

# CITY OF STANTON

## RESIDENTIAL PLAN REVIEW LIST

PLAN CHECK NO.: \_\_\_\_\_ PROJECT: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_ OCCUPANCY: \_\_\_\_\_

PROJECT DESCRIPTION: \_\_\_\_\_ TYPE OF CONSTR.: \_\_\_\_\_

1ST REVIEW BY: _____	DATE: _____	CORRECTIONS	APPROVED
2ND REVIEW BY: _____	DATE: _____	CORRECTIONS	APPROVED
3RD REVIEW BY: _____	DATE: _____	CORRECTIONS	APPROVED
4TH REVIEW BY: _____	DATE: _____	CORRECTIONS	APPROVED

**INSTRUCTIONS**

- A. This plan review has been made to verify conformance to minimum requirements of codes adopted by the City of Stanton. The 2001 California Standards Code was utilized for the plan check. Codes used are 2001 California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), and 2004 California Electrical Code (CEC) & City Ordinance.
- B. The circled items below require correction or clarification before this plan check can be approved for permit issuance. Return all correction material when resubmitting.
- C. Note on this correction sheet or on a separate sheet the location of the completed correction. (i.e. Sheet No., detail, etc.).
- D. Applications for which no permit is issued within 180 days following the date of Application shall expire by limitation. A one-time extension of 180 days may be granted upon written request. (CBC 106.4.4)

**ADMINISTRATIVE**

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| <ul style="list-style-type: none"> <li>1. The following clearances or approvals are required before a building permit can be issued:               <ul style="list-style-type: none"> <li>a. Planning Department.</li> <li>b. Obtain Orange County Fire Authority Approval.</li> <li>c. City Engineering Services.</li> <li>d. Grading and/or Rough grade release.</li> <li>e. Geotechnical Report Review</li> <li>f. School District fees</li> <li>g. Park fees</li> <li>h. Sewer fees.</li> </ul> </li> <li>2. The following are required at the time of permit issuance:               <ul style="list-style-type: none"> <li>a. Three complete sets of plans.</li> <li>b. Soil report – 2 copies.</li> <li>c. Structural calculations – 2 copies.</li> <li>d. Title 24 energy calculations – 2 copies.</li> </ul> </li> <li>3. Valuation is low. It should be \$ _____. Correct the application and pay a supplemental plan check fee.</li> <li>4. Note on plan: Separate permit(s) is/are required for accessory building, patio covers, fences, swimming pool, retaining wall, demolition, etc.</li> <li>5. Revisions to the plans and structural calculations shall be made on the original set and new copies of the plans and structural calculations submitted.</li> <li>6. All sheets of the final plans shall bear the signature of the person who prepared the plans.</li> <li>7. All sheets of the final plans, and front sheet of the structural calculations, documents and reports prepared by a civil or structural or architect shall bear the signature and stamp of the professional engineer or architect and the expiration date of the registration.</li> <li>8. Civil or structural engineers shall include the date of signing and stamping immediately below or next to the signature and stamp.</li> </ul> | <ul style="list-style-type: none"> <li>a. Job street address.</li> <li>b. Owner’s name and address.</li> <li>c. Name, address and telephone number of person who prepared the plans.</li> <li>d. Legal description (A.P.N.).</li> </ul> |
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| <ul style="list-style-type: none"> <li>9. Provide a statement on the title sheet of the plans that this project shall comply with the 2001 CBC, CMC, CPC and CEC, 2005 T-24 Energy Conservation Regulations and City Ordinance.</li> <li>10. Note on Plans:</li> </ul> | <ul style="list-style-type: none"> <li>11. Provide a Building Code Data Legend on the title sheet. Include the following code information for the building proposed if not already shown on the plans:               <ul style="list-style-type: none"> <li>a. Occupancy:</li> <li>b. Type of Construction:</li> <li>c. Sprinklers: Yes or No</li> <li>d. Floor Area:</li> </ul> </li> <li>12. Provide with each set of plans:               <ul style="list-style-type: none"> <li>____ Vicinity Plan.</li> <li>____ Drawing Index</li> <li>____ Site Plan.</li> <li>____ Roof Plan.</li> <li>____ Floor Plan.</li> <li>____ Construction Section(s).</li> <li>____ Foundation Plan / Floor Framing / Roof Framing.</li> <li>____ Two Elevations.</li> <li>____ Architectural Details.</li> <li>____ Structural Details.</li> <li>____ Fire Sprinkler Drawings. (Or note on the plans as a deferred submittal to Fire Department)</li> </ul> </li> <li>13. Completely dimension all rooms.</li> <li>14. Identify all rooms the plans.</li> <li>15. Identify door &amp; window types.</li> <li>16. Show the North arrow on the plans.</li> <li>17. Provide project description or scope of work on cover sheet of the plans.</li> <li>18. Provide a legend for existing walls to remain, to be demolished and for new walls.</li> <li>19. Provide house street number visible and legible from street.</li> <li>20. Deferred submittals shall have prior approval of the building official. The architect or engineer of record shall list all deferred submittals on cover sheet and note on the plan: “Deferred submittals to be reviewed by project architect or engineer of record and certified prior to submittal for plan review.</li> </ul> |
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**GENERAL**

