

♣CITY OF PALOS VERDES ESTATES♣
RESIDENTIAL PLAN CHECK CORRECTION LIST

PLAN CHECK
 NUMBER _____ ADDRESS _____

DATE _____ PLAN CHECKED BY _____

NOTE: IN SPACE PROVIDED AT LEFT, INDICATE WHERE THE CORRECTION APPEARS ON PLANS. DO NOT RE-SUBMIT UNLESS LOCATION OF CORRECTIONS ARE DENOTED. THE ORIGINAL BLUE CORRECTION SHEET MUST BE SUBMITTED BACK TO THE BUILDING OFFICIAL FOR RE-CHECK.

*** Corrections are complete when signed & dated by the plan checker.

1st check _____

2nd check _____

3rd Check _____

Plan Checker

Status

Date

Responding to the questions does not guarantee that the plans will be approved. Responses to the questions below may raise further questions and require further changes to the plan check process. Incomplete plan submittal or lack of information will result in a full 10 day recheck.

(A) MUNICIPAL REQUIREMENTS

Circled Items Require Corrections

1. _____ Provide a note on the roof framing plan: The finished ridge height(s) shall not exceed the required approved height(s) by the planning commission. These heights shall be shown on the plot plan. The ridge height and floor area square footage shall be certified by a licensed surveyor on a form provided by the City prior to approval of the roof framing/sheathing by the Palos Verdes Estates Building and Safety Department.
2. _____ Provide a note on the foundation plan: The location and the elevation of the foundation forms shall be certified by a licensed surveyor on a form provided by the City before approval by the Palos Verdes Estates Building and Safety Department.
3. _____ Provide a complete yard drainage system including gutters, down spouts and drainage behind site retaining walls or indicate existing site conditions on plan and will the existing remain.
4. _____ Provide a note: The yard drainage improvements shall be inspected and certified by the engineer of record prior to final approval.

5. _____ Show a fenced trash yard near the driveway or at some other easily accessible location. 8'-0" minimum head room and 3'-0" path required.
6. _____ Cross reference all detached yard retaining walls and free standing block walls to appropriate details on the site plan. Include drains behind retaining walls and top of retaining wall swales.
7. _____ Please call out Class "A" roof covering. Provide ICC or ER report number, along with make, type and weight of material on roof \ roof framing plan.
8. _____ Please provide a note: All Construction waste and debris must be containerized at all times & must be Athens dumpsters only (call 1-888-336-6100).
9. _____ Provide a note on the plans: A re-inspection fee may be charged for an inspection which is not accessible, or approved plans are not on site, or job is not ready.
10. _____ Permits or approvals must be obtained or fees paid to the following agencies prior to permit Issuance:
 - o Local Coastal Zone Approval,
 - o LA Co. Sanitation Sewer Hook-Up,
 - o Geology or Geotechnical Approval,
 - o Fire Dept. approval (wet stamp) for any new construction or addition 1SQ FT or greater,
 - o Cal-OSHA Permit (Note: for cuts over 5' annual OSHA permit required)
 - o Palos Verdes Peninsula Unified School fees,
 - o PV Homes Association (recommended),
 - o Construction Site Maintenance Agreement,
 - o Complete "Community Development Permit Supplement" (AQMD),
11. _____ Provide Lot Coverage caulkations and incorporate into plans.
12. _____ Provide a note: "Any and all deviations from the Planning Commission approved plans require that revised plans be submitted to the Planning department for review and approval.
13. _____ Provide a note: 'The owner shall provide for the planting of trees in the Parkway adjacent to the site of the building in accordance with the regulations of Chapter 12.16 of the City Code and will require final approval from the City Forester prior to building final.
14. _____ Provide a note: All General Contractors, Sub-Contractors, Architects, & Engineers conducting business within the City of Palos Verdes Estates are required to maintain a current City Business License as described in the Municipal Code Ordinance No. 092-559 and Resolution No. R92-72.
15. _____ Provide a note: A separate Public Works permit will be required for any approach to private driveways, sewer laterals, curbs, curb cores, street improvements or any work in the public right of way or parklands. Note: public works permits are valid for 30 days and any work in the right away or parklands without a permit is subject to three times the normal fees.

16. _____ Provide a note: Any drainage directed to the street through piping shall be drawn up by a licensed Civil Engineer and submitted to the City Engineer for approval prior to obtaining a Public Works permit for curb coring.
17. _____ Indicate on the plan the name, address and telephone number of the Architect (or preparer of plans). Architect and/or Engineer of record shall wet stamp and sign 2 sets of final plans (ALL PAGES) prior to final along with, one additional set (no stamps required) for the County Assessor.
18. _____ Clearly show any existing or new location(s) of AC condensing units on site or plan. For new construction or any alterations relocating Planning approval will be required.
19. _____ Provide a cross section that shows overall height of all or any walls that exceed 6'6" in height outside of the building envelope. This will include walls that are required to have guard rails per the CRC or CBC due to having more than a 30" drop on one side. This may require further review with the Planning Department.
20. _____ Provide a note: Per local requirements, the working hours are between 7:00 AM to 7:00 PM Monday through Thursday; 7:00 AM to 5:30 PM on Friday and 9:00 AM to 5:30 PM on Saturday

