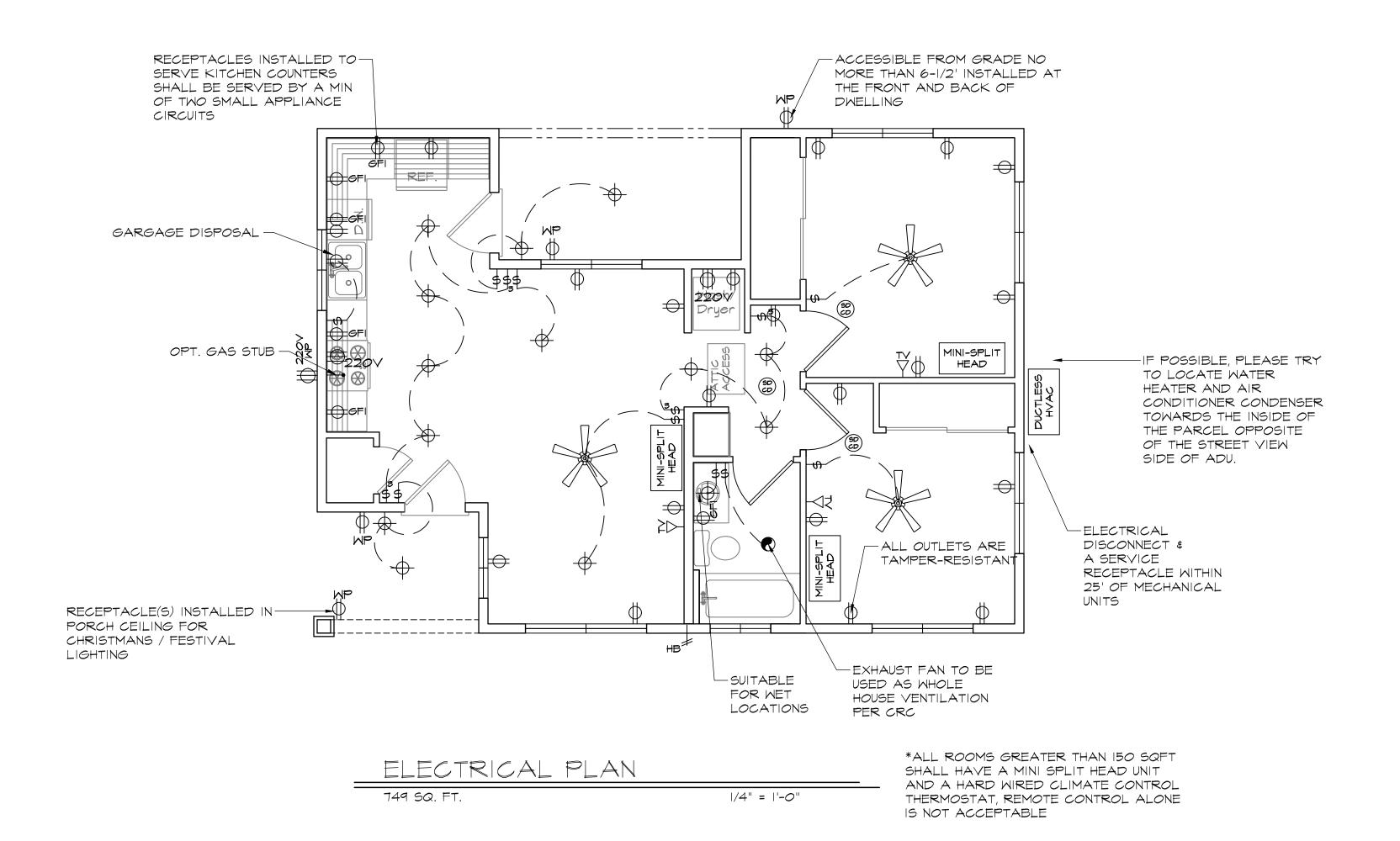
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3/17/23

Scale
AS NOTED

ELECTRICAL SYMBOLS

DUPLEX RECEPTACLE	ф
DUPLEX RECEPTACLE 72" A.F.F.	+72
GROUND FAULT CIRCUIT, AS REQUIRED	∯ 6FI
DUPLEX RECEPTACLE 220 VOLT	() 220∨
DUPLEX RECEPTACLE, WATER-PROOF	₩P
CABLE TV	Ÿ
HOSE BIB	## #
SMITCH @ +42"	\$
SWITCH 3-WAY	* \$
CEILING LIGHT FIXTURES	+
SUBPANEL MIN. 100 AMP	(7//////)
EXHAUST FAN	•
SMOKE DETECTOR	(SD)
COMBINATION SMOKE & CARBON MONOXIDE DETECTOR	(SD)
CEILING FAN	
HVAC CONDENSER	DUCTLESS HVAC
HVAC HEAD UNIT	MINI-SPLIT HEAD
GAS METER	
GAS OUTLET	•
TANKLESS WATER HEATER	TANKLESS W/H