21. Submit engineering calculations for vertical and lateral loads prepared by a registered a civil, structural engineer or architect.
22. Delete or omit all details and notes not applicable to this project.
23. See the plans and structural calculations for additional comments and clarifications. (in red ink) Please return the marked-up plans and calculations with your submittal. Additional plan checks cannot proceed without them.

**SITE PLAN**

24. Provide fully dimensioned site plan drawn to scale. Show, location, size and use of all structures on the lot and property line walls. Identify property lines, lot dimensions, distances from building to property lines and property line to street centerlines.
25. Show existing and proposed contours/spot elevations to indicate general site slope and drainage pattern.
26. Provide a note on site plan: "Finish grade around the new structure/addition shall be sloped away from the building for drainage purposes."
27. Show all finish floor elevations and height of building.
28. On site plan delineate all projecting elements, and show distance to property line, or adjacent structures.
29. Note on the site plan: "The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system."

**FIRE SPRINKLERS**

30. All new R-1 and R-3 Occupancies shall be equipped with an approved automatic residential sprinkler system. Residential or quick-response standard sprinkler heads shall be used. If the value of reconstruction or renovations exceeds 75% of the value of the existing building, the entire building shall have fire sprinklers. {Municipal Code} Submit fire sprinkler plans directly to OCFA.

**LIGHT & VENTILATION**

31. Eave projection directly over required exterior openings used for light and ventilation shall be 30" from property line. Other eave projections to be minimum 24" from property line. (CBC 503.2.1 & 1204).
32. Buildings more than two stories in height, the minimum width of the yard shall be increased at the rate of 1 foot for each additional story. (CBC 1203.4.2).
33. Habitable rooms shall be provided with natural light by means of exterior glazed openings with an area not less than 1/10 of the floor area with a minimum of 10 s.f. (CBC 1203.2) Provide for \_\_\_\_\_
34. Habitable rooms shall be provided with natural ventilation by means of openable exterior openings with an area of not less than 1/20 of the floor area of such rooms with a minimum of 5 square feet. (CBC 1203.3) Provide for \_\_\_\_\_
35. Bathrooms, water closet compartments, laundry rooms and similar rooms shall be provided with natural ventilation by means of openable exterior openings with an area not less than 1/20 of the floor area with a minimum of 1.5 s.f.
36. Provide mechanical ventilation connected directly to the outside capable of providing five air changes per hour in bathrooms, water closet compartments, laundry rooms and similar rooms. (CBC 1203.3)
37. Minimum height of ceilings in habitable rooms is 7 feet 6 inches and in other areas 7 feet. Show ceiling heights of all rooms. (CBC 310.6.1)

