# City of Campbell — ADU - Addition - Remodel

Building Inspection Division
Phone: (408) 866-2130
70 North First Street
Campbell, CA 95008

*This is a typical plan check template for an Addition/Remodel of an existing home in the City of Campbell. It lists typical notes and design areas that will be reviewed upon permit application. Certainly there can be other factors and areas that may need additional design, but the template offers some education and is a good list of what the plan reviewer will be looking for. For a Word document copy of this memo, contact, BobL@campbellca.gov*

March 31, 2025

Permit Application#: BLD Address:
Scope of Project: Addition/Remodel
Type Permit: New Single Family Residential Construction – Addition/Remodel
Occupancy: R-3/U Type Bldg: VB APN:

**Documents or Actions Required** (forms available in "Handouts" www.ci.campbell.ca.us)

| | |
|---|---|
| [ ] Demolition permit | [ ] Completed |
| [x] Acknowledgement Statement | [ ] Received |
| [x] West Valley Sanitation District approval (408) 378-2407 | [ ] Received |
| [ ] Special Inspection checklist | [ ] Received |
| [x] Structural Design | [ ] Received |
| [ ] Truss Design- Stamped (if mfg trusses will be used) | [ ] Received |
| [ ] Soil Report (if in excess of presumptive 1500 psf design load) | [ ] Received |
| [x] Green Halo Account (waste management) | [ ] Received |
| [ ] Classification of New vs. Remodel (NvR) | [ ] Applied for |
| [x] Title-24 Energy Report | [ ] In Planset |
| [x] Clean Bay – Santa Clara Valley Pollution Control | [ ] In Planset |
| [ ] Park Fees call Public Works Department (408) 866-2164 | [ ] Paid |
| [ ] School district payment for developer fees | [ ] Paid |

[x] an x in the box indicated the requirement is applicable to this project.

Time needed for a plan review is a factor of, the quality, completeness, and organization of the drawings along with the time and abilities of the plans examiner, and certainly the complexity of the project. Our objective at Campbell is to zip these projects through to permit quickly.

My Government Online (MGO) is the permitting software we use to manage the project files and issue building permits. The system will be the document depository and organize all plan check actions, approvals, revisions, fees, and inspections.

From our website www.ci.campbell.ca.us get to → Community Development → Building Inspection Division → Application Center to begin the online application. You may choose from about 80

different type permits that are grouped into 10 *Application Categories*. Read the *Application Guide* as it will list the required documents as well as the required naming of files and provide links to design elements. Upload your drawings and any calculations or documents that are listed on the *guide* and be sure to including a completed *Acknowledgement Statement.* When we receive the application, we will review it. If some of the documents are missing or not named correctly, we will return it for adjustment. After acceptance, we will assess plan check fees that may be paid online and then proceed with the routing process (Fire, Planning, PW, etc.).

All of the plans and documents are to be uploaded into your cloud-based project file accessible through your customer portal of My Government Online.org (MGO). When the files are uploaded, we receive a notification that an action has taken place. You may view agency actions and comments and the status of plan check approvals through your customer portal.

[x] Residential additions over 500 SF are subject to School fees. Contact the Building Division (408) 866-4130 to obtain fee payment forms and pay fees directly to the school district(s).

[x] With multiple agencies conducting plan review, it is common to have redundant comments or sometimes conflicting comments. Contact Campbell's Building Department with any questions or explanations desired. If there is a comment regarding a missing note and the reviewer simply missed it, state the location in the response letter. Clouding is not required for plan check comments. Clouding is reserved for revisions after the project has been permitted.

[ ] Extensive addition-remodels may be required to go through a "Building Official Determination" to classify the design as either an addition-remodel or a new home.
The New vs. Remodel (NvR) classification will lay a responsibility onto the owner and builder to adhere to the agreed upon terms of design. All NvR projects are required to place the following warning note on the cover sheet and any demolition sheets with conspicuous placement. See https://www.campbellca.gov/1135/Building-Handouts-and-Forms

[ ] For projects that have gone through the NvR process, Add this cautionary statement to the cover sheet with bold and conspicuous placement:
**Warning !** *If a project has been classified as an **Addition & Remodel**, the plans submitted will be compared during construction. If more walls or roof are removed or altered than approved, the construction classification could be changed from **Addition & Remodel** to **New Home.** If the classification is changed to **New Home**, the project will be stopped and require a new submittal under the requirements of **New Home**, which is subject to more stringent energy codes, rooftop solar, loss of gas appliances, increased engineering, increased Planning and Public Works requirements, fire sprinklers, increased fees, and landscape design. Normally, the time needed to make the mid-project application and get back to work is about a year.*

[ ] Plans that contain two or more projects that will be issued two or more permits, such as a home with an ADU, will need to generate two sets of drawings. A few sheets, such as site plans and details may be shared but each set must be sanitized to not include elements that will not be part of the specific permit or another address. X-out any views, details, or notes that are not applicable to that specific scope of Work.

[ ] Age-In-Place: A bathroom remodel will trigger CRC R328 Age-In-Place requirements that support a homeowner's ability to remain in their homes into their senior years and for the homes of younger family members the opportunity to care for aged parents. Add the following notes:

a. R328.1.1: Place 2x blocking in the shower and behind the toilet for the future installation of grab bars.
b. R328.1.2: Place all new general electrical outlets within the reach range if 15" Above the Finish Floor (AFF) and not to exceed 48" AFF.
c. R328.1.3: At least one bathroom and one bedroom door on the entry level shall provide a doorway net clear opening of not less than 32" measured with the door positioned at a 90 degrees (normally would require a 34" door). If there is no bed or bath on the 1st level, the requirement moves to the 2nd level.
d. R328.1.4: Doorbells, thermostats, fan switches and similar control devices shall be placed within the reach range of 15''→48" AFF.

[ ] A Jr. ADU and regular ADU whether attached or detached are required to provide a means to cook and prepare meals. There is no minimum or maximum size or array for the appliances. ADU's must have ready access to the electric panel, water shut-off, water heater shut-off, heating and air conditioning shut-off and thermostat. ADUs have the same design and habitability requirements as a single family home. A JADU has a series of softer requirement such as an efficiency kitchen, shared elements with the main home and reduced fire separation requirements from the main home.

[ ] ADU's and Jr.ADU's will be issued separate addressing consisting of the anchor property address numbers with a -B (ADU) or a -C (JADU) afterwards. The addressing process will notify the post office, police, fire and Santa Clara Tax Assessor.

[ ] A home or ADU may not use a sewage ejector to flow the waste but rather a gravity slope to the sewer main lateral. If the main home has a back flow device, the ADU would connect downstream of the device in order to reduce the potential of flooding the main home with sewage. Clean outs are required: 2 feet from the ADU at the building drain, end of line in the back of the ADU, every 100' distance, or right angle bends.

[ ] Per CMC 21.23.040, A Jr ADU must have an exterior entry/exit door and a door into the primary residence. It cannot exceed 500 sf. Bathroom facilities may be shared with the main house or not.

[ ] Some of our larger projects, or new homes, or complex engineering type projects will be sent to a third party plans examiner for plan review. If there is a questionable comment or a comment that needs further explanation, email the 3rd party reviewer along with BobL@campbellca.gov

[ ] On the Cover Sheet, list the building codes that this project was designed against.
When a building is designed, the designer must decide which code standard that building will be designed against. A design using the *California Building Code (CBC)* can be for any type of building or occupancy. A design using the *California Residential Code (CRC)* will be limited to Conventional Light Frame construction, essentially normal homes without irregular shapes or features such as heavy beam loadings, cantilevers, or metal superstructures. The chosen code is an either-or because a building cannot be designed using both codes. There are some differences and limits.

| **Ca Building Code (performance)** | **Ca Residential Code (prescriptive)** |
|---|---|
| Any and all sizes of buildings | Max 3 stories |
| Any and all Occupancies | Only R-3 and R-3.1 (Residential) Occupancies |
| Any and all Types of Buildings | Only non fire rated |
| Any Structural Loads | Max 15# dead load, 40# live load, |
| Any truss span | Max 40' truss span |
| Any ceiling height | Max 11'-7" ceiling height |
| Any wind speed | Max 110 mph wind speed |

The *Residential Code* is for simple buildings and the code will provide a prescriptive list of tables, and details to be used in the design, it does not offer much flexibility, but it does provide simple design elements for someone who is not a registered *design professional* (architect or engineer). The CRC introduces the concept of *braced walls* that replaces the CBC concept of *shear walls.* Chapter 6 explains braced walls in detail and offers many tables where designers can design for lateral resistance, compression, and uplift without getting too deep into the engineering. If lumber is designed through a Res-Code Table (floor joist or rafter spans), include the Table reference in the notation for the size of the lumber or simply image the table on the drawings. The *Res-Code* also includes chapters on presumptive soil loads, standard foundations, wood framing, span tables, decks, solar, fire prevention, masonry, and wood/metal framing and roofing. An architect or engineer or home designer may use the CRC but non-licensed designers will be limited to single story buildings.

The *Building Code* is for any building that could be constructed and used for any use. Type construction materials could be wood, metal, masonry, concrete, glass, adobe, hay bale, sod or just about any material or method that could be considered. Occupancies could range between storage, residential, hotels, commercial office, restaurants, sporting events, schools, hospitals, or high rise. A non-licensed designer would be advised to stay with the Res Code. If you elect for an engineered design, include a stamped engineered set of: Foundation Plan, Framing Plan, Shear Plan, Roof Framing Plan, Truss layout plan, and any special inspection requirements made by the engineer. All stamps are to be e-signed.

*Special Inspection* will normally be required for

a. Concrete specified to be 3000 psi or above
b. High strength bolting or slip critical hold down bolting
c. Dowling
d. Special shear panel, moment frames, ABWPs, and fastening
e. Field welding and fabrication
f. Any other element required by CBC Chapter 17 or by request of the Engineer of Record (EoR).

Documenting the Special Inspection requirements of the project can be satisfied by using Campbell's *Special Inspection* form https://www.campbellca.gov/1135/Building-Handouts-and-Forms or creating a Table with detailed notation on the cover sheet and/or the engineering cover sheet, listing exactly what engineering elements will need special inspection. If the *Special Inspection* form is used, image that form into the structural sheets. If the architect or engineer is to act as the special inspector, include notations from CBC 1704A.2.1 authorizing the designer of record as a special inspector on the first structural sheet.