- ELECTRICAL NOTES THE PANEL BOARD(S) SHALL BE PROVIDED WITH A CIRCUIT DIRECTORY OR CIRCUIT IDENTIFICATION. 2022 CEC ART. 408.3(F). EVERY CIRCUIT & CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, & SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE AN APPROVED DEGREE OF DETAIL THAT ALLOWS EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVER CURRENT DEVICES OR SWITCHES SHALL BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR INSIDE OF THE PANEL DOOR IN THE CASE OF A PANELBOARD & AT EACH SWITCH OR CIRCUIT BREAKER IN A SWITCHBOARD OR SWITCHGEAR. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
- 2. LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE & AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL
- EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
- 3. PHOTOVOLTAIC GENERATING SYSTEMS IS REQUIRED BY CALIFORNIA ENERGY CODE SECTION 150.1(C)14. INSTALLATION OF SOLAR PANELS REQUIRED PRIOR CERTIFICATE OF OCCUPANCY CAN BE ISSUED FOR THIS ADV. A SEPARATE PERMIT IS REQUIRED. 4. AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY A BATHROOM OUTLET(S). SUCH CIRCUIT SHALL
- HAVE NO OTHER OUTLETS. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC 210.11(C(1)) \$ 210.52 5. ALL 15-20 AMP KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN
- UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLET, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS SPECIFIED SHALL HAVE (GFCI) GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. 2022 CEC Art. 210.3(A) 6. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. 2022 CEC Art. 406.9(C). LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC. SHALL NOT BE LOCATED WITHIN 3' HORIZONTALLY \$ 8' VERTICALLY ABOVE A
- SHOWER \$/OR BATHTUB THRESHOLD. 2022 CEC Art. 410.10(D) 7. FIXTURES, LAMP HOLDER & RECEPTACLES OUTLETS SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHTS MORE THAN 6LBS OR EXCEEDS 16" IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER. 2022 CEC Art. 410.30(a)
- OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING (PADDLE) FANS. 2022 CEC Art. 314.27(A)&(D) 8. OUTLETS IN KITCHEN MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4' O.C. WITHIN 24" OF THE
- END OF ANY COUNTER SPACE # NOT HIGHER THAN 20" ABOVE COUNTER (CEC 210.52(C)) 9. TWO SMALL APPLIANCE 20-AMP BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN & ARE LIMITED TO SUPPLYING WALL & COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, & SIMILAR AREAS. NOTE: THE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHER OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP/WALL
- OUTLETS INCLUDING THE REFRIGERATOR. CEC 210.11(C(1)) \$ 210.52(B) 10. ALL 120V SINGLE PHASE 15-20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS (1.E. RECEPTACLES, LIGHTS, SMOKE DETECTORS, ETC) INSTALLED IN DWELLING UNIT KITCHEN, 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 A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH
- CIRCUIT, (CEC 210.12(A)) II. DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S). CEC 210.11(C)(2). (THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS)
- 12. GROUNDING & BONDING OF ELECTRICAL INSTALLATIONS SHALL COMPLY WITH CEC ART. 250 I3. BOND ALL METAL GAS & WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE & OF AN APPROVED TYPE. (CEC
- 250.104) 14. PACIFIC GAS & ELECTRIC (PG&E) COMPANY APPROVAL IS REQUIRED FOR ELECTRICAL METER LOCATION PRIOR TO INSTALLATION.
- PANEL LOCATION SUBJECT TO SITE SPECIFIC CONDITIONS & SERVING UTILITY APPROVAL WHERE THIS PLAN IS USED
- 15. AFTER BUILDING PERMIT HAS BEEN ISSUED THE OWNER \$/OR CONTRACTOR SHALL APPLY FOR ELECTRICAL \$ UTILITY GAS SERVICE REQUEST TO PACIFIC GAS & ELECTRIC COMPANY.
- 16. ALL NON-LOCKING TYPE 125-VOLT 15-20AMP RECEPTACLES IN THE DWELLING SHALL BE TAMPER-RESISTANT. (CED Art. 406.12) 17. RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAX IN WALLS STARTING AT 6' MAX FROM THE WALL END. WALLS LONGER THAN 2'
- SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER AN 10' SHALL HAVE A RECEPTACLE IN HALLWAY. (CEC Art. 210.52(A) 18. ELECTRICAL RECEPTACLES OUTLETS, SWITCHES & CONTROLS FOR OCCUPANTS USE SHALL BE NO MORE THAN 48" & NOT LESS THAN 15" ABOVE FINISH FLOOR (R327.1.2)

SMOKE DETECTORS & CARBON MONOXIDE DETECTORS

- 2022 CRC SEC. R3|4 \$ R3|5 I. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315) 2. ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS WITHIN THE DWELLING UNIT
- ARE TO BE INTERCONNECTED. ALL DWELLING UNITS MUST HAVE SMOKE DETECTORS ON THE WALL OR CEILING OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF
- BEDROOMS & IN EACH ROOM USED FOR SLEEPING PURPOSES. 4. IN THE HALLWAY & IN THE ROOM OPEN TO THE HALLWAY WHERE THE CEILING HEIGHT OF ROOM OPENING TO HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE
- HALLWAY BY 24" OR MORE
- ONE EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- CARBON MONOXIDE DETECTORS MAY BE COMBINATION SMOKE/CARBON MONOXIDE
- 7. INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- 8. POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE & SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT & WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- 9. SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MIN OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED IO' OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA & ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS & THE 10' DISTANCES WOULD PROHIBIT THE PLACEMENT OF SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE. [R314.3.3] [NFPA72 SECTION 29.8.3.4]

- 2. LIGHTING IN HABITABLE SPACES, (LIVING ROOMS, DINING ROOMS, KITCHEN & BEDROOMS) SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING
- 3. FIXTURES, LAMP HOLDER & RECEPTACLES OUTLETS SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6LBS OR EXCEEDS 16" IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER. CEC ART. 410.30(a). OUTLET BOXES SHALL NOT BE USED AS THE SOLE
- GARAGES) TO BE MANUAL ON, AUTOMATIC OFF, OCCUPANT SENSOR. (VACANCY
- 5. OUTDOOR LIGHTING ATTACHED TO THE BUILDING TO BE HIGH EFFICACY, CONTROLLED BY A MANUAL ON & OFF SWITCH & ONE OF THE FOLLOWING
- OUTDOOR LIGHT OFF DURING DAYLIGHT HOURS. 5.4. EMCS THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINARIES TO BE ALWAYS ON, & IS PROGRAMMED TO
- LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS
- 6.1. THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
- 6.2. THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION. 6.3. THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING \$
- 6.4. THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
- 6.5. THEY SHALL CONTAIN A JAS COMPLIANT LIGHT SOURCE
- LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
- 9. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (CGBSC 10-103(b)).
- FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE SPEED CONTROL. (CEC 150(k)1B)

<u>LIGHTING NOTES</u>

- 5.1. PHOTO CONTROL & MOTION SENSOR.
- 5.2. PHOTO CONTROL & AUTOMATIC TIME SWITCH CONTROOL. 5.3. ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE
- AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT
- (CALIFORNIA ENERGY CODE 150.0(K)IC):
- CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING
- 7. OUTDOOR LIGHTING SHALL BE SUITABLE FOR WET LOCATIONS.

ALL LIGHTING TO BE HIGH EFFICACY.

- SUPPORT FOR CEILING (PADDLE) FAN. 2022 CEC ART. 314-27(A) & (D) 4. ALL LIGHTING IN (BATHROOM, UTILITY ROOM, LAUNDRY ROOM, WALK IN CLOSETS \$
- SENSOR)
- AUTOMATIC CONTROLS

- AREAS & INTO THE CEILING CAVITY.
- 8. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH EFFICACY"
- 10. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5' ABOVE FINISHED ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN

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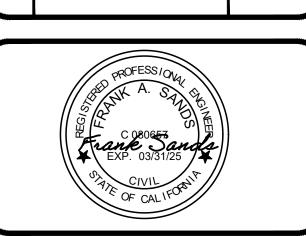
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REVIEWED FOR **CODE COMPLIANCE - BD**

04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



MAPLE GROVE & REEDS 749 SQ. FT.