(B) GENERAL

1. _____ Provide a note: All work shall conform to the 2013 California Building Code, 2013 California Residential Code, 2013 California Plumbing Code, 2013 California Mechanical Code, and the 2013 California Electrical Code, the current requirements of the Energy and county of Los Angeles Fire Code.
2. _____ Indicate on plan: the legal owner's name, job address, and complete legal description of the property on the plot plan.
3. _____ Show existing and proposed square footage on cover page.
4. _____ Provide material specifications on the plans for:

_____ Concrete	_____ Lumber
_____ Reinforcing Steel	_____ Masonry
5. _____ Provide a note: Required swimming pool fencing must be maintained during construction or the pool shall be emptied.
6. _____ Provide a fully dimensioned plot plan with location of all existing and proposed improvements shown. Show property line in relation to streets, sidewalks or other public improvements.
7. _____ Show topography of lot on plot plan. Extend topo lines 10 feet beyond property lines.
8. _____ Submit a legible floor plan. Identify all rooms on the plan.
9. _____ Provide on plot plan: All ridge lines, floor levels, slabs, walls and other improvements on the plot plan.

10. _____ Omit projects which are not part of this approval.
11. _____ Provide an "Index" on cover page with a description of all pages by page number.
12. _____ Provide "Scope of Work" on cover page. Describe in detail.
13. _____ Be specific about the scope of work required for the completion of this project such as: (show on cover page)

π Temporary power poles	π Window replacements
π Linear ft. of Block Wall	π Sq. ft. of remodeled area
π Driveway approaches	π Sq. ft. of addition area
π Re-roofs	π Sq. ft. of Retaining Wall
π Sq. ft. of storage	π Sq. ft. of Trellis/Patio covers
π Sq. ft. of balcony or decks	

π Label all changes exterior & interior (N) =New (E) =Existing

π Additional elect to include: sq ft and any new or relocation of main or sub panels; plumb to include: total count of all fixtures, new or relocated; mech to include: sq ft of new duct work as well as heat or heat & AC, changes to include bath fans, dryer & cook top venting
14. _____ Show that ceiling height for laundry rooms, hallways, corridors, and bathrooms is a minimum of 7 feet per Section R305.1 CRC
15. _____ Clearly show on plan, non habitable space approved by the Planning Commission. Spaces to include: storage, wine cellars, cellars or basements. These spaces shall have a ceiling height not to exceed 6' 11" per Section R304.1 through R304.3 of the CRC.
16. _____ Indicate on the plans the number of cubic yards of cut and fill (grading) of surrounding areas, as well as under proposed structure. Any grading in excess of 100 cubic yards will require planning approval and will be subjected to plan check review.
17. _____ *Provide a note on plans:* Pre-demo\grading meeting will be required with City Building Official, General Contractor, Owner or Owner's agent, Soils Engineer, Geologist (if applicable) and Grading Contractor, prior to any work commencing on the site.
18. _____ A soils report is required per Section 1803 CBC for all construction. A minimum site review will be required by the City Geologist.
19. _____ Submit a Soils and or Engineering Report by a qualified Civil Engineer or registered Geotechnical Engineer. Note: provide three copies
20. _____ Plans shall be wet stamped and signed by Soils Engineer and/or Geologist when reports are required indicating that plans are in compliance with approved report on file with the City.

21. _____ Provide a note on the foundation plan: Foundation excavations shall be inspected and approved by the Geological and or Geotechnical consultants prior to placement of steel or concrete. A memorandum signed by both consultants indicating that this inspection and approval has been completed shall be available at the job site for the building inspector at the foundation inspection.
22. _____ Provide a note on the plans: A survey shall be provided by a licensed surveyor on structures which define property lines, setbacks, designated parkland or street right-of-way.
23. _____ Provide a note on the plans: "Fabrication of structural steel shall be by an approved fabricator or fabrication shall be continuously inspected by a registered special inspector."
24. _____ Provide an Erosion Control and Sediment Retention Plan showing sandbagging around site or improved areas per state requirements.
25. _____ Incorporate conditions of approval from the Planning Commission into the plans.
26. _____ Provide a haul route and the size of equipment to the Building Official for review and approval.
27. _____ Provide a note on plans: Dust Control Measures shall be maintained throughout the duration of the project.
28. _____ Show the location of the nearest fire hydrant on the site plan for new construction or any addition over 1,000 sq. ft. Also provide a copy of the Fire Flow approval from California Water Service.
29. _____ Provide a note on plan: All special inspectors shall be registered with the City of Palos Verdes Estates prior to performing any inspections and shall also notify the Building Official of each job location thereafter.

(C) FOUNDATIONS

1. _____ Provide a note on the Foundation Plan: All shear hardware and anchor bolts with non-standard spacing are to be fixed in place for the foundation inspection. Indicate hold-down locations & anchor bolts with non-standard length or spacing.
2. _____ Show shear wall length on foundation & framing plan, indicate where 3x sill plates are required.
3. _____ Detail hold downs for existing foundation, as well as for errors in the field in new construction. Reference detail to existing and provide box note on new foundation plan.
4. _____ Provide all exterior walls with footings that have a minimum depth of 24" below natural grade with all interior none bearing walls to have a minimum depth of 18" below natural grade deep with one #4 bar top and bottom.