Plan organization and Required Elements for a Set of Design Drawings

1. The Cover Sheet shall include:
    a. Legal job address
    b. APN (assessor's parcel number)
    c. Name, address, phone, email of owner, architect, engineer, and designer
    d. Applicable building codes (CBC or CRC, Plum, Elect, Mech, Energy, Cal Green, and Campbell's Municipal Code
    e. Type of construction (VB), occupancy classification for single family home with garage(R-3/U)
    f. Date of drawings
    g. A **Drawing Index** that identifies where to locate: Site Plan, Floor Plans, Roof Plan, Elevations, Details, Energy Report, Mech, Elect, Plumb (MEP), Window and Door Schedule.
    h. State if the home has a NFPA 13D fire sprinkler system in place.
    i. A **Deferred Submittal** heading
    j. Add notation: *Construction hours shall be 8-5 M-F, 9-4 Saturdays, No Work Sundays or Holidays*
    k. Add notation per Cal Green 4.50: *There shall be no use of products, materials, paints, solvents, primers, caulks, or glues that exceeds California's limit on Volatile Organic Compounds (VOC)*
    l. Add notation per R408.5: *All construction debris shall be removed from the crawlspace and attic areas*
    m. Add Notion per Campbell's Municipal Code: *Address numbers shall be a minimum of 6" high, ½" wide, placed visible from the street*
    n. Add notation per R401.3: *Finish grade shall be 5% away from foundation and have sufficient slope to retain storm water on-site and not to flow to the neighbor's property or to the street.*
    o. If a soils report was part of the structural design and required an excess of the presumptive soil load of 1500 psf, Add Notation: *The soil engineer shall be retained to provide observation, compaction, and testing services during the grading and foundation phase of construction to verify elements of the soils report. Site visit reports shall be submitted to the Building Department Inspector of Record (IOR).*
    p. Add Notation: *Construction site must comply with CFC Chapter 33, Fire Safety During Construction that will include protection from: temporary heating, flammables, combustible materials, open flame, spark production, access and egress, water supply and portable fire extinguishers for minor fire suppression.*
    q. Add Notation: Per *Mandatory Measures of Cal Green*, *The builder shall supply to the homeowner a luminaire schedule as well as an Owner's Manual for all appliances and fixtures and products used in the build.*
    r. The Scope is an important element of the design drawings. If the scope does not completely list the indented work for the project and the discrepancy is discovered during an inspection, a resubmittal, revision, and/or a re-definition of the type project may be required. These actions can create a 'STOP WORK' until the documents align with the build and often incur additional fees. Review the *Scope* and edit if necessary, considering: New or altered or remodeled: windows, doors, HVAC, water heater, skylights, kitchen & baths, lighting, roofing etc.
    s. Every city or region has specific design elements that dictate a level of structural resistance. This information is located in Chapter 3 of the CRC and commonly titled,

*Table 301.* The values of each category are used in the corresponding design tables. Campbell's Table 301 is as follows and shall be used in the design process.

| | |
|---|---|
| Ground Snow Load | 0 |
| Wind Design Speed | 95mph |
| Wind Design Topographical Effects | None |
| Wind Design Special Considerations | None |
| Seismic Zone | D2 |
| Termite Damage | Heavy |
| Soil Bearing Capacity | 1500 PSF |
| Winter Design Temperature | 40-59F |
| Summer Design Temperature | 59-80F |
| Ice Barrier Underlayment | Not Required |

*t.* Waste Managemnt Plan: Every construction project is required to have a Waste Managemnt Plan, larger projects with a valuation over $100K will be required to participate in the *Green Halo Program*. https://www.greenhalosystems.com/
GH is an online waste tracking program where the project owner or contractor opens an account prior to permit issue, uploades disposal receipts, and demonstrates that the waste generated by the project was recycled, reused, or disposed of in a responsible way. At the completion of the project, Campbell's Public Works Division will review the GH entries and clear the requirement. For smaller project under $100k valuation, a Waste Management Statement will satisfy the requirement. *Add the following statement to the cover sheet.*

***Waste Management Statement***

*No products may be used that exceed California's Volatile Organic Compound (VOC) limits. Construction wash-out water from concrete, mortar, tile, taping, and painting shall be done in a portable containment pool or in a lined evaporative pit. Wash-out shall not enter the storm water system. Port-a-poties must be paced in a containment tray. All sites are required to have safety fencing with signage that states: Contractor, contact information, and hours of operation. Construction hours shall be 8-5 M-F, 9-4 Saturdays, No Work Sundays or Holidays*

*Trash piles shall not be located in the front yard or visible from the street and must be removed within 5 days. Trash piles shall not contain: paints, solvents, glues, taping compound, food products, or easily recycle-able discards such as bottles, cans, plastics, or paper. Remaining trash shall be limited to concrete, wood, drywall, roofing, and assorted metals and shall be placed on top of a 10mil waterproof tarp and covered with a 10 mil waterproof tarp. Trash is best managed by using a trailer or dumpster and covering at night, because both may be placed visible from the street and need not be hauled off every 5 days. Trash shall be separated at an approved bay area disposal site such as Zanker Road or Guadalupe Recycling. Retain the receipt and keep with the permit documents, proof of recycle and disposal of the job site trash will be required using the Green Halo system, or checked and verified by the building inspector during a final inspection and before issue of a Certificate of Occupancy.*

*Failure to comply with this WMS may receive a citation of $1000 for each offense.*
*All construction debris shall be removed from the crawlspace and attic areas.*

u. Deferred Submittals: In an effort to promote faster permit issue times, some actions may be listed as a Deferred Submittal.
    i. If the Santa Clara County Fire Department requires a fire sprinkler system (check their comments), the sprinkler system is normally applied for as a deferred permit submittal. State on the cover sheet under a Deferred Submittal heading: *A permit for a NFPA 13D residential fire suppression sprinkler system shall be applied for as a deferred submittal. Submit calculations and design direct to Santa Clara County Fire Department (SCCFD), 14700 Winchester Blvd, Los Gatos (408) 378-4010. If the deferred submittal is not applied for and approved before the rough inspection phase of the project, inspections will be on hold until the submittal is approved.*
    ii. If manufactured trusses are intended to be used, state under a Deferred Submittal heading: Engineered off-site fabricated roof truss design drawings shall be submitted as a deferred submittal prior to any rough frame or trade inspections.
    iii. Campbell's Public Works Department may require an Encroachment Permit for work to the curb and gutter and possibly the sidewalk. If allowed by PW, state on sheet one under a Deferred Submittal heading: *An Encroachment Permit shall be applied for as a deferred submittal. If the deferred submittal is not applied for and before the rough trade inspections, the project will be put on-hold until the submittal is approved.*

2. Title-24 Energy
    a. Obtain a Title-24 energy report and include the pages in the plan set. Ensure the building information such as address and size are accurate along with the general scope of the project and correct appliance/energy listing.
    b. Add current 2025 Cal Green Mandatory Measures to the plan set
    c. New homes and new ADUs over 100sf are required to have rooftop solar systems.

3. Every project is required to include the standard, Santa Clara Valley Clean-Bay sheet in your plan set, downloadable from www.ci.campbell.ca.us website→ Community Development → Building and Inspection Division → Handouts and Forms → Templates This sheet explains the Best Management Practices (BPM) for storm water protection during construction. The intent of the BPM's is to Keeping construction chemicals and pollutants out of the San Franciso Bay by retaining all storm water on the project and control water from flowing through the construction trash and into the bay. Failure to comply with the requirements will result in citations (usually $1000) and halting inspections.

4. The Site Plan shall Include
    a. Building location with all setback distances to property lines
    b. Show any Public Utility Easements (PUE) Campbell's Public Works has this information. Send Inquiry to PW_Engr@campbellca.gov
    c. Show the location of electric meter and panel with the size of the panel and if the service wires are overhead or underground. Show the general direction of the wires.
    d. Show the Gas meter.
    e. Show the approximate location of the sewer line and any cleanouts or backflow prevention devices.

f. Show the water meter location and the main shut off valve at the building entrance.
g. Show all exterior appliances (generators, water heaters, A/C condensers)
h. Show all trees.
i. Show all hard surface driveways and walkways.
j. Show any hot tubs, garden sheds, or detached structures.
k. New Homes, Additions, and detached structures that will be placed near property lines will be required to have a surveyor verify the property lines prior to placing foundation concrete. Add Notation: *This project will require that a surveyor approve the foundation forms in terms of setback accuracy and floor level heights prior to placing concrete. Language for the letter must be as written as per Campbell's surveyor handout available on Campbell's website – Handouts and Forms.*
l. Show the home's water retention plan that will be in place upon construction completion to comply with CGBS Section 4.106.2. Show roof gutters and downspouts that connect to subsurface drain pipes that terminate into drywells or pop-up emitters or retention basins located in the middle of the front and/or back yards. The plan must clearly identify the actions necessary to retain all storm waters on site and not to flow to the public storm system or neighboring properties. Splash blocks are only allowed in areas 12 feet away from the property line and the flow is directed towards the center of the front or back yards.
m. Ca Fire Code, Section 504.1 requires paved access to egress doors to buildings. Be sure to show a 3' wide paved access (concrete, asphalt, or brick pavers) to the main home and any ADU's on the property.
n. If the Fire Dept is requiring fire sprinklers, the fire sprinkler and the domestic water system is limited to one shut-off valve past the meter, show that valve and the water line as it enters the building, make a note to provide freeze protection.
o. Santa Clara County Fire Department (SCCFD) will normally request fire flow information for any residential addition. Fire Flow is the water available from the nearest fire hydrant which generally, should be at least 500 GPM@20psi. To obtain the information: Email SJwater engineering.dept@sjwater.com on the subject line use: **Water Flow** (Use **ADU Water Flow** for ADUs), expect 10-15 business days for processing, status inquiries call (408) 918-7362, Required Information: Your Name, mailing address, phone, email address, project location, nearest cross street, a sketch map of the house and meter location.
p. Show all new buried piping or conduits. Show the tie-in for new ADUs as well as shut-off valve placement. Note the burial depths. Sewer piping has no minimum or maximum depth but if less than 6" burial, use cast iron piping. All pipes may share a joint trench. A buried PVC gas line will also require metallic warning tape and a 14 Ga tracer wire. A water pipe whether PVC or copper or steel is to be buried a minimum of 12" below grade but a deeper burial will offer better insulation.

| | Direct Burial | Under Concrete |
|---|---|---|
| UF Romex Wiring | 24" | 18" |
| PVC (conduit) | 18" | 6" |
| Rigid steel (gas or conduit) | 18" | 6" |

5. Foundation Plan

a. Each addition or foundation alteration will need a foundation plan that shows the existing and the new concrete foundation. The design shall include the depth and width of the footings along with the thickness and height of the stem wall. See CRC Table R403. Slab foundations must have a section detail showing the excavation, rock base, 10 mil vapor barrier, steel sizing, grade, and placement. The plan must include any dowling, anchor bolt, hold down, or strapping must show the size, grade, placement, and corrosion resistance coatings.

b. Prescriptive Stem Wall Foundation sizing with 1500psf presumptive soil pressure

| # of Stories | Below Undisturbed Soil | Wall Thickness | Footing Thickness | Footing Width |
|---|---|---|---|---|
| 1 | 12 | 6 | 6 | 12 |
| 2 | 12 | 6 | 7 | 15 |
| Slab on Grade | | | | |
| 1 | 12 | | 6 | 12 |
| 2 | 12 | | 6 | 13 |

c. Add notation per R317.3.1: *Underfloor post, sills on concrete, and exterior deck & stair superstructure shall be of pressure treated lumber; coatings for fastener, post bases, hangars, and connectors in contact with PT shall be H.D. Galvanized, Z-Max, or Stainless Steel, or rated for PT contact. The end nails of shear wall into the PT plate need to be H.D. Galvanized.*

d. Add notation per R403.1.6: ½" diameter anchor bolts embedded at least 7" into concrete (usually needing a 10" length) 6' On Center (O.C.), 12" at ends of the sill plate with 2x2 square plate washers.

