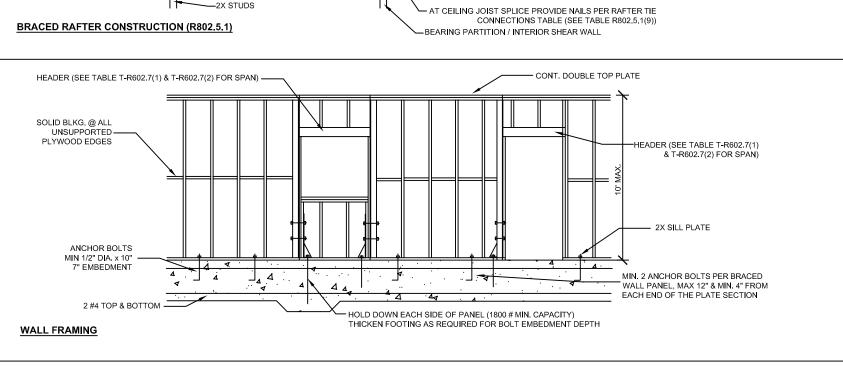
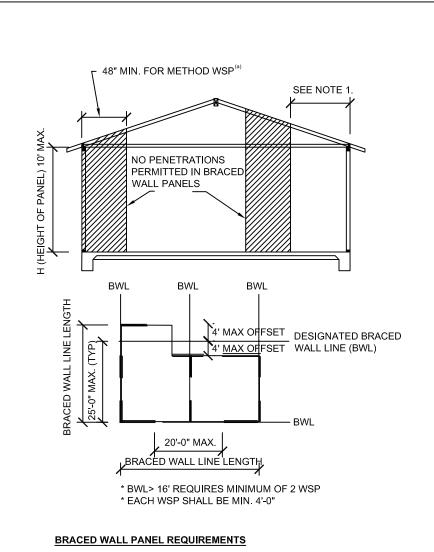
FRAMING DETAILS BEARING PARTITIONS EXTERIOR WALLS AND BEARING WALLS MAY HAVE BORED HOLES BETWEEN 40 AND 60 PERCENT WHEN STUD IS DOUBLED AND NOT MORE THAN TWO (NOTCHING NOT PERMITTED IN MIDDLE 1/3 JOIST SPAN) (HOLES SHALL NOT BE LOCATED WITHIN 2 IN OF A NOTCH) SUCCESSIVE DOUBLE STUDS ARE BORED (R502.8, R802.7.1 R602.6) ---3:12 TO 4:12 SLOPE W/ 2-LAYERS TYPE 15 FELT B.N. 8d@6" O.C.— 4:12 OR GREATER SLOPE W/ 1-LAYER TYPE 15 FELT ROOF RAFTER-B.N. 8d@6" O.C 2X BLOCKING EDGE NAIL 2X ROOF RAFTER 2X RIDGE BOARD-DEEPER THAN 2X BLOCKING -CUT END OF ROOF RAFTER ROOF SLOPE-COMP SHINGLES (R905.2) RIDGE (R802.3) NAILS (TABLE R602.3(1)) 2X4 @ 4' O.C.-EDGE NAIL-EDGE NAIL RAFTER TIE CONNECTION (SEE TABLE R802.5.1(9) B.N. 8d @ 6" O.C. — EDGE NAIL-2X CEILING JOIST-0000000000UPLIET FRAMING CLIP -2X BLOCKING W/ FRAMING ANCHOR @ EACH BLOCKING TO ROOF RAFTERS ROOF RAFTERS **INTERIOR SHEAR WALL AT ATTIC** BRACED WALL PANEL (SEE BRACED **GABLE SUPPORT** RAFTER SPAN (SEE TABLE T-R802.5.1(2)) NGINEERED DESIGN REQUIRED FOR CONNECTION 2X ROOF RAFTERS 3 MIN. SLOPE -2X SOLID BLOCKING SEE TABLE T-R802.4(2) FOR SPAN) —2X DOUBLE TOP PLATE



BRACED WALL DETAILS



1. BRACED WALL LINES AT EXTERIOR WALLS SHALL HAVE A BRACED WALL PANEL LOCATED AT EACH END OF THE BRACED WALL LINE. EXCEPTION: FOR METHOD WSP(a), THE BRACED WALL PANEL SHALL BE PERMITTED TO BEGIN NO MORE THAN 10 FEET FROM EACH END OF THE BRACED METHOD WSP (a UP TO 10' BRACING ONLY — A MIN. 24" PANEL IS APPLIED TO EACH SIDE. THIS 24" WIDE PANEL DOES NOT COUNT AS BRACING ── METHOD WSP BRACING ONLY 1800 LBF HOLD-DOWN DEVICES REQUIRED AT THE ENDS OF EACH BRACED WALL PANEL 2. MIXING BRACING METHODS WITHIN A BRACED WALL LINE IS NOT 3. INTERIOR BRACE WALL PANEL SHALL BE LOCATED NOT MORE THAN 10.0-FT FROM THE END OF A BRACED WALL LINE AS DEMONSTRATED IN

4. HOLD-DOWN DEVICE SHALL BE ICC APPROVED WITH 1,800 LB UPLIFT

FIGURE R602.10.2.2 OF THE CRC.

BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY								
Roof/Ceiling Dead Load = 15 - p Wall Height = 10 - ft Floor Dead Load = 10 - psf Braced Wall Line Spacing = 25			Minimum Total Length of Braced Wall Panels Required Along each Braced Wall Line (ft)					
Seismic Design Category (SDC)	Story Location	Braced Wall Line Length	Method WSP					
		<u>10</u>	<u>4</u>					
		<u>20</u>	<u>5</u>					
SDC D ₂		<u>30</u>	<u>7.5</u>					
		<u>40</u>	<u>10</u>					
		<u>50</u>	<u>12.5</u>					

(a). Method WSP (Wood Structural Panel) = 15/32-in. minimum thickness wood structural panel with 8d common (2-1/2-in x 0.131-in.) nails at 6-in. spacing along panel edges, 12-in. spacing at intermediate supports, and 3/8-in. distance to panel edge. 1/2-in. minimum thickness gypsum wall board shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the Table is multiplied by a factor of 1.5.

(b). Multiply required braced wall panel lengths specified in the table by 1.2 when combined Roof Ceiling Dead Load is between 15 psf and 25 psf.

	EARING WALLS iling Dead Load: d 20 psf	25 psf	(T-R602.7(1))				WALLS Max. Roof/Cei Max Live Load	-	Load: 25 psf Roof/Limited Stor	age Attic) (T-R602.7(1))	
SIZE	12-ft Building Width	NJ	24-ft Building Width	NJ	36-ft Building Width	NJ	12-ft Building Width	NJ	24-ft Building Width	NJ	36-ft Building Width	NJ
2-2x6	6'-0"	1	4'-7"	1	3'-10"	1	4'-10"	1	3'-9"	1	3'-3"	2
2-2x8	7'-7"	1	5'-9"	1	4'-10"	2	6'-1"	1	4'-10"	2	4'-1"	2
2-2x10	9'-0"	1	6'-10"	2	5'-9"	2	7'-3"	2	5'-8"	2	4'-10"	2
2-2x12	10'-7"	2	8'-1"	2	6'-10"	2	8'-6"	2	6'-8"	2	5'-8"	2
3-2x8	9'-5"	1	7'-3"	1	6'-1"	1	7'-8"	1	6'-0"	1	5'-1"	2
3-2x10	11'-3"	1	8'-7"	1	7'-3"	2	9'-1"	1	7'-2"	2	6'-1"	2
3-2x12	13'-2"	1	10'-1"	2	8'-6"	2	10'-8"	2	8'-5"	2	7'-2"	2

a.	Building width is perpendicular to ridge measured to exterior walls
b.	NJ - Number of Jack Studs required to support each end of heade

ALLOWABLE SPANS FOR DF #2 HEADERS FOR INTERIOR BEARING WALLS Max. Roof/Ceiling Dead Load: 25 psf Max Live Load 20 psf (T-R602.7(2))						ALLOWABLE SPANS FOR DF #2 HEADERS FOR INTERIOR BEARING WALLS Max. Roof/Ceiling Dead Load: 25 psf Max Live Load 40 psf (Roof/Limited Storage Attic) (T-R602.7(2))						
SIZE	12-ft Building Width	NJ	24-ft Building Width	NJ	36-ft Building Width	NJ	12-ft Building Width	NJ	24-ft Building Width	NJ	36-ft Building Width	NJ
2-2x6	6'-1"	1	4'-4"	1	3'-6"	1	3'-11"	1	2'-11"	2	2'-5"	2
2-2x8	7'-9"	1	5'-5"	1	4'-5"	2	5'-0"	1	3'-8"	2	3'-1"	2
2-2x10	9'-2"	1	6'-6"	2	5'-3"	2	5'-11"	2	4'-4"	2	3'-7"	2
2-2x12	10'-9"	1	7'-7"	2	6'-3"	2	6'-11"	2	5'-2"	2	4'-3"	3
3-2x8	9'-8"	1	6'-10"	1	5'-7"	1	6'-3"	1	4'-7"	2	3'-10"	2
3-2x10	11'-5"	1	8'-1"	1	6'-7"	2	7'-5"	1	5'-6"	2	4'-6"	2
3-2x12	13'-6"	1	9'-6"	2	7'-9"	2	8'-8"	2	6'-5"	2	5'-4"	2

Building width is perpendicular to ridge measured to exterior walls NJ - Number of Jack Studs required to support each end of header.