23-M001

AS NOTED

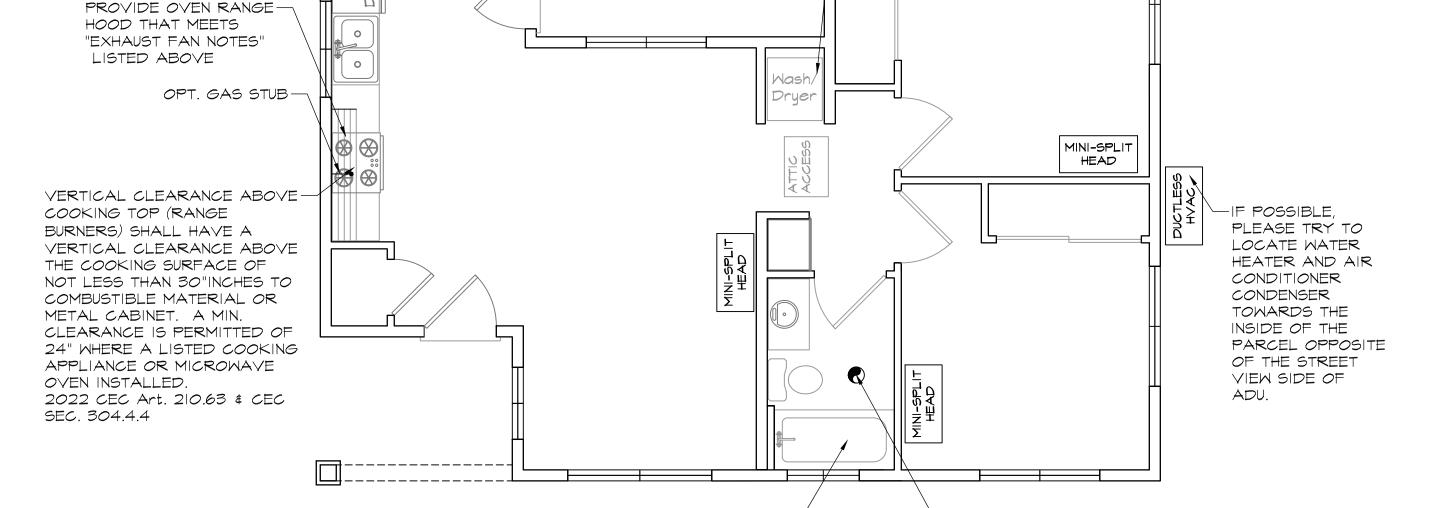


FIXTURE WATER FLOW RATE:	
FIXTURE	G.P.F.
WATER CLOSET	1.28 GPF
KITCHEN FAUCET	I.8 GPF
LAVATORY FAUCET	1.2 <i>GPF</i>
SHOWERHEADS	2.0 GPF

TRENCH DEPTH:

TYPE	DEPTH
WATER	12"
SEWER	12"-27"
GAS	12"-18"
ELEC.	6"-18"
	,

- I. UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR (CPC 707.9)
- 2. EXTERIOR HOSE BIBS SHALL BE EQUIPPED WITH A NON-REMOVABLE BACK-FLOW PREVENTION. (CPC 603.5.7)
- 3. SHOWER & TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE
- THERMOSTATIC OF COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING VALVE TYPE. (CPC 408.3)
- 4. KITCHEN SINKS REQUIRE A CLEANOUT ABOVE THE FLOOR LEVEL OF THE LOWEST FLOOR OF THE BUILDING.
- 5. AIR GAP FITTING REQUIRED AT DISHWASHER
- 6. WATER CLOSET SHALL BE POSITIONED TO HAVE A MIN 15" FROM ITS CENTER TO THE EDGE OF THE SINK \$ TO THE TUB. 7. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX
- PAINTS. (CPC 312.13) 8. PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CPC 312.14)
- 9. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A @WET LOCATION WHEN USING THE CRC, CBC, & THE CEC. (CPC 408.5)
- IO. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN FINISHED INTERIOR OF 1024IN2 (32"x32") & SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE REQUIRED AREA & DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD & SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN TO" ABOVE THE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MIN OF 22" IN WIDTH (CPC 408.5). SHOWERS \$ TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (CRC R307.2)
- II. WATER HEATERS: PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER.(CPC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A MIN OF 4" ABOVE CONTROLS. (CPC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)):
 - II.I. A 120V RECEPTACLES PROVIDED WITHIN 3' A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B
 - II.2. CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE WATER HEATER
 - II.3. WATER HEATERS USING GAS OR PROPANE SHALL DESIGNATE A SPACE $2\frac{1}{2}$ ' \times $2\frac{1}{2}$ ' \times 7' TALL SUITABLE FOR FUTURE INSTALLATION OF HEAT PUMP WATER HEATER
 - 11.4. GAS SUPPLY LINE WITH A MIN 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
- 11.5. DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE & MIN 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 609.11)
- 11.6. A 3" GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF UNDERFLOOR SPACES, INSTALLED SO AS TO PROVIDE $\frac{1}{2}$ "/FOOT GRADE & TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE. THE OPENING SHALL BE SCREENED WITH A CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF $\frac{1}{2}$ " IN DIMENSION. LENGTHS OF THE GRAVITY DRAINS OVER 10' IN LENGTH SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL. (L-V
- 11.7. WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES & RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MIN 15" DEEP PAN UNDER THE WATER HEATER WITH A MIN 3" DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
- II.8. WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) \$ 24" MIN CLEARANCE IN FRONT. (CPC 402.5)
- II.9. THE MAX HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATH-TUB FILLER SHALL NOT EXCEED 120°F. (CPC 418)
- II.IO. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.5.7)
- II.II. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 1007)
- II.I2. MAX WATER FLOW RATES. (CGBSC 4.303.I): • WATER CLOSETS: 1.28-GPF
 - •URINALS: .125-GPF
 - •KITCHEN FAUCETS: 1.8-GPM @ 60PSI
 - ·LAVATORY FAUCETS: 1.2-GPM @ 60PSI
 - · SHOWERHEADS: 1.8-GPM



-CLOTHES DRYER MOISTURE EXHAUST DUCT. MIN. 4" DIA. W/ 14' MAX DUCT LENGTH

M/(2) 90° ELBOMS

MAX, VENT OUT EXT.

MECHANICAL / PLUMBING PLAN

TUB/SHOWER W/ NON-ABSORBENT-

WALLS 6FT ABOVE FLOOR

W/CURTAIN ROD OR DOOR

SHALL HAVE A MINI SPLIT HEAD UNIT AND A HARD WIRED CLIMATE CONTROL THERMOSTAT, REMOTE CONTROL ALONE IS NOT ACCEPTABLE

*ALL ROOMS GREATER THAN 150 SQFT

-EXHAUST FAN TO BE

HOUSE VENTILATION

USED AS WHOLE

- WOOD BURNING APPLIANCES SHALL BE ONE OF THE FOLLOWING:
- I.3. AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMISSION STANDARD OF LESS THAN 7.5 GRAMS/HOUR FOR A NON-CATALYTIC WOOD FIRED APPLIANCE OR 4.1 GRAMS/HOUR FOR A CATALYTIC

REF.

- 3. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL HAVE A PERMANENT NSPS
- 4. TOP CHIMNEY MUST EXTEND A MIN OF 2' ABOVE ANY PART OF THE BUILDING WITHIN
- 5. FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAWN FROM THE OUTSIDE & HAVE A READILY ACCESSIBLE FLUE DAMPENER CONTROL. CONTINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC
- 6. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7 7. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL
- 8. GAS WATER HEATER & FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED WITH A LISTED GASKETED DOOR ASSEMBLY & A LISTED SELF-CLOSING DEVICE WITH
- 9. ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"x30" WORKING PLATFORM. (CMC 304.2)
- CORROSION RESISTANT SCREEN 1-1 IN OPENING SIZE (NOT REQUIRED FOR CLOTHES DRYERS). (CMC 502.1)
- SHALL BE 14' MAX SHALL TERMINATE A MIN OF 3' FROM THE PROPERTY LINE & ANY OPENING INTO THE BUILDING. (CMC 504.4.2)
- DISCHARGE ON TO A PUBLIC WAY. (CMC 502.2.1)
- (CMC 504.4.1(1))
- FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.9)
- 15.1. FAN SHALL BE 3 SONE OR LESS & INSTALLED PER MANUFACTURES SPECS 15.2. MIN 4" DUCT SHALL VENT TO OUTSIDE & SHALL BE AIR TIGHT WITH CAULKING &
- 15.3. FAN IN BATHROOMS CONTAINING TUB OR SHOWER MUST BE CONTROLLED BY A HUMIDISTAT & BE ENERGY STAR RATED. IF FAN PROVIDES CONTINUOUS
- INDOOR AIR QUALITY VENTILATION.
- VENTILATION FAN & PROVIDE THE FOLLOWING:
- 16.1.2. THE BATHROOM EXHAUST FAN IS RATED AT A MAX OF 1.0 SONE.
- \$ FAN SHOULD OPERATE WHENEVER THE HOME IS OCCUPIED.