e. Add notation and show per 408.4: Provide minimum underfloor access 18" x 24"

f. Add notation per R408.5: Remove all debris and construction materials from the crawlspace.

g. Add notation per R403.1.3.5: Specify the steel rebar placement. Normally two horizontal #4 bars placed in the footing and at the top of the perimeter wall, 1/2 " lap splices to be 40 diameters (20") Tie all intersections and maintain at least 2' of surrounding concrete for #4 Bars (#2=1/4", #3=3/8", #4=1/2", #5=5/8").

h. Show the bolting and hardware required of the Braced Wall or Shear Wall system.

i. For slab foundations, specify the depth of excavation, specify the gravel base, the sand base the vapor barrier (VB must be at least 10mil) as well as the steel grid and footing placement. Also specify the concrete mix. A garage slab bust have a slight positive slope through the garage door for water drainage.

j. If the electric panel will receive a Ufer ground (presumed to be a better, more reliable ground) add a note on the foundation plan for the C*ontractor to place one #4 -20' bar of steel in the lower area of the foundation and bent 90 degrees to extend past the plate line for a bonding attachment near the electrical main and sub panels.*

6. Floor Framing Plan. Show and specify the posts and girders that will support the floor and must be Pressure Treated (PT). Metal hardware or fasteners in contact with PT must be hot dipped (HD) galvanizing or other similar corrosion resistance similar to Simpson's Z-Max coating. Show and notate the floor framing size and species of lumber and all hardware that will be used in the assembly. The floor joist are not required to be PT. Ensure the floor joist lumber span complies with span Table R502. Use Table R602 for the Girder size and span. Show and notate the thickness, glueing, and fastening of the subfloor. Be sure to include, the

crawlspace access 18x24, and the venting at a ratio of 1/150. The crawlspace must be at least 18" from soil to underside of the joists and 12" from the soil to the underside of the girders. The piers that support the posts must provide at least 6" of concrete between the soil and the post base. In working the math of the minimum clearances, be sure the design will also allow space for the pier-post and the post-beam metal connectors.

7. The Existing and Proposed Floor Plan must show:
    a. All new and existing walls with notations for wall finishes (stucco , drywall etc.).
    b. Living units are required to have at least one room of 120sf, other rooms may be as small as 70sf, ceiling minimum is 7' (6'8" in bathrooms), living units 220sf minimum.
    c. Specify the size of the headers, and the number of jack studs per Table R602.7.
    d. Add notation or show a detail for stud notching.
    e. Show Details and sections for specialty supports, rafter attachment, and intersections that show a load pathway from the roof down to the foundation.
    f. Show and notate stair information per R311.7.5 regarding: rise 7.75 max, run 10" min, closed fronts, handrails 34-38", grip-able handrail terminating 12: past the last stem and returned to the wall with landings at each end. Place fire resistance 5/8 drywall under stairs.
    g. Identify the nailing schedule or include Table R602.3 in the plan-set.
    h. Show and notate the wall separating the garage and home must be a modified fire wall consisting of 1/2 " drywall on each side with penetration protection from foundation to roof. *insulated, metal electric boxes (16 sq in max) shall not total more than 100 sq in within a 100 sq ft area. Junction boxes on opposite walls shall have 24" separation. The subfloor and attic separation only need to be draft walls constructed of one single layer of Type X, ¾ ply, or corrugated metal. Any passage door into the garage shall be solid core, self closing, with weatherstripping and a threshold.*
    i. The main home and an attached ADU are required to have 1 hour fire separation (1/2 hour for homes with a 13D fire sprinkler system) from each other per CBC 420.2 and 708. The separation wall must extend into the crawlspace and the attic space. Add notations to ensure: *floor and ceiling fireblocking and the separation wall to be 5/8" finished sheetrock on each side, concrete-to-rafters, insulated, metal electric boxes (16 sq in max) shall not total more than 100 sq in within a 100 sq ft area. Junction boxes on opposite walls shall have 24" separation. The subfloor and attic separation only need to be draft walls constructed of one single layer of Type X, ¾ ply, or corrugated metal.*
    j. Provide a window schedule or note on applicable windows to identify glazing subject to tempered safety glass requirements per R308.4 and identify an egress window in each bedroom per R310. *A ground floor egress window will have a net clear opening of 5.0 sf, 24" min height, 20" minimum width, a sill height not to exceed 44", smooth opening*. *A second floor egress window will have a net clear opening of 5.7 SF.*
    k. Per Table 302.1 CRC, Any wall less than 5' from the property line requires a 1-hour fire rating. Any overhang less than 5' but not more than 2' does not req a fire rating but does require solid 2x blocking and may not have venting. Any overhang less than 2' from the property line requires a 1-hour fire rating.

8. The Braced Wall Plan may be joined with the Existing and Proposed Floor Plan:
    a. Identify the Braced Wall lines per All new and, drywall etc.)

b. Identify the Bracing Method per R602.10.4 (LIB, DWB, WSP, CS-WSP etc.) Although some older and less effective methods are listed in the Table, stay with plywood or OSB Wood Structural Panel sheathing- either WSP, or Continuous-WSP (all walls).
c. Specify the nailing schedule of each panel set.
d. Dimension the length of each panel
e. Identify the Alternate Braced Walls and portals, specifying the hold down, the foundation connection, the strapping, sheathing, and the nailing.
f. A heavier roof, taller walls, or many large windows will requires more braced walls.

9. The Roof Framing Plan shall include:
   a. The slope of all roofs.
   b. The rafter size, species and placement.
   c. Show and specify all metal connectors and fasteners.
   d. Show a rafter to top plate connection detail.
   e. Show a venting calculation 1/150.
   f. Specify the sheathing and eve and soffit materials.
   g. Show and specify all blocking.
   h. Cross check the energy report to see if the project requires a cool roof.
   i. Specify the type of roofing and the fire rating class.
      i. Class A- Highest fire resistance (Slate, concrete, tile and some asphalt)
      ii. Class B- Moderate fire resistance (most asphalt type shingles)
      iii. Class C – Basic light fire resistance (thin asphalt shingles and wood shakes)

*10.* Mechanical Electrical & Plumbing: Provide an MEP plan or bundle a floor plan as an FMEP, or provide separate Mechanical, Electrical, and Plumbing plans, edit the Sheet Index for easy reference location. The plan/s should include:
**All** MEP notations categorized and numbered or lettered
**Mechanical**
   *a.* Show the attic and subfloor access.
   b. Show all condensers, exhaust fans, appliances, or fixtures
   *c.* Show the HVAC system and make note of the type energy to be used, if it is located in the attic it shall comply with Section 304.1 CMC. It shall include a service platform, catwalk to the scuttle, lighting, and 110V power. Weight of the unit and a service tech may exceed the loading of the ceiling unless located under support walls, consider the doubling of ceiling joists.
   d. Add notation: *Bathrooms require 50 cfm minimum humidity controlled exhaust fans (by fan or switch) ducted to the exterior per R405.6. and be switched separately from lighting systems.*
   *e.* Add notation: *The required airflow for a range hood for different size homes 750sf- 160 cfm, 750-1000sf- 130cfm, 1000-1500+sf- 110cfm*
   f. Add notation (per CEC 150): *Kitchen hood vent to have damper and be ducted to the exterior with smooth wall sheet metal per mfg's installation requirements*. *Exhaust fan must provide a minimum of 100 cfm.*
   g. Provide a ventilation calculation and specification on the MEP per CRC R408.1 (underfloor) and R806 (attic) as well as access locations and size of scuttle.
   *h.* Add a notation on the mechanical plan regarding clothes dryer exhaust vent per 504.3 2016 CMC: *The dryer moisture exhaust duct shall not exceed 14' min of 4" dia*

*with a backdraft damper to be metal or moisture rated PVC with a smooth interior surface w/o screws. Duct shall terminate at least 3' from openings into the building.*

**Electrical**

i. Show the attic and subfloor access.

j. If a panel upsize or additional circuits will be added to an existing electrical panel, include a wire fill calculation for the panel to ensure there is space for additional wiring. In lieu of a wire fill calculation, every project is encouraged to upsize to a 200a panel.

k. Per Article 250.52 CEC, Identify the panel ground to be either of the following.
   i. A concrete encased 20' steel rebar (Ufer ground) or
   ii. (2) 5/8 x 8' diameter copper ground rods spaced 6' apart

   If the panel will receive a Ufer ground (presumed to be a better, more reliable ground) add a note on the foundation plan for the C*ontractor to place one #4 -20' bar of steel in the lower area of the foundation and bent 90 degrees to extend past the plate line for a bonding attachment.*

*l.* Show *A 120V receptacle shall be placed within 3' of a water heater* and *within 25' of an A/C condenser*

m. Show (per CRC 314.2.2) *Hardwired smoke detection is required in each bedroom, <u>Combination</u> Smoke and Carbon Monoxide detection is required outside each bedroom and on each floor.*

n. <u>Add Notation</u>: *General wall outlets and switches shall be placed min 15" max 48" from finished floor (AFF) (Age-In-Place)*

o. <u>Add Notation per CEC Art. 406.12</u> : *All new and replaced duplex receptacles over 66" above the finished floor, shall be listed "tamper-resistant receptacles".*

p. <u>Add Notation per Art. 210.12 and 210.8 CEC 2016</u>*: <u>Arc fault (AFCI)</u> required in family rms, dining rms, parlors, libraries, dens, bedrooms, sun rooms, rec rms, closets, and hallways and lighting. <u>Ground fault (GFCI)</u> is required in bath rms, garages, accessory areas, exterior, crawlspaces, basements, dishwashers, and disposals. <u>Combination AFCI/GFCI</u> is required in kitchens, and laundry areas.*

q. <u>Add Notation</u>: *All new lighting shall be high-efficacy compliant to table 150.0A CEC. Screw-based permanently installed light fixtures must contain screw-based JA8 (Joint Appendix 8) compliant lamps. JA8 compliant light sources in ceiling recessed downlights and LED's are to be controlled by vacancy sensors or dimmers.*
   i. *Exhaust fans shall be switched separately from lighting.*
   ii. *Exterior lighting to be controlled by photocell and motion per energy 110.9*
   iii. *One fixture in each Bathroom must be controlled by a vacancy sensor.*
   iv. *Under cabinet lighting shall be controlled by separate switching.*

*a.* Kitchen counters shall be served by two 20amp circuits, outlets shall be placed a maximum of 48" apart; so that at no point along the counter will be more than 24" away from an outlet. Islands and peninsula countertops to have at least one outlet.

*b.* <u>Add Notation:</u> Per Article 300.21 CEC, *Garage to residence (modified firewall) or ADU to residence (firewall) Electric panels penetrations shall have fire blocking above and below with all drilled holes or annular spaces filled with caulk or foam, junction boxes*

*shall be metal (16 sq in max)and shall not total more than 100 sq in within a 100 sq ft area. Junction boxes on opposite walls shall have 24" separation.*

**Plumbing**

*c.* Show the attic and subfloor access.