D. 140	- Number of Jack S	ituus requireu to st	ipport each end of h						
ALLOWABLE SPANS FOR DF #2 FLOOR GIRDERS SUPPORTING ONE FLOOR ONLY Max. Floor Dead Load: 15 psf (T-R602.7(2))									
SIZE	12-ft Building Width	24-ft Building Width	36-ft Building Width						
2-2x6	6'-1"	4'-4"	3'-6"						
2-2x8	7'-9"	5'-5"	4'-5"						
2-2x10	9'-2"	6'-6"	5'-3"						
2-2x12	10'-9"	7'-7"	6'-3"						
3-2x8	9'-8"	6'-10"	5'-7"						
3-2x10	11'-5"	8'-1"	6'-7"						
3-2x12	13'-6"	9'-6"	7'-9"						
1. Build	Building width is perpendicular to ridge measured to exterior wall								

Minimum number of 16d common nails at rafter tie connection.							
RAFTER	TIE SPACING		Roof Sp	an (ft)			
SLOPE	(in)	12	20	28	36		
3:12	16	5	8	10	13		
	24	7	11	15	19		
4:12	16	4	6	8	10		
	24	5	8	12	15		
5:12	16	3	5	6	8		
	24	4	7	9	12		

Minimum 4x post. Minimum 4x6 post for 36' building width and 3-2x12 member.	2.	Roof span is measured between exterior walls or between exterior wall and roof purlin when interior bearing wall is

ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES CONTINUOUS OVER TWO OR MORE SPANS

WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS NOTE: APPLIES TO PANELS 24" OR WIDER (T-R503.2.1.1(1))										
SHEATHING	GRADES		ROOF			FLOOR				
PANEL SPAN RATING	MINIMUM	MAXIMUM SP	'AN (INCHES)	LOADS	(PSF)	MAX. SPAN (INCHES)				
Roof / Floor Span	PANEL THICKNESS (INCHES)	EDGE SUPPORT	NO EDGE SUPPORT	TOTAL LOAD	LIVE LOAD	Panel edges with tongue and groove joints or with blocking				
24/0	3/8	24	20	40	30					
24/16	7/16	24	24	50	40	16				
32/16	15/32, 1/2	32	28	40	30	16				
40/20	19/32, 5/8	40	32	40	30	20				
48/24	23/32, 3/4	48	36	45	35	24				