- I.I. A PELLET-FUELED WOOD BURNING HEATER
- I.2. A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER.

749 SQ. FT.

- WOOD FIRED APPLIANCE \sharp IS APPROVED IN WRITING BY THE APCO. 2. ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT \$
- SEALED-COMBUSTION TYPE. (CMC 912.2)
- LABEL CERTIFYING EMISSION LIMITS.
- 10' (CMC 802.5.4)
- INSULATION SHIELD A MIN 2" ABOVE INSULATION. (509.6.2.7)
- ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CPC 504)
- IO. EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A
- II. VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA). VENT LENGTH
- 12. ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3'TO A PROPERTY LINE, IO' TO A FORCED AIR INLET, 3' TO OPENINGS INTO THE BUILDING & SHALL NOT
- I3. PROVIDE MIN IOOIN 2 MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOSETS
- 14. HEATING SYSTEM IS REQUIRED TO MAINTAIN 68° AT 3' ABOVE FLOOR LEVEL \$ 2'
- 15. BATHROOM FAN SHALL BE MIN VENTILATION RATE OF 50CFM FOR INTERMITTENT OR 25CFM FOR CONTINUOUS VENTILATION.
 - GASKET.
- VENTILATION BY THE ENERGY CODE IS EXEMPT. 16. CALIFORNIA ENERGY COMMISSION STANDARDS SECTION 150(K) REQUIREMENTS FOR
- 16.1. BATHROOM EXHAUST FAN TO BE USED TO PROVIDE THE WHOLE BUILDING
- 16.1.1. THE BATHROOM EXHAUST FAN MUST HAVE A MIN CFM RATING OF 75-CFM.
- 16.1.3. THE CONTROL SWITCH MUST BE LABELED AS THE WHOLE HOUSE VENTILATION

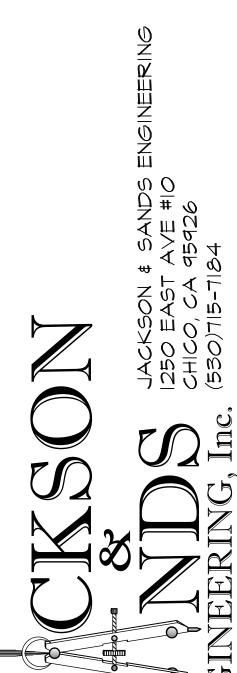
YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE NON-INFRINGEMENT OR IMPLIED WARRANTIES MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. MITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIAN WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING) INDEMNIEY AND HOLD C EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL WH PREPARED THESE CONSTRUCTION DOCUMENTS FREE AND HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, COSTS, EXPENSES LIABILITY LOSS DAMAGE OR IN LIRY OF ANY KIND IN LAW OR EQUITY, TO PROPERTY OR PERSONS, INCLUDING WRONGFUL DEATH, I ANY MANNER ARISING OUT OF PERTAINING TO RELATED TO OR INCIDEN

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE WITHIN YUBA COUNTY & DOES NOT GIVE PERMISSION FOR USE OUTSIDE OF THIS AREA.

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION



No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



MAPLE GROVE & REEDS 749 SQ. FT.

23-M00 3/17/23

Scale AS NOTED

TABLE 2304.10.1 FASTENING SCHEDULE

CONNECTION	FASTEN	NING ^{a,m}	LOCATION
I. JOIST TO SILL OR GIRDER	3-8d COMMON (2.5	5" × 0. 3 ")	TOENAIL
2.BRIDGING TO JOIST	2-8d COMMON (2.	5" × 0.131")	TOENAIL EA. END
3.1"X6" SUBFLOOR OR LESS TO EA. JOIST	2-8d COMMON (2.	5" × 0.131")	FACE NAIL
4. WIDER THAN I"X6" SUBFLOOR TO EA. JOIST	3-8d COMMON (2.5	5" × 0.131")	FACE NAIL
5.2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (2	.5" × 0.162")	BLIND AND FACENAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3.5" × 0.135")	@ 6" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3" - 16d (3.5" × 0.	.135") @ 16" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16d COMMON (2	.5" × 0.162")	END NAIL
8. STUD TO SOLE PLATE	4-8d COMMON (2.	5" × 0.131")	TOENAIL
	2-16d COMMON (3	.5" × 0.162")	END NAIL
9. DOUBLE STUDS	16d (3.5" × 0.135")	@ 24" O.C.	FACE NAIL
IO. DOUBLE TOP PLATES	16d (3.5" × 0.135")	@ 16" O.C.	TYP. FACE NAIL
	8-16d COMMON (2	.5" × 0.162")	LAP SPLICE
II. BLOCKING BETWEEN JOISTS OR	3-8d COMMON (2.1	5" × 0.131")	TOENAIL
RAFTERS TO TOP PLATE 12. RIM JOIST TO TOP PLATE	8d (2.5" × 0.131")		TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (2		FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	· ·	•	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	16d COMMON (3.5"	·	TOENAIL
	3-8d COMMON (2.5	•	
16. CONTINUOUS HEADER TO STUD 17. CEILING JOISTS, LAPS OVER PARTITIONS	4-8d COMMON (2.	•	TOENAIL FACE NAIL
SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON (3) MINIMUM, TABLE 2	•	TACL NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3-16d COMMON (3 MINIMUM, TABLE 2		FACE NAIL
19. RAFTER TO PLATE SEE SECTION 2308.10.1, TABLE 2308.10.1)	3-8d COMMON (2.	5" × 0.131")	TOENAIL
20.1" DIAGONAL BRACE TO EA. STUD AND PLATE	2-8d COMMON (2.	5" × 0.131")	
21.1"X8" SHEATHING TO EA. BEARING	3-8d COMMON (2.5" X 0.131")		
22. WIDER THAN I"X8" SHEATHING TO EA. BEARING	3-8d COMMON (2.5" X 0.131")		
23.BUILT-UP CORNER STUDS	16d COMMON (3.5" X 0.162")		
24.BUILT-UP GIRDER AND BEAMS	20d COMMON (4" X 0.192") 32" O.C.		
	2 - 20d COMMON (4" X 0.192")		
25. 2" PLANKS	16d COMMON (3.5" X 0.162")		
26. COLLAR TIE TO RAFTER	3-10d COMMON (3" X 0.148")		
27. JACK RAFTER TO HIP	3-10d COMMON (3" X 0.148")		
	2-16d COMMON (3	.5" × 0.162")	
28. ROOF RAFTER TO 2 BY RIDGE BEAM	2-16d COMMON (3.5" X 0.162") 2-16d COMMON (3.5" X 0.162")		
29. JOIST TO BAND JOIST	3-16d COMMON (3.5" X 0.162")		
30.LEDGER STRIP	3-16d COMMON (2.5" X 0.131")		
31. WOOD STRUCTURAL PANELS AND	1/2" AND LESS	6d ^{c,l}	
PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) ^b	19/32" TO 3/4"	8d ^d OR 6d ^e	
MALL SHEATTING (TO FINALTING)	7/8" TO I"	8d	
		10d° or 8d	
SINGLE FLOOR (COMBINATION	3/4" AND LESS	6d ^e	
SUBFLOOR-UNDERLAYMENT TO FRAMING)	7/8" TO 1"	8d ^e	
		10d ^d or 8d ^e	
22 24 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			
32. PANEL SIDING (TO FRAMING)	1/2" AND LESS	6d ^f	
22 EN/EDDOADD CHEATHNIC	5/8" AND LESS 8d ^f 1/2" AND LESS No. 11 GA ROOFING NAIL ^h		NG NAU h
33. FIVERBOARD SHEATHING	I/2" AND LESS		
		6d COMMON NAI	
		No. 16 GA STAPL	
	25/32"	No. GA ROOF	
			L (2 1/2" × 0.131")
		No. 16 GA STAPL	-E'
34.INTERIOR PANELING	1/4"	4d ^j	
	3/8"	6d ^k	