*d.* Add Notation: *Clothing and dish washing machines shall be fitted with water hammer arrestors.*

*e.* Show the Water Heater and state the energy used for that water heater, show or note any venting, or platforms, or tank strapping required.

i. If there will be a Heat Pump Water Heater (HPWH), it is to be placed atop an uncompressible mat of insulation.

ii. Show or note the required tank strapping.

iii. Because an HPWH does not produce a gas flame, is not required to be placed on a an 18" platform in a garage.

*f.* Place this maximum water use per fixture notation on the MEP drawings (from CA civil code sections 1101.1-1101.8)

| *Fixture* | *Maximum water use* |
|---|---|
| *Water Closet* | *1.28 gal/flush* |
| *Shower Head* | *1.8 gal/minute* |
| *Lavatory Faucet* | *1.2 gal/minute* |
| *Kitchen Faucet* | *1.8 gal/minute* |

r. If the Fire dept is requiring a fire sprinkler system, the fire sprinkler and the domestic water system is limited to one shut-off valve past the meter, show that valve and the water line as it enters the building, add notation: *Provide freeze protection.*

s. A sewer system will require cleanouts in at least two places, sometimes four. Place this note on the plumbing drawing (MEP).

*i. Install an end-of-line clean out at the back of the building accessible from the outside.*

*ii. Install a building drain cleanout located at the front of the building.*

*iii. If required by WVSD, install a property line cleanout.*

*iv. Install a cleanout at the intersection of any bend or pipe flow greater than 145 degrees.*

*v. Any two-way cleanouts must be back-to-back combination wye and 1/8 (East Bay or Texas two way cleanouts).*

t. If WVSD is requiring a property line clean-out or a back-flow device, make a large, bold note on the plumbing plan (MEP) and the site plan and show the placement of the device/s. If WVSD requires a backflow protection device and the property has a detached ADU, there will need to be two backflow devices, one for the home and one for the ADU.

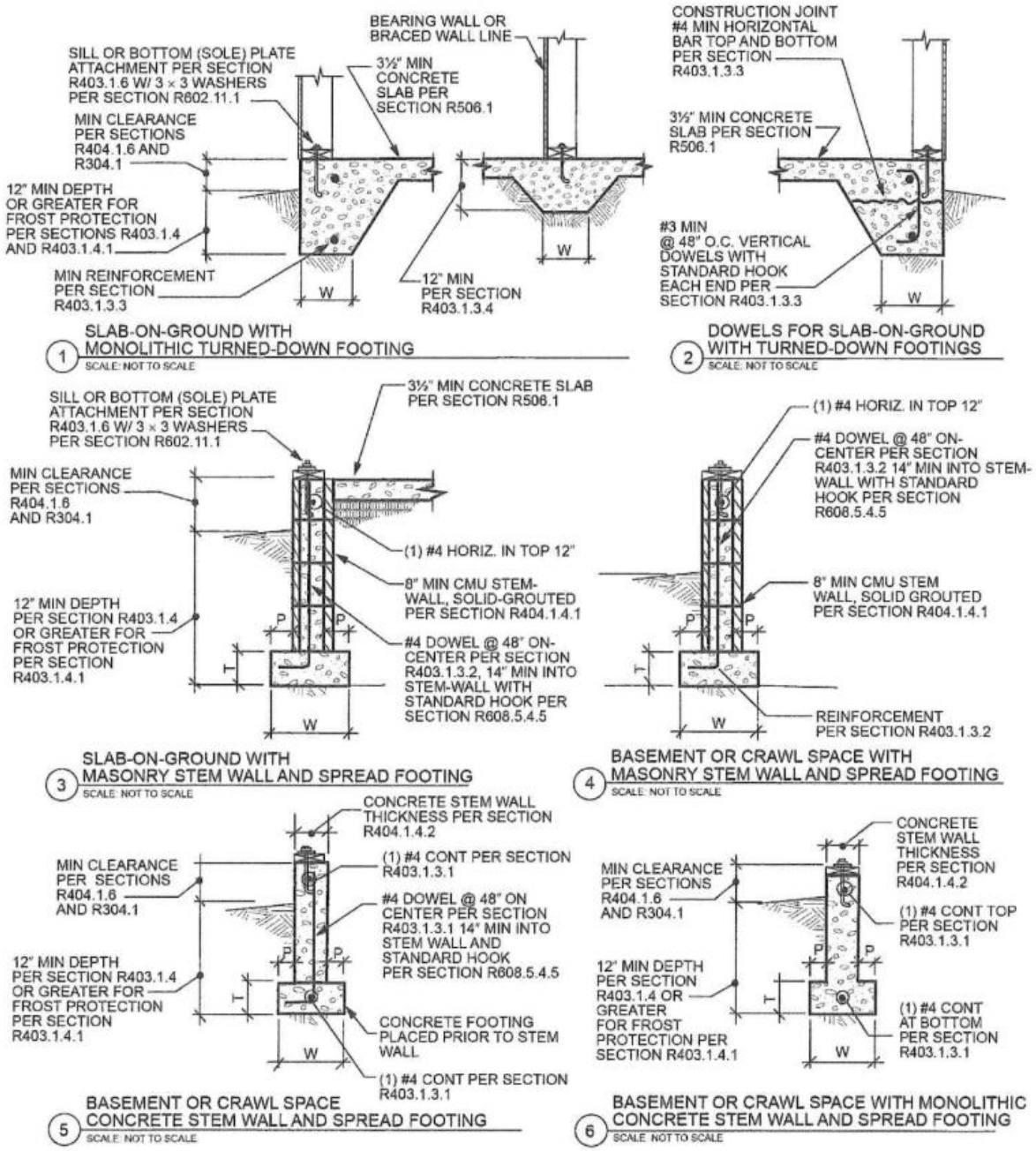
u. If natural gas will be used in the home, show the gas meter location and specify the size, type, crawlspace placement, or burial depth of any new gas piping on the Plumbing plan (MEP). If any new gas appliances or upsized gas appliances will be added to the existing system, provide a pipe schematic drawing to ensure the size will provide the necessary gas to the appliances.

v. Add Notation: *All bathrooms shall receive 2x continuous blocking for the future installation of grab bars*
w. Add Notation: Insulate all hot water or exterior piping.
x. Add Notation: *There are to be no two way cleanouts, use double combo fittings or Texas two way*
y. Per CMC Ordinance #2290, A detached ADU may not use a sewage ejector to flow the waste but rather a gravity slope to the sewer main lateral. If the main home has a back flow device, the ADU would connect downstream of the device in order to reduce the potential of flooding the main home with sewage. Clean outs are required: 2 feet from the ADU at the building drain, end of line in the back of the ADU, every 100' distance, or collective 135 degree bends.
z. Submit your drawings and secure an approval letter from West Valley Sanitation District (408) 378-2407. If W.V.S.D. requires "check valve protection and/or a property line cleanout". Show the approximate sewer line location on the site plan and mark the location and place a boxed note: ***West Valley Sanitation District (W.V.S.D) has required a check valve and a property line cleanout. The sewer line modification will require inspection from WVSD and the City of Campbell.***



Bob Lennen
Plans Examiner Direct (408) 866-2133 bobl@campbellca.gov

**FIGURE R403.1.3—REINFORCED CONCRETE FOOTINGS AND MASONRY AND CONCRETE STEM WALLS IN SDC $D_0$, $D_1$ AND $D_2$ [a, b, c, d, e, f]**




For SI: 1 inch = 25.4 mm.

W = Width of footing, T = Thickness of footing and P = Projection per Section R403.1.1.

**NOTES:**

a. See Section R404.3 for sill requirements.

b. See Section R403.1.6 for sill attachment.

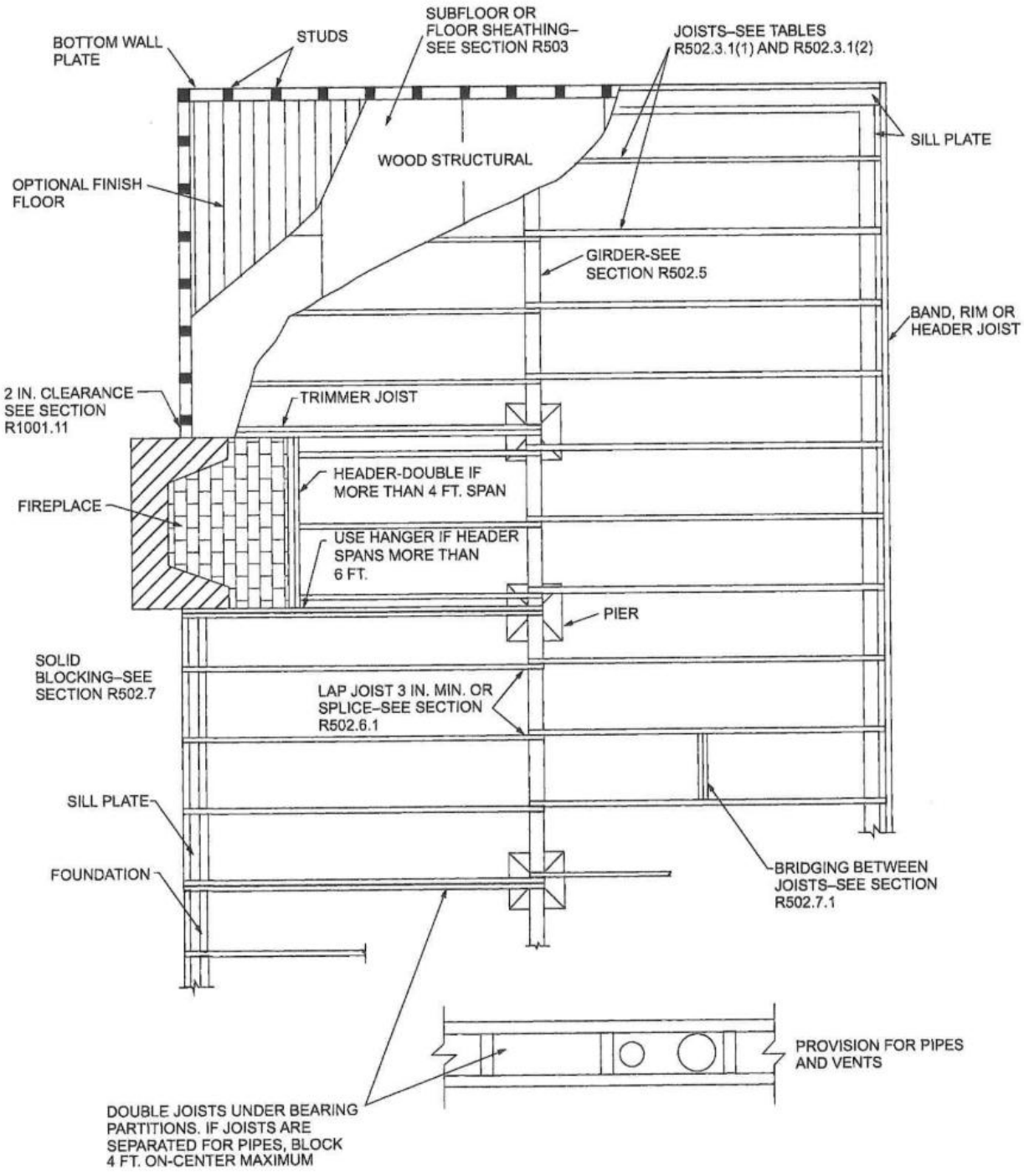
c. See Section R506.3.3 for vapor barrier requirements.

d. See Section R403.1 for base.

e. See Section R408 for under-floor ventilation and access requirements.

f. See Section R403.1.3.5 for reinforcement requirements.