**MEANS OF EGRESS**

38. Provide exit door with a minimum width of 3'-0" and height of 6' - 8". (CBC 1004.6)
39. All bedrooms, basements or rooms used for sleeping shall have emergency rescue windows or doors. (CBC 310.4):
  - a. Minimum net clear opening of 5.7 square feet.
  - b. Minimum net clear opening width of 20 inches.
  - c. Minimum net clear height of 24 inches.
  - d. Windowsill height of not more than 44 inches above the floor.
 Provide emergency egress for: \_\_\_\_\_
40. Provide emergency egress from basement shall have a window well. Window wells shall comply with the following:
  - a. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 s.f. with a minimum dimension of 36 inches.
  - b. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches
41. Provide two means of egress from:
  - a. Second floor or basement if occupant load is more than 10.
  - b. Floors above the second story, except third floor or roof deck less than 500 sq. ft in R-3 Occupancy.
42. Provide and show smoke detectors in each hallway leading to sleeping rooms in each sleeping room of new and existing construction, on top of stairway, and in each story. In new construction detectors to be hard wired with battery back up. UBC 310.9.1.4. Detectors shall be interconnected to sound at the same time.
43. Provide a landing on each side of the door. (Minimum 36" deep x width of door). A door may swing over landing that is not more than 1" below threshold. (CBC 1003.3.1.6)
44. Doors that provide direct access to the swimming pool shall be provided with a barrier per City Ordinance.
45. Show stairways and landings. (CBC 1003.3.3)
  - a. Maximum rise of 8" and minimum run (tread) of 9". (CBC 1003.3.3.3)
  - b. Minimum width of 36". (CBC 1003.3.3.2)
  - c. Minimum headroom of 6'-8". (CBC 1003.3.3.4)
  - d. Handrail shall be 34"-38" above the nosing of treads.
  - e. Intermediate balusters shall be spaced such that a sphere 4 inches in diameter cannot pass through.
  - f. Handgrip, cross-section dimension 1 1/4" min.-2" max. Sec. 1003.3.3.6
  - g. Provide design of the stair stringers to support a uniform live load of 40 p.s.f.
46. Enclosed usable space under stairway requires 1-hr. construction on enclosed side. (CBC 1003.3.3.9)
47. Detail and dimension winding stairways, circular stairways and spiral stairways. (CBC 1003.3.3.8)
48. Spiral stairway shall not serve as required exit for area exceeding 400 sq. ft. (CBC 1003.3.3.8.3)
49. Submit shop drawings for spiral stairway showing compliance with Section 1003.3.3.8.3.
50. Provide 36" high protective guardrail for decks, porches, balconies and raised floors (more than 30" above grade or floor below), and open side(s) of stair landings. Openings between balusters/rails shall be less than 4". (CBC 509)
51. The glass railing shall comply with one of the following:
  - a. In-fill Type.
    - i) Glazing shall be minimum 1/4 inch safety glazing supported on 4 edges per CBC 2404.1.

- b. Baluster Type.
  - i) Provide design & details. See structural.

## **ROOFS**

- 52. Provide roofing specifications and show roof pitch. Specify manufacturer and ICC ES number.
  - a. Class A roofing assembly is required for all new construction, additions and re-roofs.
- 53. Provide minimum 2% slope at flat roof and deck. UBC 1506.1.
- 54. Provide roof drains and overflow. Over-flow to be piped separately. Show size on the plans. UBC 1506.3.
- 55. Specify weight of clay or concrete roof tiles.
- 56. Dimension eaves overhangs on the roof plan and setback from the property line on the site plan.
- 57. Specify manufacturer and ICC ES number for skylights.
- 58. Show on plans the required attic ventilation area and the attic ventilation type, size and location provided. (CBC 1505.3)
- 59. Show location of 22"x30" or 30"x30" attic access with mechanical equipment in the attic. (CBC 1505 & CMC 909.2)
- 60. Exterior decks, balconies, and stairways sealed underneath shall be waterproofed. Specify materials and provide ICC ES number. (CBC 1402.3)

## **GARAGE AND CARPORT**

- 61. The following are required for attached garage/carport:
  - a. Specify makeup of 1-hr. fire-resistive construction on the garage side for walls, ceilings, posts and beams of garage adjacent to or supporting residential uses. Minimum 5/8" Type X G.B. @ 2x framing or 2 layers of 5/8" Type X G.B. @ manufactured trusses. (CBC 302.4 and Table 3-B)
  - b. All elements inside the garage supporting stories above shall have 1-hr. protection. (CBC 302.4)
  - c. Self-closing, tight-fitting, solid wood 1-3/8" thick door or a 20-minute rated door at openings to dwelling. (302.4)
  - d. Doors from garage not permitted to open into room used for sleeping. (CBC 312.4)
  - e. Provide 26 gauge steel duct in garage, if it penetrates 1-hr. separation. (CBC 302.4)