NAILING SCHEDULE

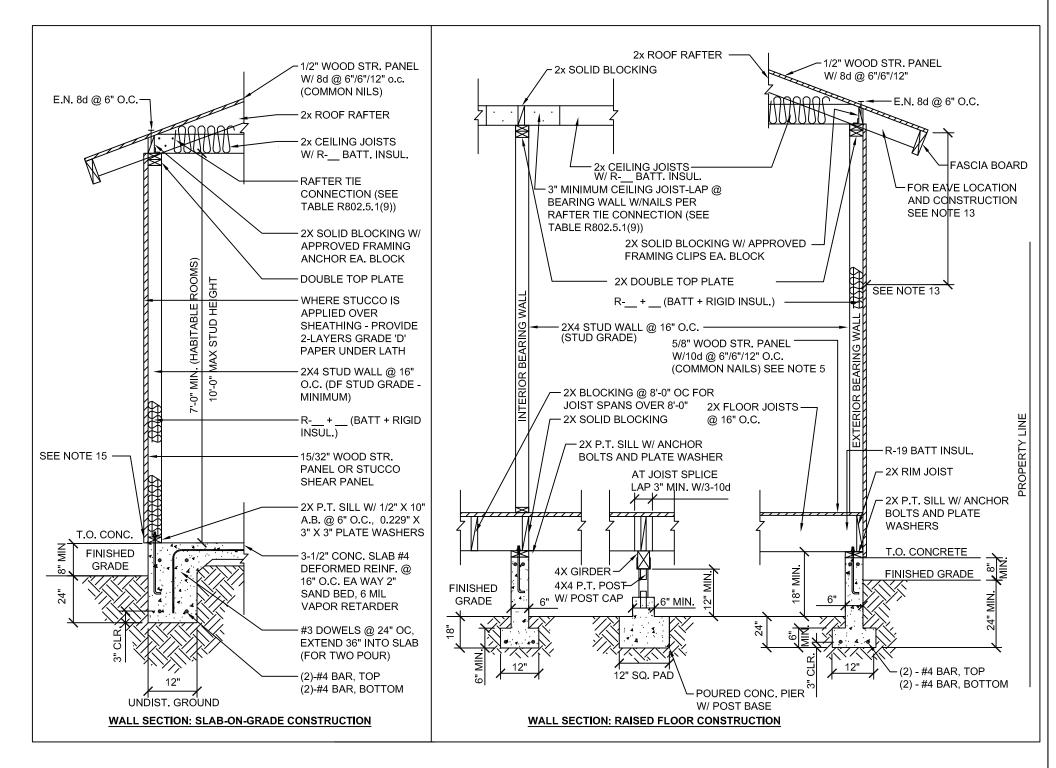
CONNECTION	FASTENING	REMARKS
	Roof	
Blocking between joists or rafters to top plate	4-8d box (2-1/2" x 0.113")	Toe nail
Ceiling joist to plate	4-8d box (2-1/2" x 0.113")	Toe nail
Ceiling joist not attached to parallel rafter, laps over partitions	4-10d box (3" x 0.128")	Toe nail
Collar tie rafter, face nail or 1 ¼ " 20-gage ridge strap	4-10d box (3" x 0.128")	
	3-16d box nails (3-1/2" x 0.135") or 3-10d common nails (3" x 0.148")	2 toe nail on one side and 1 toe nail on opposite side of each rafter or truss
Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge	4-16d box nails (3-1/2" x 0.135") or 3-10d common nails (3-1/2" x 0.148")	Toe nail
	3-16d box nails (3-1/2" x 0.135") or 2-16d common nails (3-1/2" x 0.162")	End nail
	Wall	
Stud to Stud (not praced wall papels)	16d common (3-1/2" x 0.162")	24" o.c. face nail
	10d box (3" x 0.128")	16" o.c. face nail
	16d box (3-1/2" x 0.135")	12" o.c. face nail
·	16d common (3-1/2" x 0.162")	16" o.c. face nail
	16d (3-1/2" x 0.135")	12" o.c.
	16d common (3-1/2" x 0.162")	16" o.c. each edge face nail
' ' '	16d box (3-1/2" x 0.135")	12" o.c. each edge face nail
	5-8d box (2-1/2" x 0.113")	Toe nail
	4-8d common (2-1/2" x 0.131")	Toe nail
TOD plate to top plate	16d common (3-1/2" x 0.162")	16" o.c. face nail
. sp part of the p	10d box (3" x 0.128")	12" o.c. face nail
Double top plate splice	8-16d (3-1/2" X 0.135")	Face nail on each side of end joint (minimu 24" lap splice length each side of joint)
	16d common (3-1/2" x 0.162")	16" o.c. face nail
Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3-1/2" x 0.135")	12" o.c. face nail
	3-16d box (3-1/2" x 0.135"), or 2-16d common (3-1/2" x 0.162")	3 each 16" o.c. face nail 2 each 16" o.c. face nail
	4-8d box (2-1/2" x 0.113"), or 3-16d box (3-1/2" x 0.135"), or 4-8d common (2-1/2" x 0.131")	Toe nail
	3-16d box (3-1/2" x 0.135"), or 2-16d common (3-1/2" x 0.135"), or 2-10d (3" x 0.162"), or 3-10d box (3" x 0.128")	End nail
	3-10d box (3" x 0.128"), or 2-16d common (3-1/2" x 0.162")	Face nail
	Floor	
	4-8d box (2-1/2" x 0.113"), or 3-8d common (2-1/2" x 0.131"), or 3-10d box (3" x 0.128")	Toe nail
	8d box (2-1/2" x 0.113")	4" o.c.
	8d common (2-1/2" x 0.131"), or 10d box (3" x 0.128")	6" o.c.
	3-16d common (3-1/2" x 0.162"), or 4-10d box (3" x 0.128")	End nail
	20d common (4" x 0.192"), or	Nail each layer as follow: 32" o.c. at top an bottom and staggered.
Built-up girders and beams, 2-inch lumber layers	10d box (3" x 0.128"), or	24" o.c. face nail at top and bottom stagger on opposite sides
	AND: 2-20d common (4" x 0.192"), or 3-10d box (3" x 0.128"),	Face nail at ends and at each splice
Ledger strip supporting joists or rafters	4-16d box (3-1/2" x 0.135"), or 3-16d common (3-1/2" x 0.162"), or 4-10d box (3" x 0.128"),	At each joist or rafter

WOOD FRAME PRESCRIPTIVE PROVISIONS ONE STORY RESIDENTIAL CONSTRUCTION ONLY (Formerly known as Type V Sheet)

The wood frame prescriptive provisions are for one and two family dwellings and townhouses of wood frame construction, not exceeding one story in height. This Information Bulletin is for information and reference only and is not a substitute for accurate drawings prepared for each proposed construction project.

CRC refers to the California Residential Code. The number following R references the code section within the California Residential Code.

All buildings erected using provisions detailed herein must comply with restrictions listed below: a) Roof and floor boundary elements shall not cantilever past exterior wall line(s) below. b) The building is within all of the requirements of Section R301.2.2.2.5 for being considered as regular.