**FIGURE R502.2—FLOOR CONSTRUCTION**



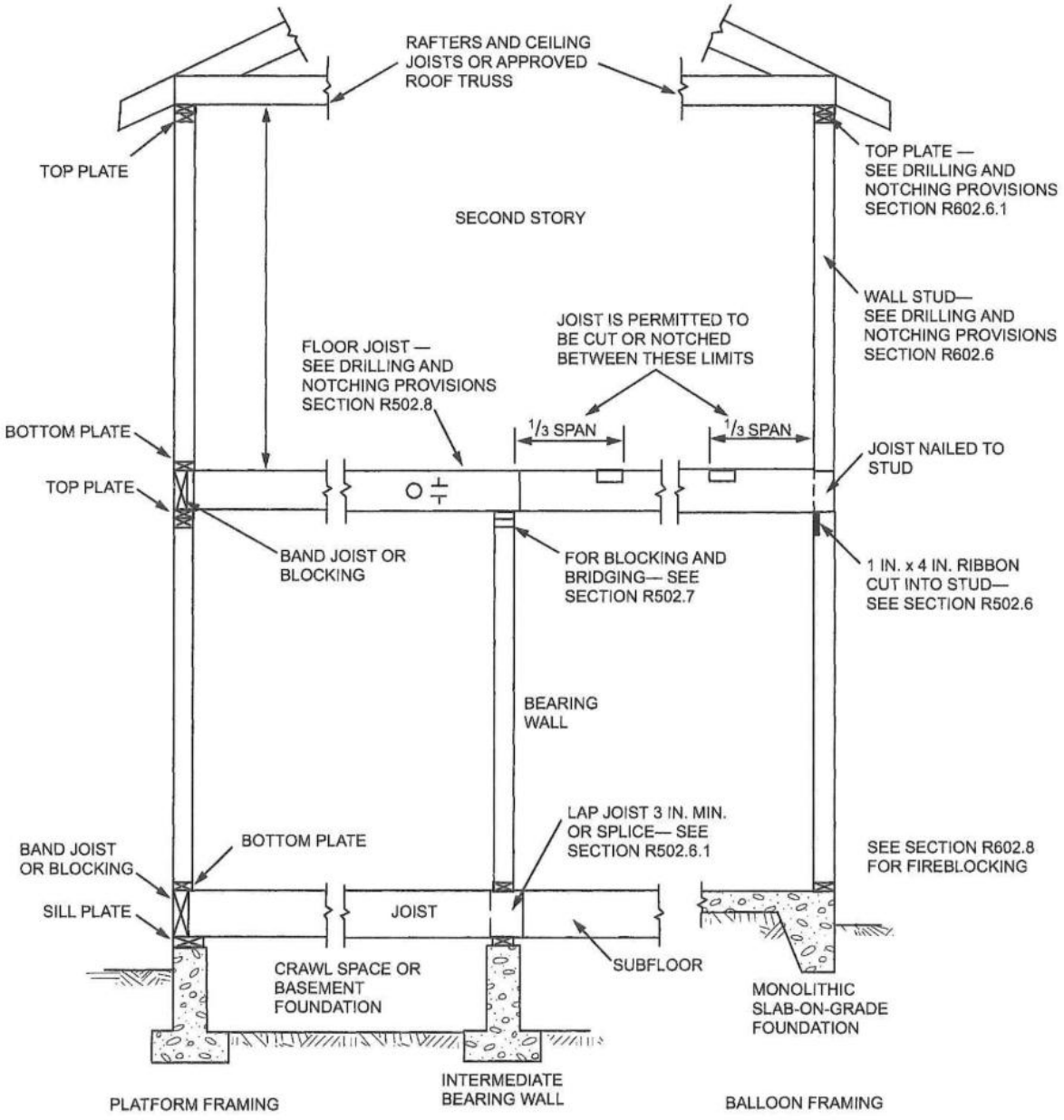

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**R502.2.1 Framing at braced wall lines.** A load path for lateral forces shall be provided between floor framing and braced wall panels located above or below a floor, as specified in Section R602.10.8.

**R502.2.2 Blocking and subflooring.** Blocking for fastening panel edges or fixtures shall be not less than utility grade lumber. Subflooring shall be not less than utility grade lumber, No. 4 common grade boards or wood structural panels as specified in Section R503.2. Fireblocking shall be of any grade lumber.

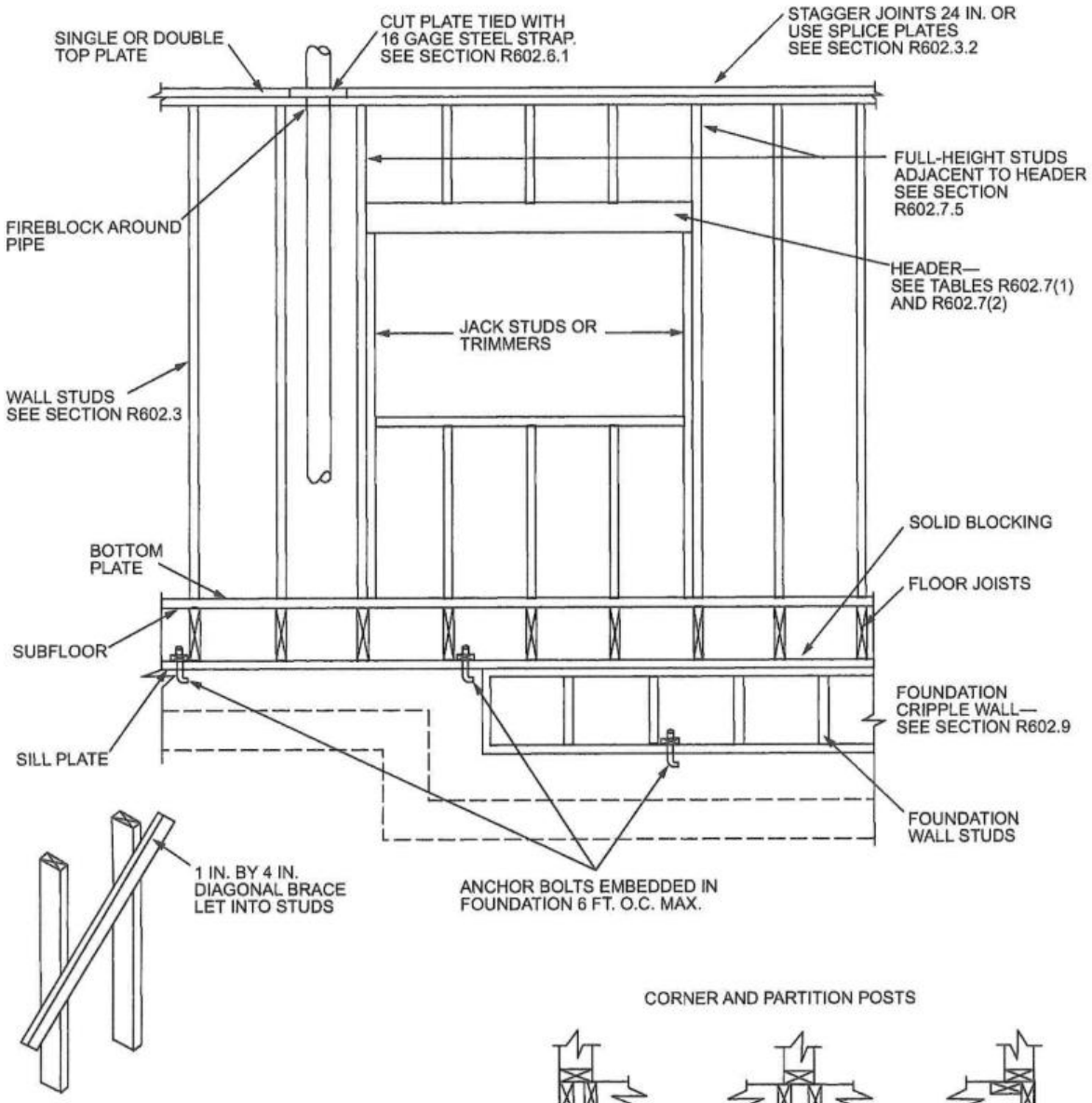
**R502.3 Allowable joist spans.** Spans for floor joists shall be in accordance with Tables R502.3.1(1) and R502.3.1(2). For other grades and species and for other loading conditions, refer to the AWC STJR.

**FIGURE R602.3(1)—TYPICAL WALL, FLOOR AND ROOF FRAMING**



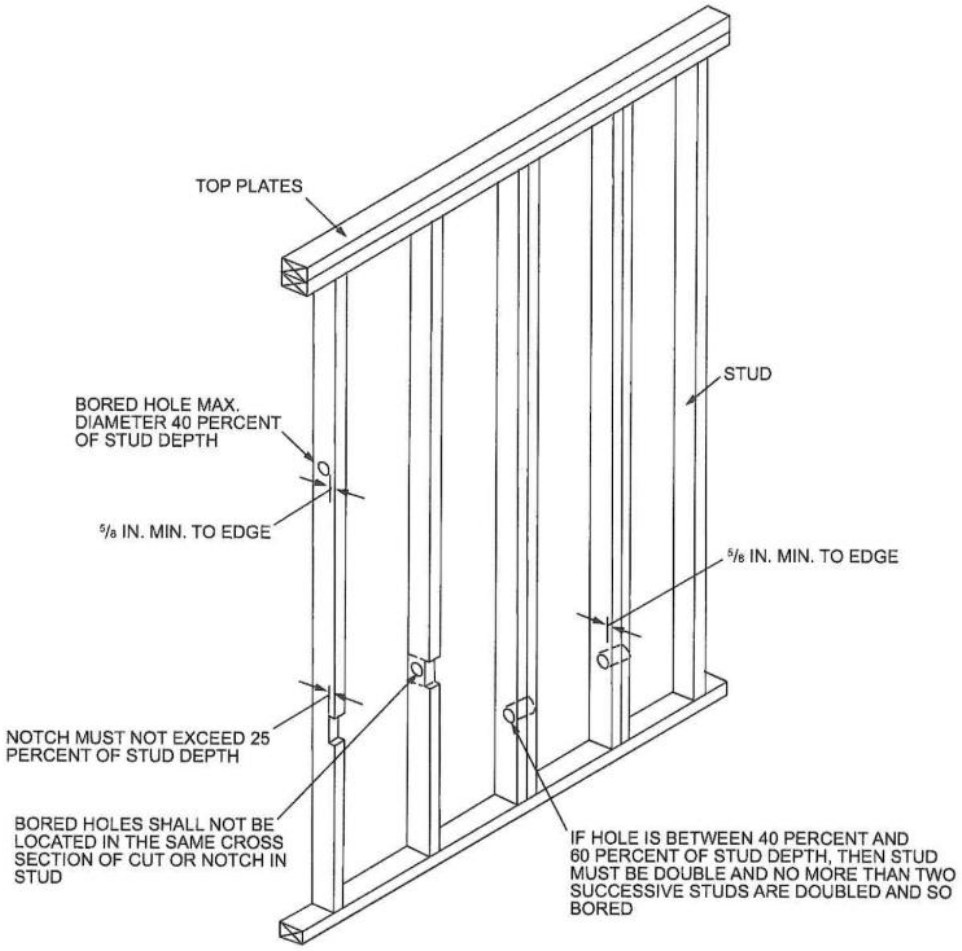

For SI: 1 inch = 25.4 mm.