## **CONSTRUCTION**

- 62. Exterior walls within 3 feet of property line shall be of one-hour fire resistive construction. Show detail on the plans.
- 63. No openings are permitted within 3 feet of property line.
- 64. Provide parapet at walls within 3 feet of property line. Provide detail of construction per CBC 709.4.
- 65. Combustible eave overhangs within 3 feet of property line shall be of one-hour fire-resistive or heavy timber construction conforming to Section 605.6. Show detail on the plans.
- 66. Fire blocking, vertical or horizontal, shall conform to Sec. 708.2. Clarify.
- 67. Specify exterior wall covering over weather-resistive barrier. (CBC 1402.1)
- 68. Exterior Lath: Provide two layers of Grade D paper over all wood base sheathing. (CBC 2506.4)
- 69. Show a weep screed for stucco at the foundation plate line a minimum of 4 inches above earth or 2 inches above paved areas. (CBC 2506.5)
- 70. For factory built metal fireplace specify: Manufacturer, model and approval number from a recognized testing agency.
- 71. Show true cross section of masonry fireplace:
  - a. Show vertical reinforcement.
  - b. Seismic anchorage to floor and roof per 3102.4.3
  - c. Clearance to combustible material shall be 2 inch clear.
  - d. 12-inch clearance from firebox to combustible face.
- 72. For fireplace chimney show the following on the plan:
  - a. Chimney shall extend 2 feet above roof/wall within 10 feet. (Table 31-B)

- b. Provide factory listed spark arresters and shrouds at chimney terminations. (CBC 3102.3.8)
- 73. Show an approved veneer detail per CBC 1403.
- 74. Provide complete details and specifications for installation of glass block. (CBC 2110).
- 75. Elevator shafts connecting more than 2 floors shall have fire resistive construction per Table 6-A. Chute and dumbwaiter shafts in Type V construction shall be protected per Section 711.6.
- 76. Wall covering shall be cement plaster, tile or approved equal to 70 inches above drain inlet at showers or tub with showers. Materials other than structural elements to be moisture resistant. (CBC 807.1.3 and 2512)
- 77. Provide under-floor ventilation opening size and locations equal to 1 square feet for each 150 square feet of underfloor area. (CBC 2306.7).
- 78. Safety glazing or tempered glass is required in hazardous locations per Section 2406.4. Provide safety glazing at: \_\_\_\_\_

## **TITLE 24 ENERGY REQUIREMENTS**

- 79. Submit forms and calculations.
  - a. Incorporate all of the requirements of the energy analysis into the plans.
  - b. Provide the CF-1R & MF-1R forms on the plans.
  - c. Have all of the required signatures on the CF-1R.
  - d. Check off applicable mandatory features on the MF-1R forms. Note the design insulation values on the MF-1R form if it exceeds the minimum values.
- 80. New Buildings:
  - a. Prescriptive Approach: Supply all necessary forms on plans. Forms for Package D include:
    - i) WS-4R
    - ii) WS-5R
    - iii) WS-3R
    - iv) WS-2R
  - b. Performance Approach:
    - i) Submit computer performance package using one of the following certified programs:
      - a) Micropas 6.01
      - b) Energy Pro 3.1
      - c) Calres Version 1.4
    - ii) Coordinate the following information with the architectural drawings:
      - \_\_\_Orientation
      - \_\_\_Area
      - \_\_\_Floor Construction
- 81. Additions and Alterations:
  - a. Prescriptive Approach:
    - i) Additions may be prescriptive for whole house or addition alone. The prescriptive approach may not be used for existing + addition + alteration.
    - ii) Additions less than 100 sq. ft. require all components of Package D with R-13 in wall cavities and less than or equal to 50 sq. ft. of fenestration. No credit for glazing removed when using this option.
    - iii) Additions less than 1000 sq. ft. shall meet all requirements of Package D, except that the addition's total glazing area limit is the maximum allowed in Package D plus the glazing area that was removed by the addition, and the wall insulation value need not exceed R-13, or
    - iv) Additions of 1,000 sq. ft. or greater shall meet all the requirements of package D.
    - v) Alterations that add fenestration (glazing) area to a building shall be limited to a maximum 0.67 U-factor with duct testing by a City approved HERS

inspector or use the alternate to duct sealing, 0.42 U-factor windows may be used.

