

# ATTENTION CONTRACTOR'S AND OWNER BUILDER

## DETAILS TO LOOK FOR ON YOUR BUILDING PLANS BEFORE SUBMITTAL

The partial list of details below and any other details that maybe required for your particular project must be included on all submitted plans.

**DESIGN CRITERIA MUST BE SHOWN ON A COVER SHEET!! PLANS WILL BE REJECTED IF THIS IS NOT SUBMITTED WITH PLANS.**

**The lack of a completed set of plans addressing all requirements MAY CAUSE DELAYS IN PROCESSING.**

---

### GENERAL

- \_\_\_ 1. Need to submit three (3) sets of complete plans along with truss detail at time application is submitted.
- \_\_\_ 2. Put job address and owner name on plans and all related information.
- \_\_\_ 3. Submit fully dimensioned plot plan (see typical site plan form for additional information needed).
- \_\_\_ 4. Show on plans all header sizes, shear walls, brace panels and complete stair detail.
- \_\_\_ 5. Show on plans heat source and location of heat source.

### FOUNDATIONS

- \_\_\_ 6. Specify concrete strength on plans.
- \_\_\_ 7. Provide footings with a minimum depth below finish / natural grade of \_\_\_ inches.
- \_\_\_ 8. Provide stepped footings as per code.
- \_\_\_ 9. Specify foundation grade redwood, foundation grade cedar or approved pressure-treated foundation plates and sills.
- \_\_\_ 10. Bolt foundation plates and sills to the foundation with 1/2" dia. X 10" long anchor bolt with nut and washer (washer size must be 2"x2"x3/16") @ 6 ft. o.c.
- \_\_\_ 11. Provide under-floor ventilation equal to 1 sq. ft. of net opening for each 150 sq. ft. of under-floor area. Ventilation openings shall be approximately equally distributed on at least two opposite sides.
- \_\_\_ 12. Specify at least a 3 1/2" thickness of concrete floor slabs on grade.
- \_\_\_ 13. Specify pier sizes and provide foundation sections.
- \_\_\_ 14. Provide 18" x 24" under-floor access opening.
- \_\_\_ 15. Provide under-floor clearance as specified in code.

### FRAMING

- \_\_\_ 16. Specify wood species and lumber grade for horizontal and vertical framing lumber.
- \_\_\_ 17. Specify panel span rating for plywood sub-floor and roof sheathing.
- \_\_\_ 18. Specify the grade and thickness of particleboard roof and sub-floor sheathing.
- \_\_\_ 19. Provide wall bracing which is required at corners and 25" on center.

- \_\_\_ 20. Provide approved fireblocking in walls as specified in code.
- \_\_\_ 21. Provide approved draftstopping in the concealed space between the ceiling and floor above as specified in code.
- \_\_\_ 22. Show double top plates at top of stud walls.
- \_\_\_ 23. Specify size of headers for openings over 4" – 0" wide.
- \_\_\_ 24. Provide 22" x 30" (30" x 30") minimum scuttle to attic. (Mechanical Code)
- \_\_\_ 25. Specify floor joist spans.
- \_\_\_ 26. Specify ceiling joist spans.
- \_\_\_ 27. Specify roof rafter spans.
- \_\_\_ 28. Floor joists shall be supported laterally at the ends and at each support by solid blocking.
- \_\_\_ 29. Roof trusses shall be supported laterally at points of bearing by solid blocking.
- \_\_\_ 30. Purlins and struts shall be supported by bearing walls.
- \_\_\_ 31. Provide rafter ties where ceiling joists and rafters are not parallel.
- \_\_\_ 32. Provide double joists under parallel bearing partitions.
- \_\_\_ 33. Provide a structural section which shows typical framing conditions for this project.

#### LIGHT, VENTILATION AND ROOMS DIMENSIONS

- \_\_\_ 34. provide exterior glazed openings for natural light (openable exterior openings for the natural ventilation) in the following rooms as specified in the code.
- \_\_\_ 35. Where mechanical ventilation is used on rooms containing a shower or tub and in laundry rooms provide five air changes per hour directly to the outside as recirculating fans are allowed only for rooms with a lavatory or water closet.
- \_\_\_ 36. Provide a 7' 6" (7' 0") minimum ceiling height in habitable rooms.
- \_\_\_ 37. Minimum room sizes 70 sq. ft. with 7 foot minimum width; one 120 sq. ft. room required.
- \_\_\_ 38. Eaves over required openings providing light and ventilation not to project closer than 30" to property line, also shall meet Planning Department set backs.

#### GARAGE

- \_\_\_ 39. Openings are not allowed from garages into rooms used for sleeping purposes.
- \_\_\_ 40. Finish garage side of walls and ceiling adjacent to or under dwelling with materials approved for one-hour fire resistance.
- \_\_\_ 41. Tight-fitting 1-3/8" solid wood or 20 minute rated door for opening between garage and dwelling.
- \_\_\_ 42. Show garage framing. Wing wall detail.
- \_\_\_ 43. Show size of header over garage door opening.

#### EXIST AND SMOKE DETECTORS

- \_\_\_ 44. Doors: Exterior doors must have landings not more than 7 3/4" lower than floor level and the door may not swing over landing.
- \_\_\_ 45. Stairways: Min. rise 4", Max rise 7 3/4", min. run 10", max. variance in riser-height 3/8", min. headroom 6' 8".
- \_\_\_ 46. Provide a graspable handrail for stairways on at least one side. Return ends of handrails or terminate in a newel post. Handrails shall not be less than 34" nor more than 38" above the nosing of treads.
- \_\_\_ 47. All sleeping rooms must have escape or rescue windows, shall have a minimum net clear openable area of 5.7 square feet (0.53m). The minimum net clear openable height dimension shall be 24 inches (610 mm). The minimum net clear openable width dimension shall be 20 inches (508 mm). When windows are provided as a

means of escape or rescue, they shall have a finished sill height not more than 44 inches (1118 mm) above the floor.

Escape and rescue windows with a finished sill height below the adjacent ground elevation shall have a window well. Window wells at escape or rescue windows shall comply with the following:

1. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet (0.84 m), with a minimum dimension of 36 inches (914 mm).
2. Window wells with a vertical depth of more than 44 inches (1118 mm) shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches (152 mm).

\_\_\_ 48. In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of the room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

\_\_\_ 49. Provide 36" min. high guardrails on balconies, porches and landings more than 30" above grade, with railing such that a 4" sphere cannot pass through.

#### **WEATHER PROTECTION**

\_\_\_ 50. Provide an approved weather-protective barrier under wood siding.

\_\_\_ 51. Specify an approved flashing for exterior openings. Min. 26 gauge gal. Sheet metal.

\_\_\_ 52. Waterproof balconies, landings, exterior stairways and similar surfaces exposed to the weather and sealed underneath.

\_\_\_ 53. Damp proof foundation walls enclosing a basement below finished grade by an approved method.

\_\_\_ 54. Roof covering shall be as found in Table No. 15-A and as classified in Section 1504.

\_\_\_ 55. Specify method of anchorage for roofing material must meet 90 mph wind requirements.

\_\_\_ 56. Install masonry veneer. Provide details to show how veneer will be attached to supporting structure.

\_\_\_ 57. Provide complete details for construction of fireplace and chimney.

\_\_\_ 58. Post approved numbers or address on the dwelling. Address shall be plainly visible and legible from the street or road fronting the dwelling.

\_\_\_ 59. Provide every dwelling with approved heating facilities.

\_\_\_ 60. Show water heater location.

\_\_\_ 61. Show how water heater and furnace will be provided with combustible air.

\_\_\_ 62. Safety glazing provided