**FIGURE R602.3(2)—FRAMING DETAILS**



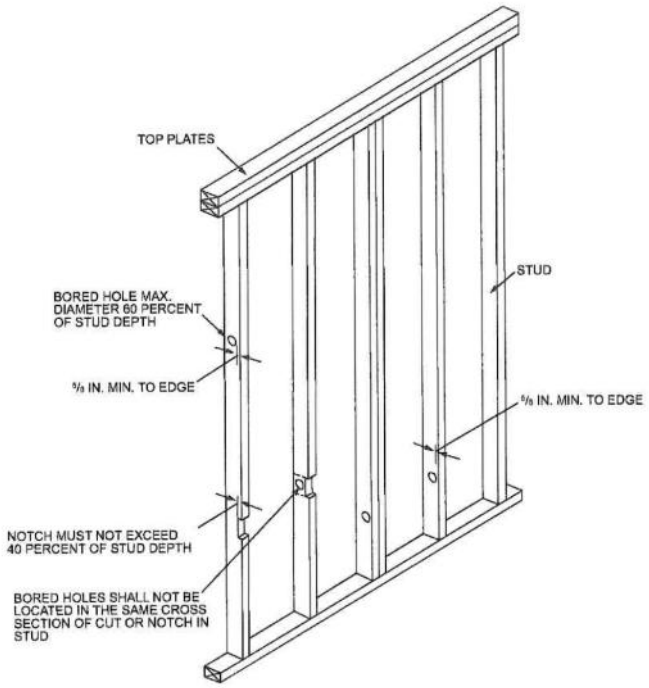

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**FIGURE R602.6(1)—NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS**




For SI: 1 inch = 25.4 mm. **Note:** Condition for exterior and bearing walls.

**FIGURE R602.6(2)—NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS**

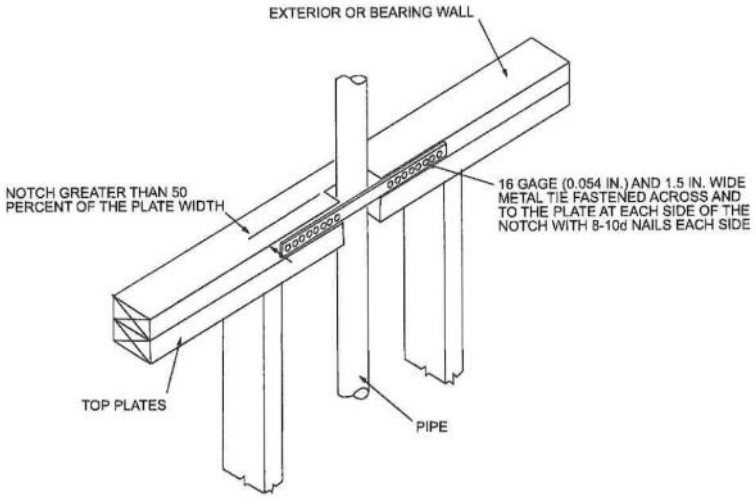



For SI: 1 inch = 25.4 mm.

**R602.6.1 Drilling and notching of top plate.** Where piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 ga) and $1^1/_2$ inches (38 mm) wide shall be fastened across and to the plate at each side of the opening with not less than eight 10d (0.148 inch diameter) nails having a minimum length of $1^1/_2$ inches (38 mm) at each side or equivalent. The metal tie must extend not less than 6 inches past the opening. See Figure R602.6.1.

**Exception:** Where the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.

**FIGURE R602.6.1—TOP PLATE FRAMING TO ACCOMMODATE PIPING**




For SI: 1 inch = 25.4 mm.

**R602.8 Fireblocking required.** Fireblocking shall be provided in accordance with Section R302.11.

**R602.9 Cripple walls.** Foundation cripple walls shall be framed of studs not smaller than the studding above. Where exceeding 4 feet (1219 mm) in height, such walls shall be framed of studs having the size required for an additional story.

Exterior cripple walls with a stud height less than 14 inches (356 mm) shall be continuously sheathed on one side with wood structural panels fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking.

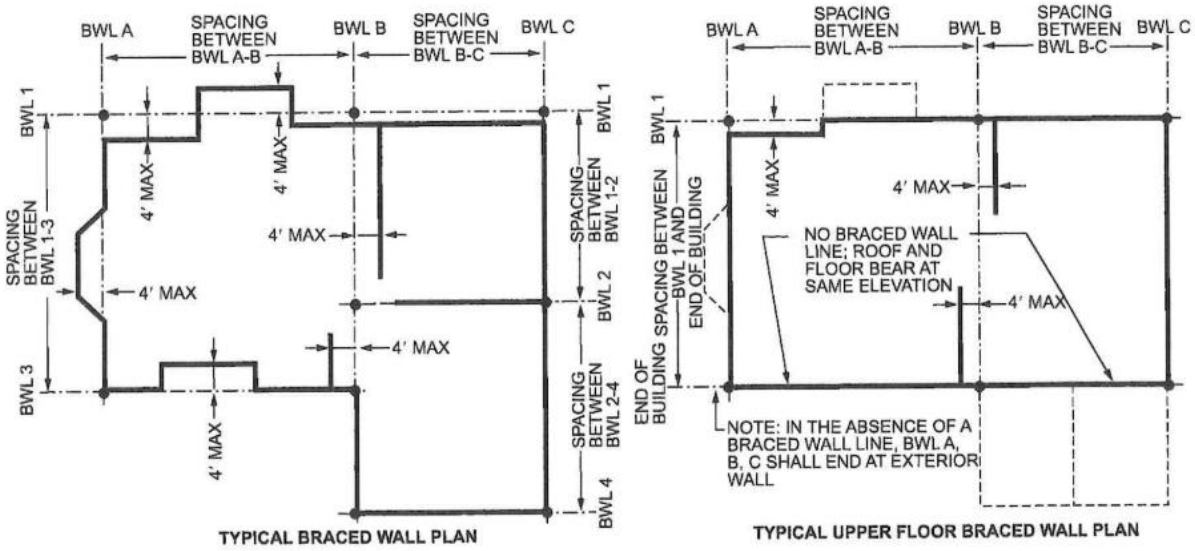
Cripple walls shall be supported on continuous foundations.

**R602.10 Wall bracing.** Buildings shall be braced in accordance with this section or, when applicable, Section R602.12. Where a building, or portion thereof, does not comply with one or more of the bracing requirements in this section, those portions shall be designed and constructed in accordance with Section R301.1.

**R602.10.1 Braced wall lines.** For the purpose of determining the amount and location of bracing required in each story level of a building, braced wall lines shall be designated as straight lines in the building plan placed in accordance with this section.

**R602.10.1.1 Length of a braced wall line.** The length of a braced wall line shall be the distance between its ends. The end of a braced wall line shall be the intersection with a perpendicular braced wall line, an angled braced wall line as permitted in Section R602.10.1.4 or an exterior wall as shown in Figure R602.10.1.1.

**FIGURE R602.10.1.1—BRACED WALL LINES**




For SI: 1 foot = 304.8 mm.

**R602.10.1.2 Location of braced wall lines and permitted offsets.** Each braced wall line shall be located such that no more than two-thirds of the required braced wall panel length is located to one side of the braced wall line. Braced wall panels shall be permitted to be offset up to 4 feet (1219 mm) from the designated braced wall line. Braced wall panels parallel to a braced wall line shall be offset not more than 4 feet (1219 mm) from the designated braced wall line location as shown in Figure R602.10.1.1.

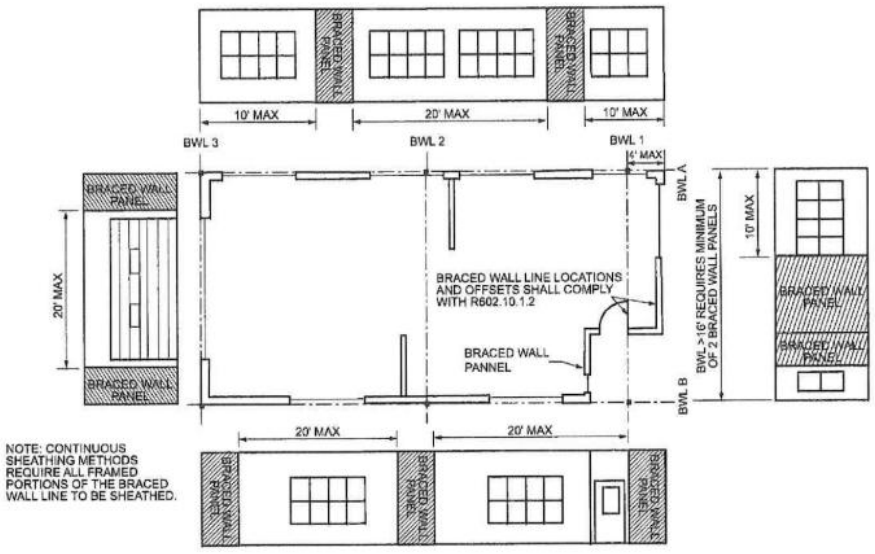
Exterior walls parallel to a braced wall line shall be offset not more than 4 feet (1219 mm) from the designated braced wall line location as shown in Figure R602.10.1.1.

Interior walls used as bracing shall be offset not more than 4 feet (1219 mm) from a braced wall line through the interior of the building as shown in Figure R602.10.1.1.

**R602.10.1.3 Spacing of braced wall lines.** The spacing between parallel braced wall lines shall be in accordance with Table R602.10.1.3. Intermediate braced wall lines through the interior of the building shall be permitted.

2. Braced wall panels with continuous sheathing in Seismic Design Categories A, B and C shall comply with Section R602.10.7.

**FIGURE R602.10.2.2—LOCATION OF BRACED WALL PANELS**




For SI: 1 foot = 304.8 mm.

**R602.10.2.2.1 Location of braced wall panels in Seismic Design Categories $D_0$, $D_1$ and $D_2$.** Braced wall panels shall be located at each end of a braced wall line.