- b. Performance Approach:
  - i) Submit computer performance package for entire structure or the addition as a stand-alone compliance package.

- b. Water heater burner to be at 18" above garage floor if located in garage. CPC 510.1.
- c. Provide a 3" Ø steel pipe x 36" embedded in concrete slab for protection of water heater.
- d. Water heaters shall be anchored or strapped to the structure. Provide 1 1/2" x 16 gauge straps at top and bottom with 3/8" Ø. X 3" long lag bolt at each end. (CPC 510.5)

82. Mandatory Measures:

- a. Show location of fluorescent lights and switching devices for all rooms and exterior lighting. Provide a legend including manufacture and wattage.
- b. Kitchens require Form WS-5R. Show a reflective ceiling plan with a fixture schedule.
- c. Show floor, wall and ceiling insulation R- value on plans.

83. Specify the maximum flow rate standards set by the California Energy Commission:

- a. Water Closets:             1.6 GPM
- b. Showerheads:              2.5 GPM
- c. Laundry Faucets:         2.2 GPM
- d. Sink Faucets:              2.5 GPM

**ADDITIONAL CORRECTIONS**

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**PLUMBING, MECHANICAL & ELECTRICAL**

- 84. Provide heating facilities per CBC 310.11.
- 85. Show location of FAU.
- 86. Show source of combustion air to furnace and water heater.
- 87. Show how heat-producing appliances in garage will be protected from automobile damage.
- 88. Elements of appliances which create a glow, spark, or flame shall be located a minimum of 18" above garage floor.
- 89. Water closets to be 30" (min.) wide with 24" (min.) clear in front of toilet. Dimension on the plans. (CBC 2904)
- 90. Provide UFER or other approved ground per CEC 250-50. Specify or detail specific requirements on the plans.
- 91. Show size and location of electrical service and panels.
- 92. At least one wall switch-controlled lighting outlet shall be installed in every habitable room, in bathrooms, hallways, stairways, attached garages, and detached garages with electric power, and at outdoor entrances or exits.
- 93. Provide receptacles on walls over 2 feet wide, within 6 feet of openings and so that no point along wall is more than 6 feet from a receptacle.
- 94. Provide at least one outside weatherproof 120-volt receptacle at front and back of dwelling unit. (CEC 210-52(e))
- 95. Provide G.F.C.I. protection to all 120 volt, 15 and 20 amp receptacles installed outdoors, in bathrooms, in basement, at counter top surface, and garages. Exception: Single outlet receptacles in garages utilized for a fixed or stationary appliance. (CEC 210-8(a))
- 96. Provide A.F.C.I. protection for bedroom circuits.
- 97. Provide at least one receptacle in garage or basement in addition to any receptacle provided for stationary appliances. (CEC 210-52(f))
- 98. Provide at least one receptacle outlet in bathroom within 36 inches of each sink.
- 99. Provide bathroom a minimum of (1) 20-amp circuit receptacle outlet. Such circuit shall have no other outlets. This circuit may serve more than one bathroom (CEC 210-52(d)).
- 100. In the kitchen and dining area, a receptacle shall be provided for each counter space wider than 12" so that no point is more than 24" from an outlet. (CEC 210-52(c))
- 101. Show clothes dryer moisture exhaust duct (min. 4" diameter) to the outside and equip with a back-draft damper. Duct length is limited to 14' with 2 elbows.
- 102. Show location of the water heater on the plans: Provide the following information on the plans:
  - a. Show combustion air, venting, location, drain pan and line per Chapter 5, CPC and Section 608.5.