- a. Common or box nails are permitted to be used except where otherwise noted.
- b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particle board diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- c. Common or deformed shank (6d $2'' \times 0.113^{"}$;8d $21/2'' \times 0.131"$; 10d $3'' \times 0.148"$).
- d. Common (6d 2" \times 0.113";8d 2 1/2" \times 0.131"; 10d 3" \times 0.148").
- e. Deformed shank (6d $2" \times 0.113"$; 8d $2 \cdot 1/2" \times 0.131"$; 10d $3" \times 0.148"$).
- f. Corrosion resistant siding (6d $17/8" \times 0.006"$; 8d $23/8" \times 0.128"$) or casing (6d $2" \times 0.099"$; 8d $21/2" \times 113"$)
- q. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
- h. Corrosion resistant roofing nails with 7/16 inch dia. head and 1 1/2" inch length for 1/2" length for 1/2" inch sheathing and 13/4 inch length for 25/32 inch sheathing. . Corrosion resistant staples with nominal $7\overline{/}16$ " crown and 1 1/8" length for 1/2" inch sheathing and 1 3/4" inch length for
- 25/32 inch sheathing . Casing (I I/2" imes 0.080" or finish (I I/2" imes 0.072") nails spaced 6" on panel edges, I2" at intermediate supports.
- k. Panel supports at 24". Casinq or finish nails spaced 6" on panel edges, 12" at intermediate supports.
- I. For roof sheathing applications, 8d nails $(2 1/2" \times 0.113")$ are the minimum required for wood structural panels. m. Staples shall have a minimum crown width of 7/16 inch
- n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing. o. Fasteners spaced 4inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
- p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

EXCAVATION, GRADING AND FILL:

- I. EXCAVATION NEAR FOUNDATION FOR ANY PURPOSE SHALL NOT REDUCE LATERAL SUPPORT FROM ANY FOUNDATION OR ADJACENT FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETRIMENTAL LATERAL OR VERTICAL MOVEMENT OR BOTH
- WHERE UNDERPINNING IS CHOSEN TO PROVIDE THE PROTECTION OR SUPPORT OF ADJACENT STRUCTURES, THE UNDERPINNING STEM WALL SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF CURRENT CALIFORNIA BUILDING
- UNDERPINNING SHALL BE INSTALLED IN A SEQUENTIAL MANNER THAT PROTECTS THE NEIGHBORING STRUCTURE AND THE WORKING CONSTRUCTION SITE. THE ENGINEER OF RECORD SHALL BE NOTIFIED IF THIS CONDITION EXISTS TO ALLOW FOR PREPARATION OF CONSTRUCTION DOCUMENTS.
- 2. PLACEMENT OF BACKFILL: THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS COBBLES AND BOULDERS OR WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL.
- 3. SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF IO FEET MEASURED PERPENDICULAR TO THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT IO FEET AN APPROVED METHOD OF DRAINAGE AWAY FROM STRUCTURE SHALL BE USED. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN IO FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING. 2% SLOPES MAY BE USED WHEN APPROVED BY THE ENGINEER OF RECORD.
- 4. WHERE SHALLOW FOUNDATIONS WILL BEAR ON COMPACTED FILL MATERIAL, THE COMPACTED FILL SHALL COMPLY WITH THE APPROVED GEOTECHNICAL REPORT. 4.I. WHERE COMPACTED FILL MATERIAL 12 INCHES IN DEPTH OR LESS NEED NOT COMPLY WITH AN APPROVED REPORT, PROVIDED THE IN-PLACE DRY DENSITY IS NOT LESS THAN 90% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM DI557. THE COMPACTION SHALL BE VERIFIED BY SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1705.6
- DAMPPROOFING AND WATERPROOFING: I. WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED AND DAMPPROOFED IN ACCORDANCE WITH THIS SECTION.
- VENTILATION FOR CRAWL SPACES SHALL COMPLY WITH CBC SECTION 1203.4 2. STORY ABOVE GRADE PLANE: WHERE A BASEMENT IS CONSIDERED A STORY ABOVE GRADE PLANE AND THE FINISHED GROUND LEVEL ADJACENT TO THE BASEMENT WALL IS BELOW THE BASEMENT FLOOR ELEVATION FOR 25% OR MORE OF THE PERIMETER, THE FLOOR AND WALLS SHALL BE DAMPPROOFED IN ACCORDANCE WITH THIS SECTION AND A FOUNDATION DRAIN SHALL BE INSTALLED.
- THE FINISHED GROUND LEVEL OF AN UNDER-FLOOR SPACE SUCH AS A CRAWL SPACE SHALL NOT BE LOCATED BELOW THE BOTTOM OF THE FOOTINGS. WHERE THERE IS EVIDENCE THAT THE GROUND WATER TABLE RISES TO WITHIN 6 INCHES OF THE GROUND LEVEL AT THE OUTSIDE BUILDING PERIMETER, OR THAT THE SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GROUND LEVEL, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED.
- 3.1. DAMPPROOFING MATERIALS FOR WALLS SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL
- 3.2. DAMPPROOFING SHALL CONSIST OF A BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, I COAT OF SURFACE BONDING MORTAR COMPLYING WITH ASTM C887, ANY OF THE MATERIALS PERMITTED FOR WATERPROOFING BY SECTION 1805.3.2 OR OTHER APPROVED METHODS OR MATERIALS.
- 4. WHERE GROUND WATER IS UNCOVERED BY INVESTIGATION OR EXCAVATIONS THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY FOR WATERPROOFING
- 5. A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSIST OF GRAVEL OR CRUSHED STONE CONTAINING NOT MORE THAN 10% MATERIAL THAT PASSES THROUGH A No. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF 12" BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN 6" ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL
- 6. THE FLOOR BASE AND FOUNDATION PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM THAT COMPLIES WITH THE CPC. WHEN A SITE IS LOCATED IN A WELL-DRAINED GRAVEL OR SAND/ GRAVEL MIXTURE SOILS, A DEDICATED DRAINAGE SYSTEM IS NOT REQUIRED.