**Exceptions:**

1. Braced wall panels constructed of Method WSP or BV-WSP and continuous sheathing methods as specified in Section R602.10.4 shall be permitted to begin not more than 10 feet (3048 mm) from each end of a braced wall line provided that each end complies with one of the following:
   1.1. A minimum 24-inch-wide (610 mm) panel for Methods WSP, CS-WSP, CS-G and CS-PF is applied to each side of the building corner as shown in End Condition 4 of Figure R602.10.7.
   1.2. The end of each braced wall panel closest to the end of the braced wall line shall have an 1,800-pound (8 kN) hold-down device fastened to the stud at the edge of the braced wall panel closest to the corner and to the foundation or framing below as shown in End Condition 5 of Figure R602.10.7.
2. Braced wall panels constructed of Method PFH or ABW, or of Method BV-WSP where a hold-down is provided in accordance with Table R602.10.6.5.4, shall be permitted to begin not more than 10 feet (3048 mm) from each end of a braced wall line.

**R602.10.2.3 Minimum number of braced wall panels.** Braced wall lines with a length of 16 feet (4877 mm) or less shall have not less than two braced wall panels of any length or one braced wall panel equal to 48 inches (1219 mm) or more. Braced wall lines greater than 16 feet (4877 mm) shall have not less than two braced wall panels.

**R602.10.3 Required length of bracing.** The required length of bracing along each braced wall line shall be determined as follows:

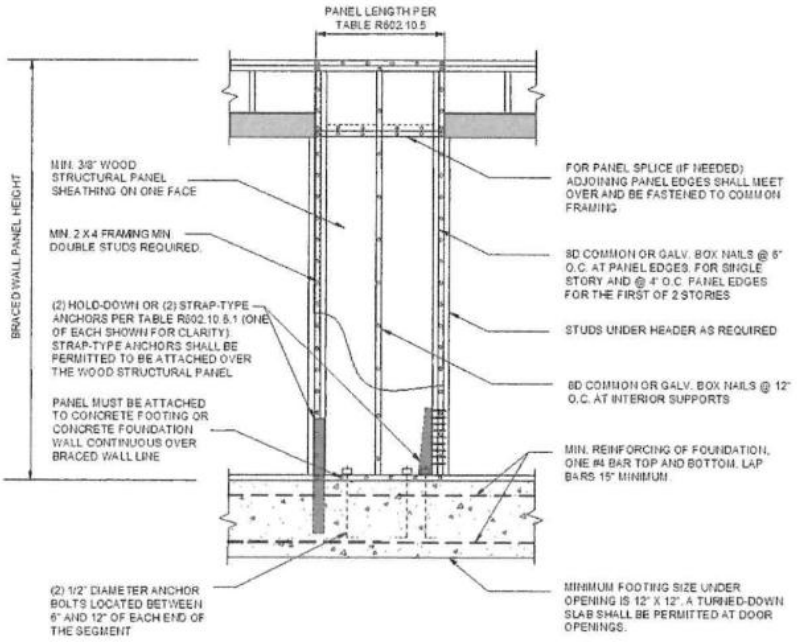
1. All buildings in Seismic Design Categories A and B shall use Table R602.10.3(1) and the applicable adjustment factors in Table R602.10.3(2).
2. Detached buildings in Seismic Design Category C shall use Table R602.10.3(1) and the applicable adjustment factors in Table R602.10.3(2).
3. Townhouses in Seismic Design Category C shall use the greater value determined from Table R602.10.3(1) or R602.10.3(3) and the applicable adjustment factors in Table R602.10.3(2) or R602.10.3(4), respectively.
4. All buildings in Seismic Design Categories $D_0$, $D_1$ and $D_2$ shall use the greater value determined from Table R602.10.3(1) or R602.10.3(3) and the applicable adjustment factors in Table R602.10.3(2) or R602.10.3(4), respectively.

Only braced wall panels parallel to the braced wall line shall contribute toward the required length of bracing of that braced wall line. Braced wall panels along an angled wall meeting the minimum length requirements of Tables R602.10.5 and R602.10.5.2 shall be permitted to contribute its projected length toward the minimum required length of bracing for the braced wall line as shown in Figure R602.10.1.4. Any braced wall panel on an angled wall at the end of a braced wall line shall contribute its projected length for only one of the braced wall lines at the projected corner.

**Exception:** The length of wall bracing for dwellings in Seismic Design Categories $D_0$, $D_1$ and $D_2$ with stone or masonry veneer installed in accordance with Section R703.8 and exceeding the first-story height shall be in accordance with Section R602.10.6.5.

| TABLE R602.10.6.1—MINIMUM HOLD-DOWN FORCES FOR METHOD ABW BRACED WALL PANELS | | | | | | |
|---|---|---|---|---|---|---|
| SEISMIC DESIGN CATEGORY AND WIND SPEED | SUPPORTING/STORY | HOLD-DOWN FORCE (pounds) | | | | |
| | | Height of Braced Wall Panel | | | | |
| | | 8 feet | 9 feet | 10 feet | 11 feet | 12 feet |
| SDC A, B and C<br>Ultimate design wind speed < 140 mph | One story | 1,800 | 1,800 | 1,800 | 2,000 | 2,200 |
| | First of two stories | 3,000 | 3,000 | 3,000 | 3,300 | 3,600 |
| SDC $D_0$, $D_1$ and $D_2$<br>Ultimate design wind speed <140 mph | One story | 1,800 | 1,800 | 1,800 | NP | NP |
| | First of two stories | 3,000 | 3,000 | 3,000 | NP | NP |
| For SI: 1 foot = 304.8 mm, 1 pound = 4.45 N, 1 mile per hour = 0.447 m/s.<br>NP = Not Permitted. | | | | | | |

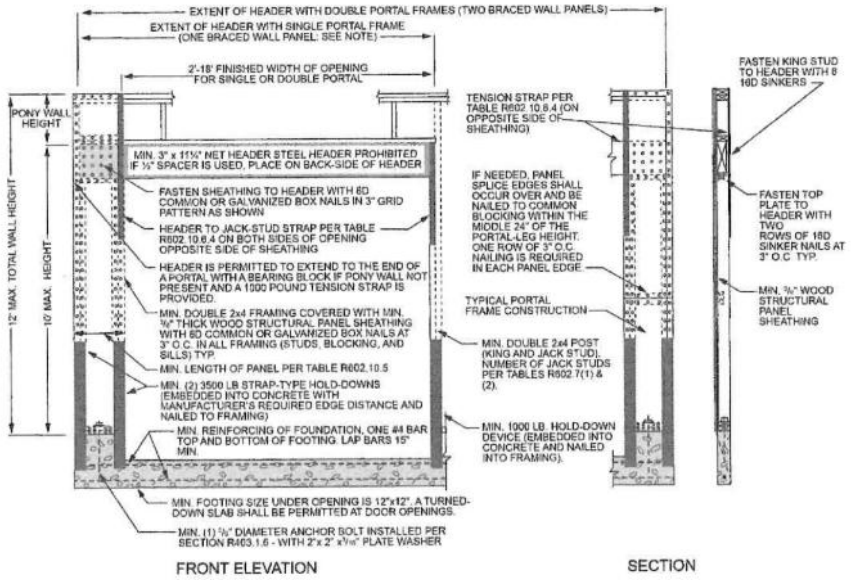
**FIGURE R602.10.6.1—METHOD ABW—ALTERNATE BRACED WALL PANEL**




For SI: 1 inch = 25.4 mm.

**R602.10.6.2 Method PFH: Portal frame with hold-downs.** Method PFH braced wall panels shall be constructed in accordance with Figure R602.10.6.2.

**FIGURE R602.10.6.2—METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS**

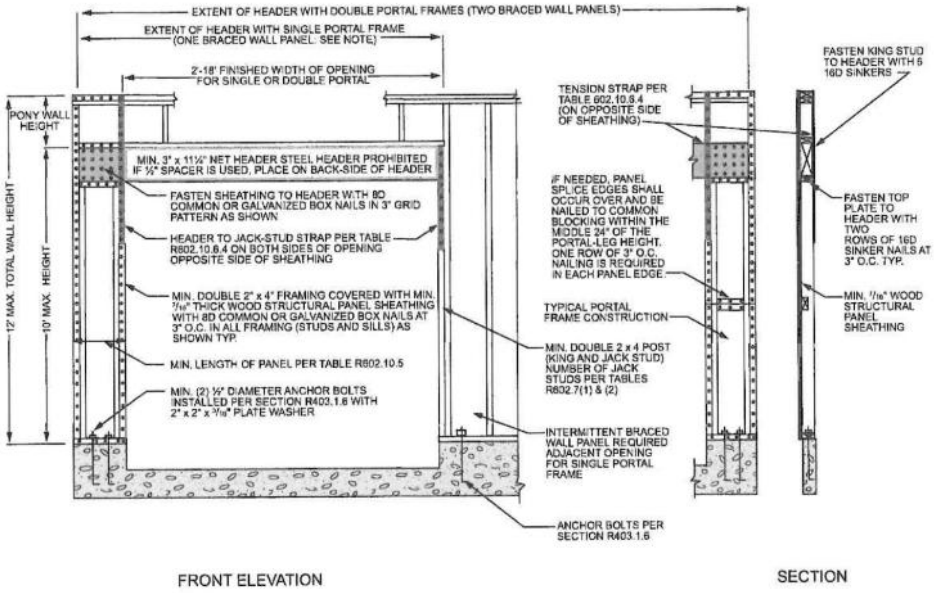



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**Note:** Header shall not extend over more than one opening.

**R602.10.6.3 Method PFG: Portal frame at garage door openings in Seismic Design Categories A, B and C.** Where supporting a roof or one story and a roof, a Method PFG braced wall panel constructed in accordance with Figure R602.10.6.3 shall be permitted on either side of garage door openings.