NOTES:

- 1. Anchor bolts $\frac{1}{2}$ " x 10" embedded 7" and spaced maximum 6' with 0.229" x 3" x 3"" plate washers, minimum 2 anchor bolts per piece, located not more than 12" or less than 7 bolt diameters from each end of the piece.
- 2. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills that rest on concrete or masonry foundations shall be preservative treated wood(AWPA U1) and field cut ends, notches, and drilled holes shall be field treated in accordance with AWPA M4. Fasteners (other than anchor bolts) in preservative treated wood or fire retardant treated wood shall be of hot dipped zinc coated galvanized steel or
- 3. Minimum concrete strength 2,500-psi.
- Exterior walls, bearing walls and braced wall panels require continuous footings. R403.1
- 5. 23/32" plywood required for 24" joist spacing.
- 6. Where interior walls are shear walls, wall framing and sheathing shall extend to the roof sheathing.
- 7. Footings on or adjacent to slopes shall meet the requirements of Section R403.1.7.
- 8. Walls separating units in townhouses shall be provided with parapet in accordance with R302.2.2 9. Projects located in the Very High Fire Hazard Severity Zone (VHFHSZ) must also incorporate the requirements of Section R337 into the design.
- 10. Exterior walls of dwellings and accessory structures closer than 5-ft. (non-sprinklered) / 3-ft. (sprinklered) to the property line shall be 1-hr fire-resistance rated construction.
- 11. No openings other than approved foundation vents shall be permitted in the exterior walls of dwellings and accessory buildings where the exterior wall is less than 3-ft. to the property line.
- 12. The area of exterior wall openings of non-sprinklered dwellings and accessory buildings located = 3-ft. and < 5-ft. to the property line shall be limited to 25% of the wall area. Exterior wall openings are unlimited when exterior walls are located = 5-ft. for non-sprinklered buildings and = 3-ft. for sprinklered buildings.
- 13. Eaves shall be of 1-hr fire-resistive construction on the underside when located between 2-ft. and 5-ft. from the property line for non-sprinklered buildings and between 2-ft. and 3-ft. from the property line for sprinklered buildings. Detached garages within 2-ft of a property line may have a maximum 4-inch eave, provided the eave does not extend over the property line and is allowed by the Zoning Code.
- 14. Exterior plaster (stucco) walls shall be provided with a corrosion resistant weep screed complying with Section
- 15. Exterior walls and interior bearing walls shall be supported on continuous footings
- 16. Concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and shall be reinforced with 1/2" diameter deformed reinforcing bars. Reinforcing bars shall be spaced at intervals not exceeding 16 inches each way.
- 17. The soil below an interior concrete slab shall be saturated with a moisture to a depth of 18 inches prior to placing the concrete.

ALLOWABLE SPAN TABLES

ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) Light Dead Load: up to 20 psf (Total including roofing) Max. Roofing Load: 6 psf (Asphalt Shingles)			(DF-LARCH Dead Load	ALLOWABLE SPANS FOR DF #2 CEILING JOISTS (DF-LARCH) Dead Load: 5 psf Live Load: 10 psf			ALLOWABLE SPANS FOR DF #2 FLOOR JOISTS (DF-LARCH) Light Dead Load: 10 psf Live Load: 40 psf			
	psf $L/\Delta = 240$	(T-R802.4.1(2))	L/Δ = 240		(T-R802.5.1(1))	L/Δ = 360	(T-F	R502.3.1(2))		
RAFTER SIZE	SPACING	ALLOWABLE SPAN	JOIST SIZE	SPACING	ALLOWABLE SPAN	JOIST SIZE	SPACING	ALLOWABLE SPAN		
2x6	24" 16" 12"	10'-4" 12'-7" 14'-7"	2x4	24" 16" 12"	9'-10" 11'-3" 12'-5"	2x6	24" 16" 12"	8'-3" 9'-9" 10'-9"		
2x8	24" 16" 12"	13'-0" 16'-0" 18'-5"	2x6	24" 16" 12"	15'-0" 17'-8" 19'-6"	2x8	24" 16" 12"	10'-5" 12'-9" 14'-2"		
2x10	24" 16" 12"	15'-11" 19'-6" 22'-6"	2x8	24" 16" 12"	19'-1" 23'-4" 25'-8"	2x10	24" 16" 12"	12'-9" 15'-7" 18'-0"		
2x12	24" 16" 12"	18'-6" 22'-7" 26'-0"	2x10	24" 16" 12"	23'-3" a a	2x12	24" 16" 12"	14'-9" 18'-1" 20'-11"		

a. Span exceeds 26 feet in length.

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Revisions

1 of 2

CALIFORNIA GREEN CODE REQUIREMENTS CONT.