- I. NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH STRUCTURE IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE
- 2. IF VIBRATORY LOADS ARE TO BE PRESENT DURING THE USE OF THE STRUCTURE, THE ENGINEER OF RECORD SHALL BE NOTIFIED TO DETERMINE IF ADDITIONAL CONSIDERATION IS REQUIRED TO PREVENT DETRIMENTAL DISTURBANCES OF THE SOIL.
- 3. IF EXPANSIVE SOILS ARE DISCOVERED THE ENGINEER OF RECORD SHALL BE NOTIFIED TO PROVIDE ADDITIONAL FOUNDATION DESIGN AND CONSTRUCTION REQUIREMENTS. 4. BUILDING CLEARANCE FROM ASCENDING SLOPES SHALL IN GENERAL BE SET A SUFFICIENT DISTANCE FROM THE SLOPE TO PROVIDE PROTECTION FROM SLOPE
- DRAINAGE, EROSION AND SHALLOW FAILURES. 5. FOUNDATION SETBACK FROM DESCENDING SLOPE SURFACE SHALL BE FOUNDED IN FIRM MATERIAL WITH AN EMBEDMENT AND SET BACK FROM THE SLOPE SURFACE SUFFICIENT
- TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE FOUNDATION WITHOUT DETRIMENTAL SETTLEMENT. 6. FOR FOUNDATIONS SUPPORTING GROUP R OR U OCCUPANCIES OF LIGHT-FRAME CONSTRUCTION, TWO STORIES OR LESS IN HEIGHT, ASSIGNED TO SEISMIC DESIGN
- CATEGORY D, E OR F SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 psi CONCRETE FOUNDATIONS ARE PERMITTED TO BE CAST AGAINST THE EARTH WHERE SOIL CONDITIONS DO NOT REQUIRE FORMWORK 8. SHALLOW FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL, COMPACTED FILL
- MATERIAL OR CLSM. COMPACTED FILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH CBC SECTION 1804.5 9. THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 10%. FOOTINGS SHALL BE
- STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 10%. IO. FOR SINGLE STORIES, THE MIN. DEPTH OF FOOTINGS SHALL BE 12" BELOW UNDISTURBED GROUND SURFACE. THE MIN. WIDTH OF FOOTING SHALL BE 12". FOR TWO STORIES, THE MIN DEPTH OF FOOTINGS SHALL BE 18" BELOW UNDISTURBED GROUND SURFACE AND THE
- MIN. WIDTH OF THE FOOTING SHALL BE 15". ALL LOAD BEARING WALLS SHALL BE PLACED ON CONTINUOUS CONCRETE FOOTINGS BONDED INTEGRALLY WITH THE EXTERIOR WALL FOOTINGS.
- 12. MIN. SLAB THICKNESS SHALL BE 4". A 10-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE AND THE CONCRETE FLOOR SLAB. A VAPOR RETARDER IS NOT REQUIRED FOR DETACHED STRUCTURES ACCESSORY TO OCCUPANCIES IN GROUP R-3, SUCH AS GARAGES, UTILITY BUILDINGS OR OTHER UNHEATED FACILITIES.

SHEAR WALL NOTES: (PER SDPWS-2021)

- FRAMING REQUIREMENTS: ALL FRAMING MEMBERS AND BLOCKING USED FOR SHEAR WALL CONSTRUCTION SHALL BE 2" NOMINAL OR GREATER. WHERE SHEAR WALLS ARE DESIGNED AS BLOCKED, ALL JOINTS IN SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON FRAMING MEMBERS OR COMMON BLOCKING. SHEAR WALL BOUNDARY ELEMENTS, SUCH AS END POSTS, SHALL BE PROVIDED TO TRANSMIT THE DESIGN TENSION AND COMPRESSION FORCES. SHEAR WALL SHEATHING SHALL NOT BE USED TO SPLICE BOUNDARY ELEMENTS. END POSTS (STUDS OR COLUMNS) SHALL BE FRAMED TO PROVIDE FULL END BEARING.
- COMMON FRAMING MEMBER: WHERE A COMMON FRAMING MEMBER IS REQUIRED AT ADJOINING PANEL EDGES, TWO FRAMING MEMBERS THAT ARE AT LEAST 2" NOMINAL THICKNESS SHALL BE PERMITTED PROVIDED THEY ARE FASTENED TOGETHER WITH FASTENERS DESIGNED IN ACCORDANCE WITH THE NDS TO TRANSFER THE INDUCED SHEAR BETWEEN MEMBERS. WHEN FASTENERS CONNECTING THE TWO FRAMING MEMBERS ARE SPACED LESS THAN 4" ON CENTER, THEY SHALL BE STAGGERED
- TENSION AND COMPRESSION CHORDS SHALL BE INSTALLED AT EACH END OF SHEAR
- 4. FASTENERS: SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS USING NAILS OR OTHER APPROVED FASTENERS. NAILS SHALL BE DRIVEN WITH THE HEAD OF THE NAIL FLUSH WITH THE SURFACE OF THE SHEATHING. OTHER APPROVED FASTENERS SHALL BE DRIVEN AS REQUIRED FOR PROPER INSTALLATION OF THAT FASTENER. SEE TABLE FOR NAIL DIMENSIONS.
- 5. ANCHOR BOLTS: FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAT 0.229"X3"X3" IN SIZE. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO B" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 5" OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING OR OTHER MATERIAL WITH NOMINAL UNIT SHEAR CAPACITY GREATER THAN 400 PLF FOR WIND OR SEISMIC (TYPE D AND E SHEAR WALLS) EXCEPTIONS MAY APPLY PER SECTION 4.3.6.4.3.
- MOOD STRUCTURAL PANEL SHEAR WALL CONSTRUCTION: PANELS SHALL NOT BE LESS THAN 4'X8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
- 6.1. ALL EDGES OF PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
- 6.2. NAILS SHALL BE LOCATED AT LEAST & FROM THE PANEL EDGES. MAXIMUM NAIL SPACING AT PANEL EDGES SHALL BE 6" ON CENTER.
- NAILS ALONG INTERMEDIATE FRAMING MEMBERS SHALL BE THE SAME SIZE AS NAILS SPECIFIED FOR PANEL EDGE NAILING, AT INTERMEDIATE FRAMING MEMBERS, THE MAXIMUM NAILING SPACING SHALL BE 6" ON CENTER. WHERE PANELS ARE THICKER THAN &" NOMINAL OR STUDS ARE SPACED LESS THAN 24" ON CENTER, THE MAXIMUM NAIL SPACING SHALL BE 12" ON CENTER.
- THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL OR GREATER.
- WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR, THE WIDTH OF THE NAILED FACE OF A COMMON FRAMING MEMBER OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR GREATER AND NAILING SHALL BE STAGGERED AT ALL PANEL EDGES (IN LIEU OF A SINGLE COMMON FRAMING MEMBER, TWO FRAMING MEMBERS THAT ARE AT LEAST 2" IN NOMINAL THICKNESS SHALL BE PERMITTED)
- 6.5.I. NAIL SPACING OF 2" ON CENTER AT ADJOINING PANEL EDGES IS SPECIFIED (TYPE E SHEAR WALL), OR
- 6.5.2. IOD COMMON NAILS HAVING PENETRATION INTO FRAMING MEMBERS AND BLOCKING OF MORE THAN 1-1/2" ARE SPECIFIED AT 3" ON CENTER, OR LESS AT ADJOINING PANEL EDGES, OR
- THE NOMINAL UNIT SHEAR CAPACITY ON EITHER SIDE OF THE SHEAR WALL, TYPE E, EXCEEDS 700 PLF IN SEISMIC DESIGN CATEGORY D, E, OR F. MAXIMUM STUD SPACING SHALL BE 24" ON CENTER
- WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE 7. SHEAR WALL CONSTRUCTION WITH GYPSUM WALLBOARD OR GYPSUM SHEATHING BOARD SHALL MEET THE FOLLOWING REQUIREMENTS:
- 7.1. END JOINTS OF ADJACENT COURSES OF GYPSUM WALLBOARD OR SHEATHING SHALL NOT OCCUR OVER THE SAME STUD. THE SIZE AND SPACING OF FASTENERS AT SHEAR WALL BOUNDARIES, PANEL EDGES, AND INTERMEDIATE SUPPORTS SHALL BE PER SHEAR WALL SCHEDULE. NAILS SHALL BE LOCATED AT LEAST & FROM THE EDGES AND ENDS OF PANELS. THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL OR GREATER.
- GYPSUM WALLBOARD SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS. GYPSUM WALLBOARD SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 840.
- 7.3. GYPSUM SHEATHING BOARD: 4' WIDE PIECES OF GYPSUM SHEATHING BOARD SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS. 2' WIDE PIECES OF GYPSUM SHEATHING BOARD SHALL BE APPLIED PERPENDICULAR TO THE STUDS. GYPSUM SHEATHING BOARD SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 1280.