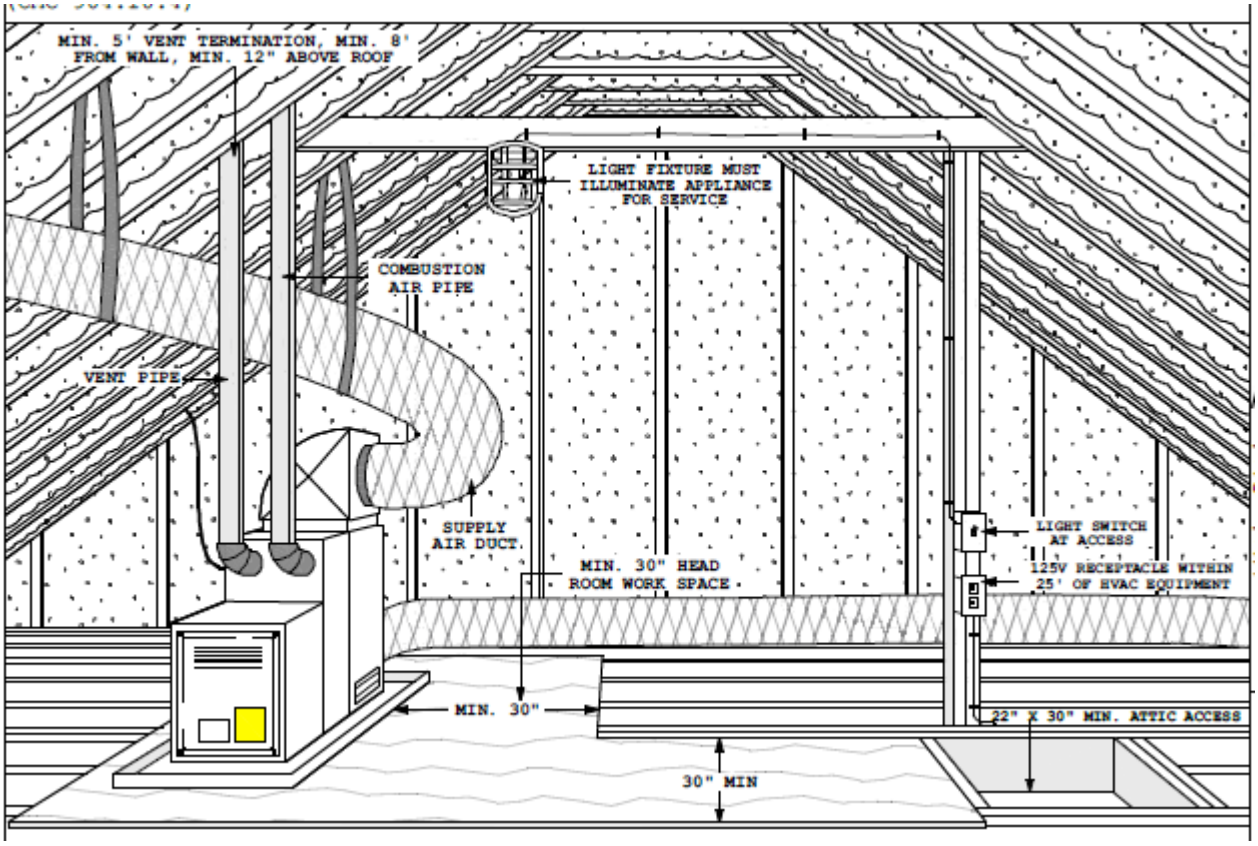
**FIGURE R602.10.6.3—METHOD PFG—PORTAL FRAME AT GARAGE DOOR OPENINGS IN SEISMIC DESIGN CATEGORIES A, B AND C**




For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

**Note:** Header shall not extend over more than one opening.

**R602.10.6.4 Method CS-PF: Continuously sheathed portal frame.** Continuously sheathed portal frame braced wall panels shall be constructed in accordance with Figure R602.10.6.4 and Table R602.10.6.4.


MIN. 5' VENT TERMINATION, MIN. 8' FROM WALL, MIN. 12" ABOVE ROOF
LIGHT FIXTURE MUST ILLUMINATE APPLIANCE FOR SERVICE
COMBUSTION AIR PIPE
VENT PIPE
SUPPLY AIR DUCT
MIN. 30" HEAD ROOM WORK SPACE
LIGHT SWITCH AT ACCESS
125V RECEPTACLE WITHIN 25' OF HVAC EQUIPMENT
MIN. 30"
22" X 30" MIN. ATTIC ACCESS
30" MIN

West Valley Sanitation District

# Permit Application Information

Rev. 8/31/22

The scope of work being performed for your project requires you to follow the below steps.

Following the below steps will ensure 1) access to your lower building sewer lateral meets standards for District maintenance access, 2) your property is protected from backups in the District sanitary sewer system, 3) proper connection and disconnection to the District sanitary sewer system is being made, and 4) appropriate fees and charges are levied.

## Steps

1

### Contact the District & Describe Your Work

Contact the District via email at permits@westvalleysan.org with a description of your work, including attaching any and all plan sets showing proposed work. Residential scope of work will also need to email an application form (located at https://bit.ly/WVSDResPermitAppForm).

2

### District Reviews Your Scope of Work

The District will review your scope of work and determine if a District permit is required.

**If no District permit is required**, then a "*No District Permit Required*" letter will be emailed to you typically the next business day (after receiving all required scope of work information) for you to deliver to your agency building permit staff.

3

### District Determines Your Requirements

**If the District determines a District permit is required**, your work will be analyzed and a field investigation may need to be performed to outline your District requirements. Typically, three business days (after receiving all required scope of work information) are needed to issue a District permit. For ADU's and non-residential use up to ten business days may be required for issuance of a District permit.

4

### Pay Fees & Issue Permit

Pay by check or cash (see sample fees on page 2) and give your issued District permit copy to your agency building permit staff.

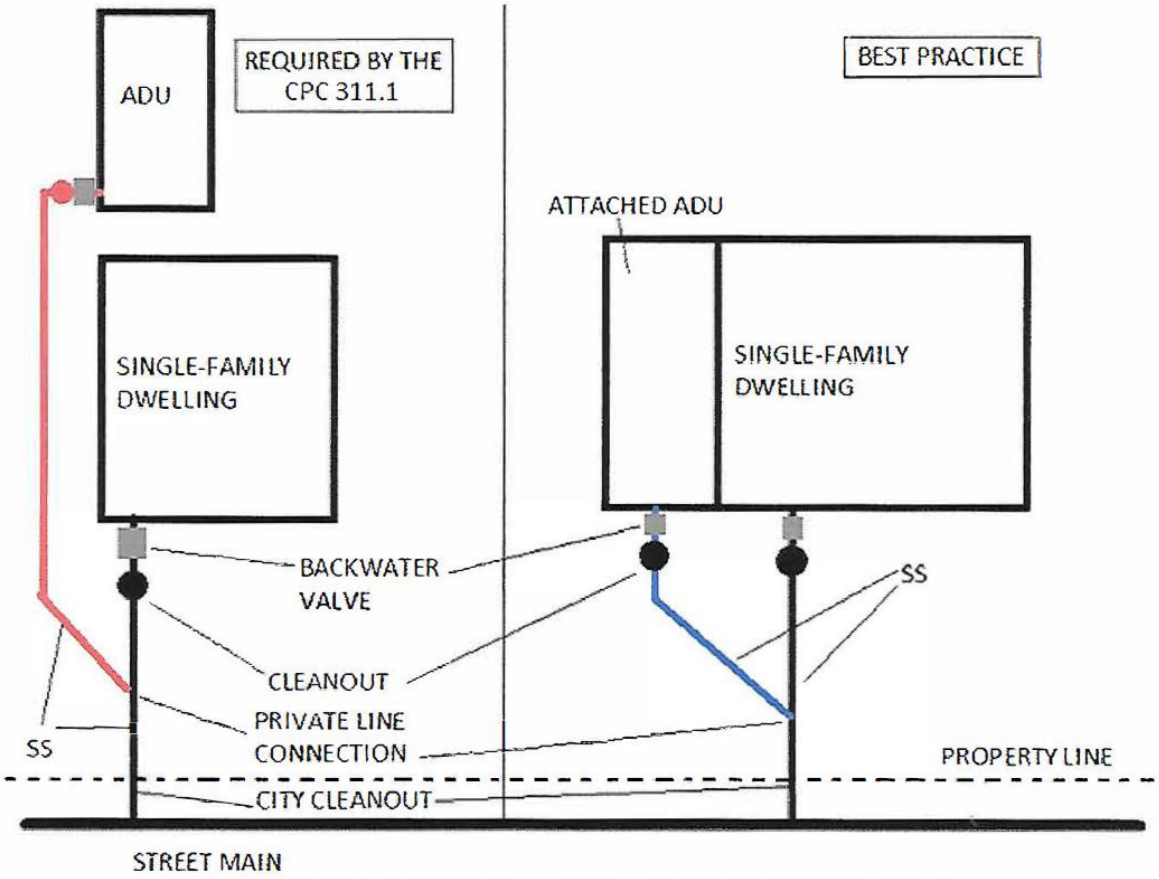
5

### Ensure Your District Requirements are Met

Install all required infrastructure per your District issued permit handouts.

| | | | |
|---|---|---|---|
| | Email QR code for describing your project work and for submitting a residential scope of work application form | | Phone number QR code for permit questions |

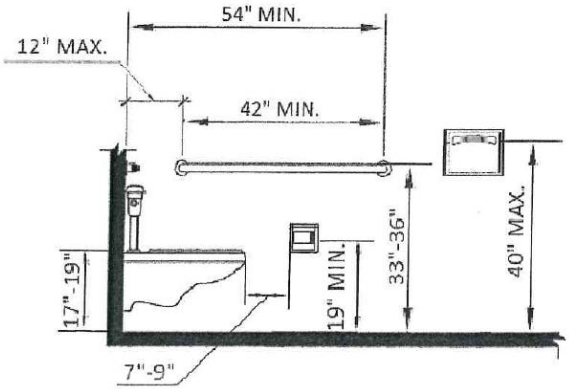
For detached accessory dwelling unit/attached accessory dwelling unit and accessory structure configuration see Figure # 2 below. The drainage system of each new building and of new work installed in an existing building shall be separate and independent from that of any other building. (CPC 311.1)

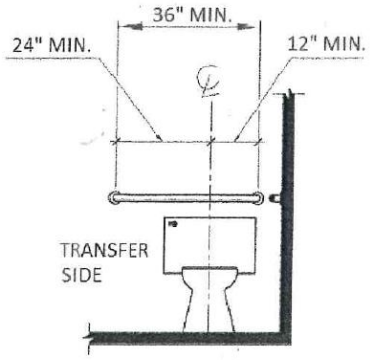



·ADU/Accessory Structure When a Backwater Valve is Required

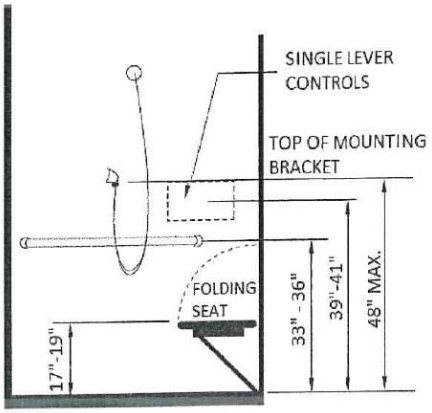
PER RESIDENTIAL BUILDING CODE R327.1.1

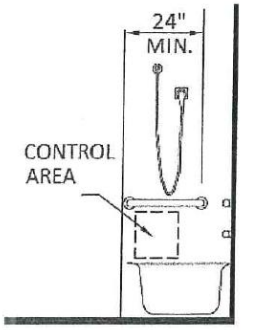
* PROVIDE CONTINUOUS 2X BLOCKING FOR FUTURE GRAB BAR ATTACHMENT DOCUMENT THE LOCATION IN THE HOMES O & P MANUAL




(b) FRONT VIEW

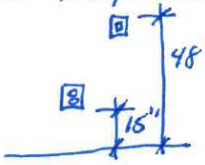


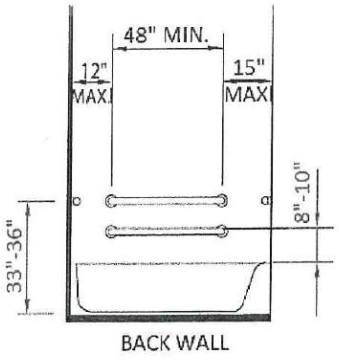




CONTROL END (FOOT) WALL

* AT LEAST ONE BATHROOM & BEDROOM ON THE ENTRY LEVEL SHALL HAVE A MIN 32" DOOR.

* ALL REGULAR WALL OUTLETS




BACK WALL