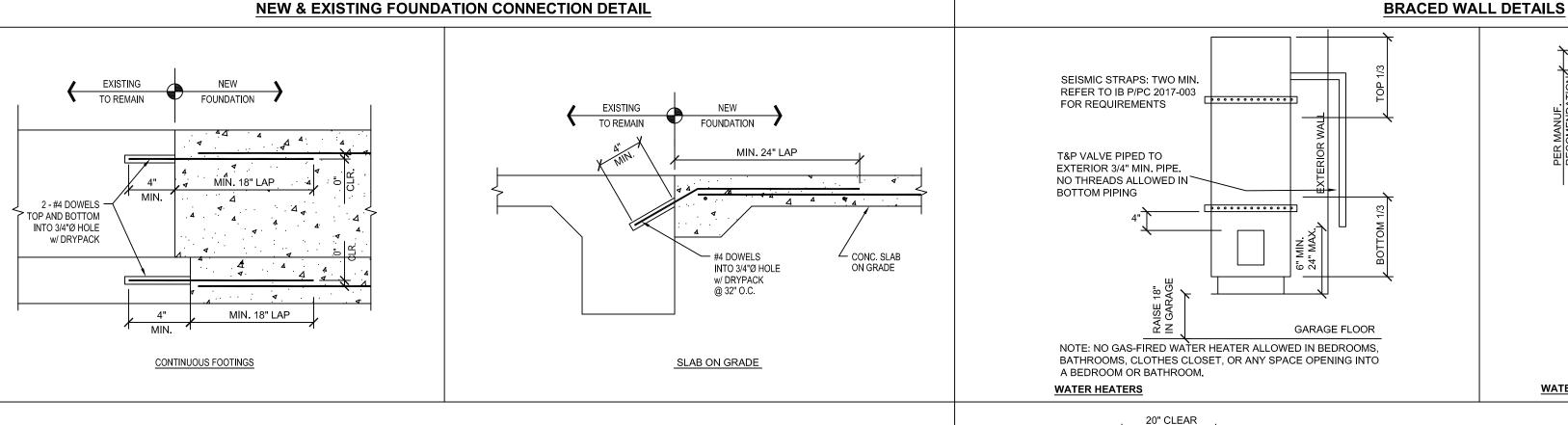
g. Composite wood products (hardwood plywood, particleboard, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

ENERGY REQUIREMENTS:

- 9. The plans must show conformance with the latest State (2019) Title 24 Energy Standards. Comply with Prescriptive Standards/Component packages, California Energy Code Table 150.1-A or Title 24 Energy calculations must be submitted. Forms CF-1R and MF-1r, completed and signed by the document author and the owner/designer, are to appear on the blue-line prints (i.e., "sticky-backs"). Show all of the required insulation and other mandatory features on the plans either by notes or details. Where calculations indicate, "HERS Verification Required," such calculations shall be "registered" calculation shall be registered and submitted to an approved agency (such as CalCERTS). The resulting "registered" calculations will include a registration number in the page footer and a watermark across the page. Calculation pages bearing these identification marks shall be permanently attached to the documents.
- 10. Provide high-efficacy light source per Table 150.0-A.
 - 1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts.

 - 2. Pulse-start metal halide light sources.
 - 3. High pressure sodium light sources.
 - 4. Luminaires with hardwired high frequency generator and induction lamp. 5. LED light sources installed outdoors.

 - 6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.
- 11. Provide 1" minimum clearance between insulation and roof sheathing for rafter space ventilation (R806.3)



CALIFORNIA GREEN CODE REQUIREMENTS:

GENERAL REQUIREMENTS

Newly constructed low-rise and high-rise residential buildings/structure AND additions or alterations to residential buildings where the addition or alteration increases the building's conditioned area, volume or size shall comply with the following requirements. (301.2)

NEW & EXISTING FOUNDATION CONNECTION DETAIL

PLANNING AND DESIGN

- 1. For future installation of electric vehicle supply equipment (EVSE) in each new single family dwelling: a. Install a minimum 1-in (inside diameter) listed raceway is installed for each unit to accommodate a dedicated 208/240 volt branch circuit. The raceway shall originate at the main service or a subpanel and terminate in close proximity to the proposed location of the charging system into a listed cabinet, box or enclosure.
 - b. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device
- c. 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 permanent and visibly marked EV CAPABLE. (4.106.4.1)

WATER EFFICIENCY AND CONSERVATION

- 2. Comply with the following flow rates (CGBC 4.303):
- a. Water Closets 1.28 GPF
- b. Single Showerhead 1.8 GPM at 80 psi
- c. Multiple showerheads 1.8 GPM at 80 psi for all combined showerheads
- d. Lavatory faucets 1.2 GPM at 60 psi
- e. Kitchen faucets 1.8 GPM at 60 psi
- 3. Provide automatic irrigation system controller: weather or soil moisture based controllers prior to the final inspection.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY

- 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 similar methods. (CGBSC 4.406.1)
- 5. Provide Building Operations and Maintenance at the time of final inspection and placed in the building. (CGBSC

ENVIRONMENTAL QUALITY (California Green Building Standards Code as the reference)