<u>GENERAL NOTES:</u>

- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY ACCEPTED EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND CBC STANDARDS, AND CALIFORNIA RESIDENTIAL BUILDING CODE CRC.
- SHALL BE NOTIFIED.
- ALL CONCRETE SHALL HAVE A MIN. STRENGTH OF 2,500 PSI (28 DAY)
- REINFORCEMENT BAR SHALL BE GRADE 40 FOR BARS #4 AND SMALLER AND GRADE 60 FOR BARS #5 AND LARGER

2. IF CONDITIONS ARISE OUTSIDE THE SCOPE OF THESE PLANS, THE ENGINEER OF RECORD

BOTTOM HORIZONTAL REINFORCING BAR PLACED IN THE FOOTING SHALL BE 3" CLEAR OF BOTTOM OF FOOTING. TOP HORIZONTAL REINFORCING BAR PLACED IN THE FOOTING SHALL BE 2" CLEAR OF THE TOP OF THE FOOTING

SHEAR WALL SCHEDULE

173 PLF SEISMIC 173 PLF WIND

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED,

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

SILL SHEAR TRANSFER NAILING 16d

346 PLF WIND

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

6" O.C. @ EDGES

SIMPSON A35 SHEAR TRANSFER @ 27" O.C. SILL SHEAR TRANSFER NAILING 16d

WALL SYSTEM STRENGTH: 350 PLF SEISMIC 490 PLF WIND

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

4" O.C. @ EDGES 12" O.C. @ FIELD

1/2" ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 18" O.C. SILL SHEAR TRANSFER NAILING 16d @ 4" O.C. (COMMON, BOX OR SINKER)

WALL SYSTEM STRENGTH: 490 PLF SEISMIC / O \ SEE NOTE I 685 PLF WIND

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED

3" O.C. @ EDGES 12" *0.*C. @ FIELD

1/2" ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 12" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)

WALL SYSTEM STRENGTH: 640 PLF SEISMIC /4 \ SEE NOTE 895 WIND

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

2" O.C. @ EDGES 12" O.C. @ FIELD

SIMPSON A35 SHEAR TRANSFER @ 8" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)

PERFORATED WALL SYSTEM STRENGTH:

6" O.C. @ EDGES 12" O.C. @ FIELD

1/2" ANCHOR BOLT SPACING 72" W/ 2X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 36" O.C. @ 6" O.C. (COMMON, BOX OR SINKER)

WALL SYSTEM STRENGTH: 260 PLF SEISMIC

12" O.C. @ FIELD

1/2" ANCHOR BOLT SPACING 36" W/ 2X P.T. SILL

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED

@ 6" O.C. (COMMON, BOX OR SINKER)

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED

3/8" STRUCTURAL WOOD PANELS (BLOCKED)

5/8" ANCHOR BOLT SPACING 24" W/ 3X P.T. SILL

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED

General Notes

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE WITHIN YUBA COUNTY & DOES NOT GIVE PERMISSION FOR USE OUTSIDE OF THIS AREA.

REVIEWED FOR CODE COMPLIANCE - BD

YUBA COUNTY BUILDING INSPECTION DIVISION

04/17/2023

Revision/Issue

INITIAL SUBMITTAL

PCI SUBMITTAL:

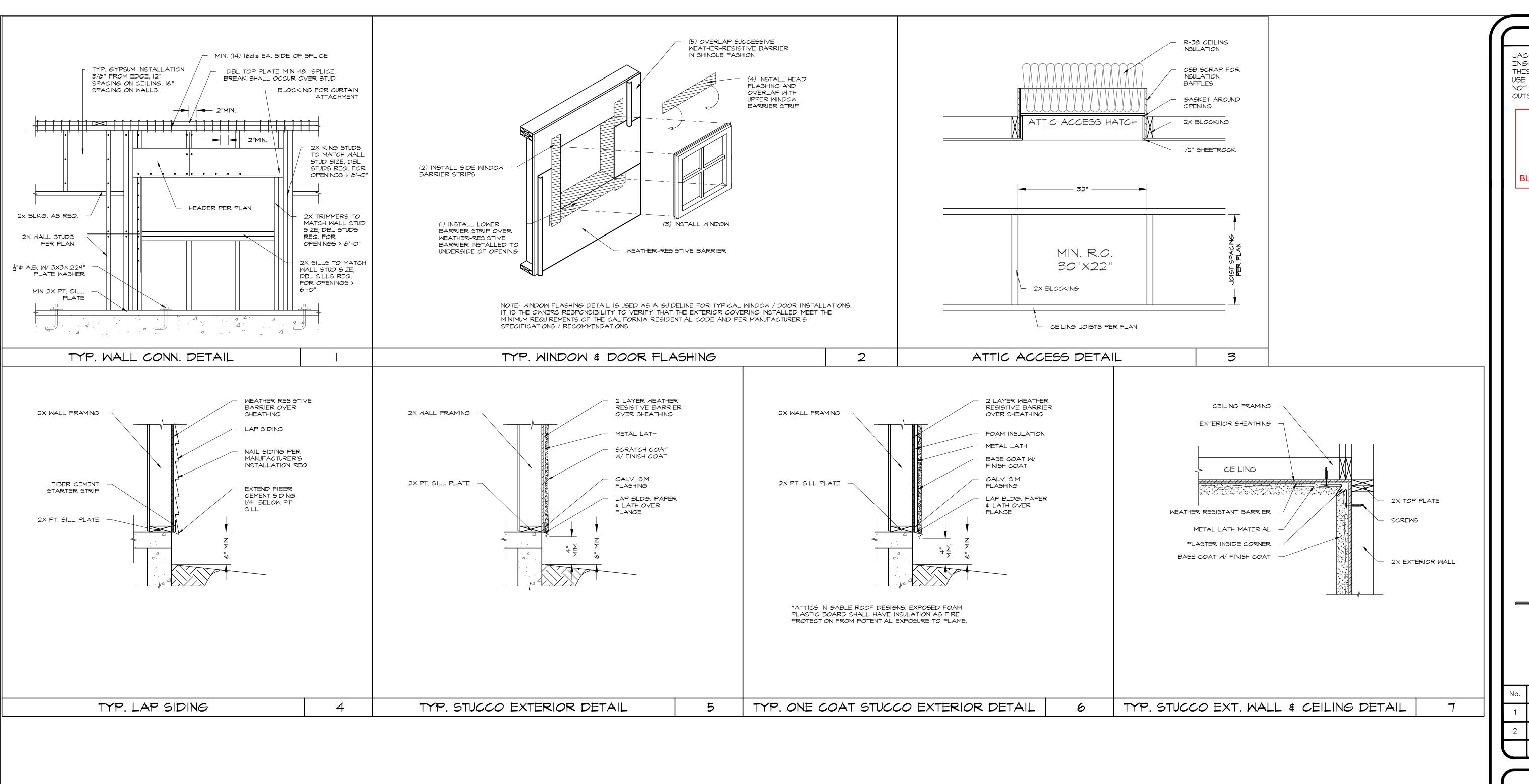
Date

3/1/23

3/17/23

MAPLE GROVE & REEDS 749 SQ. FT.

23-M00 3/17/23 Scale AS NOTED



General Note

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REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

FNGINEERING, Inc. (530)715-7184

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23

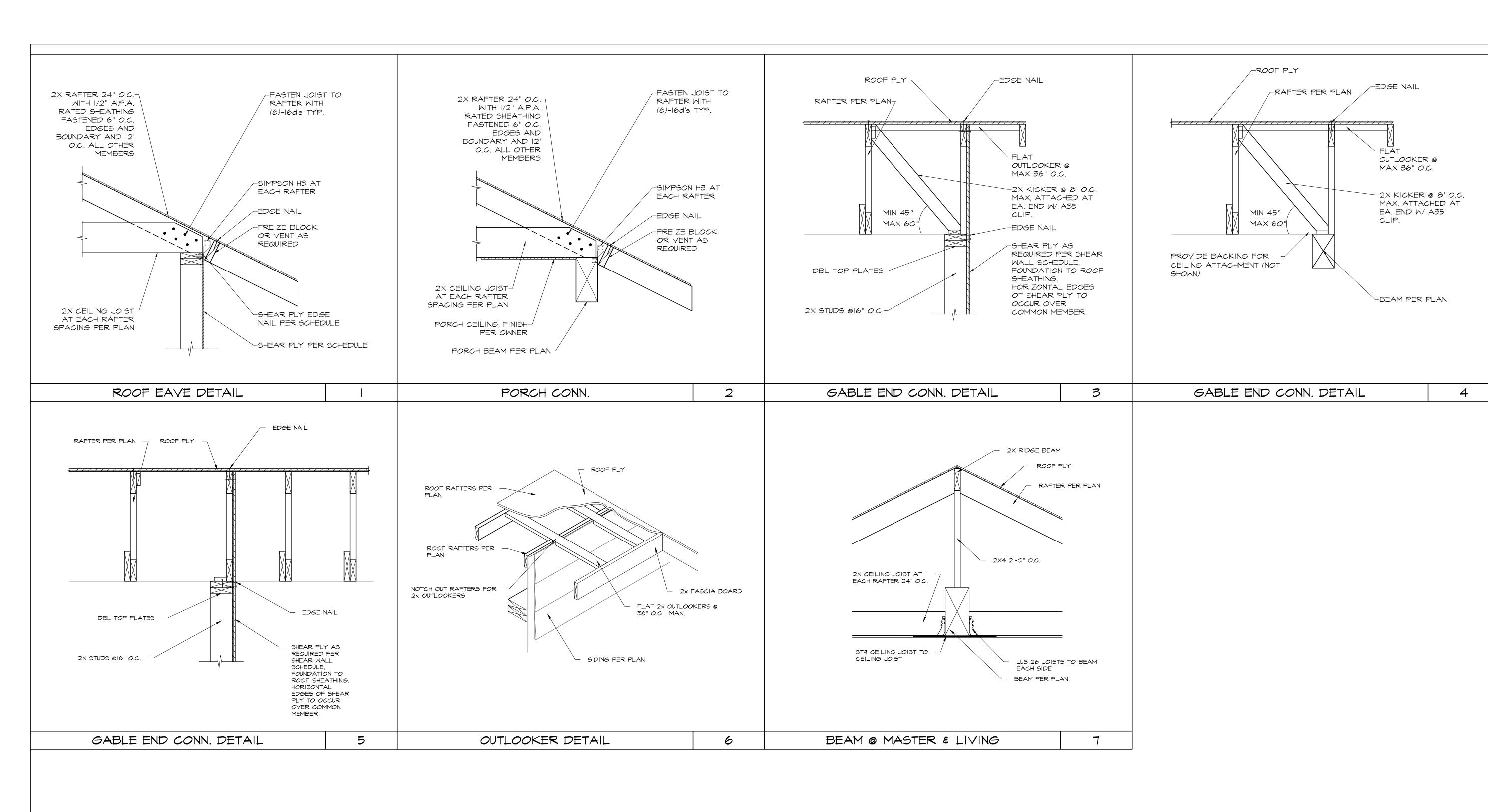


YUBA COUNTY ADUS

MAPLE GROVE & REEDS 749 SQ. FT.

23-M00|
Date
3/17/23
Scale
AS NOTED

52



General Notes

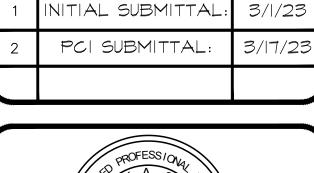
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YUBA COUNTY BUILDING INSPECTION DIVISION





Revision/Issue



YUBA COUNTY ADUS

MAPLE GROVE & REEDS 749 SQ. FT.

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