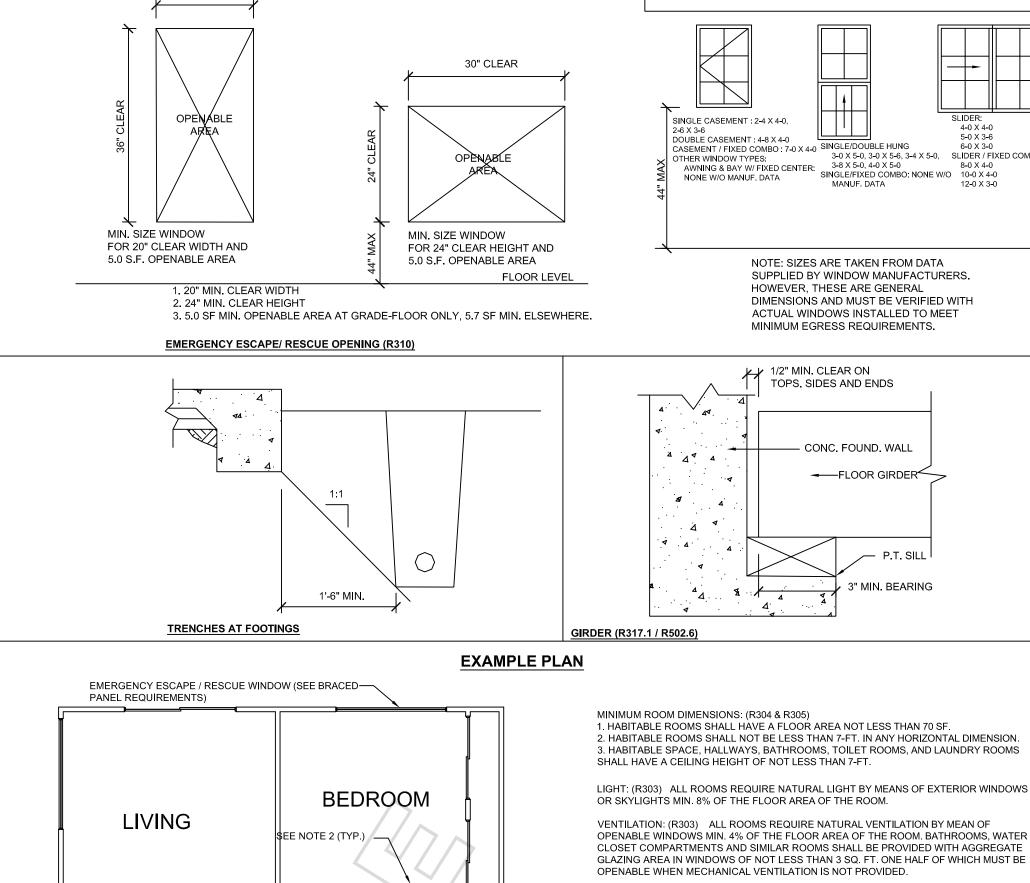
6. Fireplaces shall be direct vent sealed combustion-type. Indicate on the plans the manufacturer name and model number. (4.503.1)

Wood burning devices are prohibited for properties located in the South Coast Air Quality Management District (SCAQMD) or the non-dessert areas (Rule 445). NOTE: ALL wood burning devices (masonry, factory built, 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. (CGBSC

Wood burning devices are permitted for properties located in the Mohave Dessert Air Quality Management District (MDAQMD) or the dessert areas. NOTE: ALL wood burning devices (masonry, factory built, 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. (CGBSC 4.503.1).

Comply w/ following notes:

- a. At the time of rough installation, or 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 acceptable methods to reduce the amount of water, dust, and debris that may enter the system. (4.504.1)
- b. 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% moisture content. Insulation products that are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)
- c. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
 - i. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. ii. Fans must be controlled by a humidity control capable of adjustment between a relative humidity range of ≤50% to a maximum of 80% unless functioning as a component of a whole house ventilation system. (4.506.1)
- 8. The following notes are regarding finish material pollutant control. Verification of compliance with these sections must be provided at the time of final inspection and shall be documented on the Building Operations and Maintenance Manual.
 - a. Adhesives, sealants and caulks shall meet or exceed the standards outlines in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)
- b. Paints and coatings shall meet or exceed the standards outlines in Section CGBSC 4.504.2.2 and comply with
- the VOC limits in Table 4.504.3. (4.504.2.2) c. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
- d. All carpet installed in the building interior shall meet the testing and product requirements of one the following: i. Carpet and Rug Institute's Green Label Plus Program **OR**
- ii. California Department of Public Health Standard Method for the testing of VOC Emissions (Spec 01350)
- iii. NSF/ANSI 140 at the Gold Level **OR**
- iv. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)
- e. All minimum of 80% of floor area receiving resilient flooring shall comply with one or more of the following: i. VOC emissions limits defined in the CHPS High Performance Products Database OR
 - ii. Products compliant with CHPS criteria certified under the Greenguard Children & School program OR
 - iii. Certification under the RFCI FloorScore Program **OR**
 - iv. Meet the California Department of Public Health Standard Method for the Testing of VOC Emissions. (405.4.4)



BEDROOM

SEE NOTE 2 (TYP.)

1/2" GYPSUM BOARD TO ROOF LINE∐

(TABLE R302.6)

- PIPE BOLLARD OR OTHER PROTECTIVE

MEASURE WHEN APPLIANCES ARE

SUBJECT TO DAMAGE 3" MIN. DIA.

GARAGE

- ALL WINDOWS WITHIN 24" OF

RYER VENT 4" ø MIN. , 14' MAX. V/ TWO 90° BENDS FOR METAL DUCT;

MAX. FOR FLEX DUCT CONNECT

BATHROOMS SHALL BE PROVIDED WITH 50 CFM

TO THE OUTSIDE (R303.3)

INTERMITTENT VENTILATION EXHAUSTED DIRECTLY

DINING

B" X 24" UNDERFLOOR —

ACCESS (R408.4)

SEE NOTE 2 (TYP.)

(R308.4)

DOORS SHALL BE TEMPERED

PER MANUE

SEE CA MECHANICAL CODE SEC. 802.6

THE FOLLOWING WINDOW SIZES WILL BE THE MINIMUM ALLOWED FOR 5.0 SF

UNDER-FLOOR SPACES SHALL BE VENTILATED BY OPENINGS INTO THE UNDER-FLOOR

OPENINGS SHALL BE LOCATED WITHIN 3-FT. OF EACH CORNER OF THE BUILDING AND

PROVIDE CROSS VENTILATION. VENTILATION OPENINGS SHALL BE COVERED WITH

THE NET FREE VENTILATING AREA OF ENCLOSED ATTICS AND ENCLOSED RAFTER

SPACES SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS

PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE

SPACE MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION

VENTILATED AND NOT MORE THAN 3 FT. BELOW THE RIDGE OR HIGHEST POINT OF THE

PROVIDED BY EAVE OR CORNICE VENTS. A MINIMUM OF 1-INCH CLEARANCE SHALL BE

EXCEPT THAT REDUCTION OF TOTAL THE AREA TO 1/300 IS PERMITTED PROVIDED THAT

CORROSION RESISTANT MESH W/ LEAST DIMENSION NOT EXCEEDING 1/4".

PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING

- IF LESS THAN 60" ABOVE STANDING SURFACE (R308.4), WINDOWS AT SHOWERS & TUBS SHALL BE TEMPERED

SHOWER DOORS SHALL SWING OUT. NET AREA OF

AREA, AND ENCOMPASS 30 IN. Ø CIRCLE (PC 408.6)

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH

SECTION R313.3 OR NFPA 13D FOR A NEW ONE - AND TWO-FAMILY DWELLING AND TOWNHOUSES. (R313)

A. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN EXISTING DWELLINGS OR SLEEPING UNITS

B. SMOKE ALÀRMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE OF EACH SEPARATE

OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE

THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES. LOCATE SUCH ALARMS OUTSIDE

2. CARBON MONOXIDE ALARMS (CMA) AND SMOKE ALARMS (SA) ARE REQUIRED FOR ALTERATIONS. REPAIRS OR

SHOWER RECEPTOR SHALL BE MIN. 1024 SQ. IN. OF FLOOR

16"X24" UNDERFLOOR ACCESS THROUGH A PERIMETER

· 6' HIGH NONABSORBENT SURFACE

@ SHOWER WALLS (R307.2)

· 22" X 30" ATTIC ACCESS, OR 30" X 30" IF FURNACE IS IN ATTIC,

DOOR SHALL BE A SELF-CLOSING & SELF-LATCHING 1-3/8"

THICK SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL

NOTE: THE GARAGE SHALL NOT OPEN INTO A SLEEPING ROOM.

SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S)

GARAGE FLOOR SURFACE SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL. (R309)

CONSTRUCTED OF A MIN. 26 GAGE SHEET STEEL OR APPROVED MATERIAL. (R302.5)

4. DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FORM THE GARAGE SHALL BE

5. EVERY INTERIOR DOOR IN A DOORWAY THROUGH WHICH OCCUPANTS PASS SHALL HAVE A MINIMUM WIDTH OF

MIN HEADROOM OF 30". (R807.1, MC 304.1)

DOOR OR 20-MIN_FIRE RATED DOOR_(R302.5.1)

ADDITIONS WHERE A PERMIT VALUATION EXCEEDS \$1.000

*PC = CALIFORNIA PLUMBING CODE

*MC = CALIFORNIA MECHANICAL CODE

SPACE EXTERIOR WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE VENTILATION

ROOF SLOPE:

FLAT TO 6:12

WATER HEATER VENT AND ACCESS REQUIREMENTS

RECOMENDATION

Revisions Scale Drawn Checked Job No Date

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