5. _____ Provide all exterior walls with footings that have a minimum depth of 36" below natural grade with all interior non bearing walls to have a minimum depth of 18" below natural grade, with 3 #4 bars top and bottom per alternate expansive soil guidelines.
6. _____ Expansive soil requires reinforced slab minimum 3-1/2" thick with #3 or #4 bars at 18" in each direction. Provide a minimum of 4" of sand and 6 or 10 mil plastic moisture barrier membrane that complies with ASTM E 1745A. Verify requirements per soils report.
7. _____ Bolt foundation plates and sills to the foundations with min 1/2" diameter steel bolt or approved anchors as per sec. R403.1.6 of the CRC for all non shear walls, Sec. R4031.6.1 for seismic design.
8. _____ Provide calculations showing under-floor ventilation equal to one square foot of net opening for each 150 sq. ft. of under-floor area. Ventilation openings shall be spaced within 3' of each corner of the building as per Sec. R408 of the CRC.
9. _____ Provide foundation section showing under-floor clearance. Sec. R408.3 CRC.
10. _____ Provide an 18" x 24" under-floor access per Sec. R408.4 CRC. If any mechanical equipment is installed in the under-floor space shall be 18"x24" or a trap door in the interior at 24"x24" per section 912.8 of the CMC.
11. _____ Provide detail on plan that shows all doweling into new or foundations\slab.
12. _____ Foundation cripple walls shall be framed and sheathed per Section 602.9 CRC. Specify stud size if wall is over 4 feet in height. Where the stem wall exceeds 4'0" in depth, provide a stem wall designed as a retaining wall so that down slope creep will not displace the foundation. Design retaining walls for expansive soil conditions.
13. _____ Provide a note on the plans: Where foundation walls exceed 4'0" in height/depth for any reason, provide stem wall reinforcing minimum #4 @ 24" o.c. both ways.
14. _____ Provide a note on the plans: "A properly sized nut and washer shall be tightened on each anchor bolt to the plate per section R403.1.6 of the CRC.
15. _____ Provide detail for all anchor bolt installations in existing and new (for errors in the field) foundations. Provide embedment lengths for type of bolts used and reference to existing foundation plan, reference box note on new construction.
16. _____ Provide a note on the plans: "Hold-down connector bolt holes shall not be more than 1/16" oversized at the connector of the hold-down to the post."
17. _____ Provide a note on the plans: "Hold-down connectors shall be re-tightened just prior to covering the wall framing."
18. _____ Provide a note on the foundation plan: All foundations shall bear upon like material.
19. _____ *Provide a note on foundation the plan:* Final as-graded report will be required at foundation/slab inspection. Pre-saturation memo from Soils Engineer is required prior to pre-slab inspection.

(D) WOOD FRAMING
(Also see Structural Corrections)

1. _____ Specify panel identification index and nailing pattern for plywood floor and roof sheathing. Note: type of nails used and nailing schedule.
2. _____ Provide rafter ties where ceiling joists and rafters are not parallel. Ties shall comply with Sec. R802.3.1 CRC. Brace purlins to bearing walls.
3. _____ Specify size and spacing of floor joist/ceiling joist. Floor joists/ceiling joists appear over-spanned at,
4. _____ Provide a structural section that shows typical framing conditions for this project.
5. _____ Show header size for all openings. Clearly note all beam sizes on plans Per Section and table R602.7 of the CRC.
6. _____ Show posts - size - specify connection at top and bottom. Specify type of approved hardware.
7. _____ Provide a note: All nailing shall be per Table R602.3(1) of the CRC minimum, unless otherwise noted.
8. _____ Provide 22" x 30" minimum scuttle to attic per section 904.10 CMC.
9. _____ Show sections through rake wall framing. Maximum stud height is 14' with 2" x 4" on non-bearing walls.
10. _____ Detail framing around skylight per section R308.6.8 of the CRC for curb requirements.
11. _____ Provide double joist under parallel bearing partitions. Show on floor framing plan. Section 502.4 CRC.
12. _____ Provide calculations showing attic ventilation equal to 1/150 of roof area minimum increased accordingly if combustion air is taken from the attic. Section R806.2 of the CRC. Also detail and reference section 806.1 of the CRC, 1\16" min. and 1\4 "max. Where enclosed rafters to creating a ceiling are applied.
13. _____ Detail shears wall connection from floor to roof and required drag.
14. _____ Detail rafter connection at structural ridge beam.
15. _____ Indicate on framing plan the location of shear schedule.
16. _____ *Provide a note on plans: "Certification of fabrication for glu-laminated beams shall be submitted to the Building Department prior to installation."*

19. _____ Structural observation by engineer of record will be required per section 1709 and 1710 of the CBC at:
 - a) Foundation
 - b) Framing
 - c) Retaining Walls
 - d) Other
20. _____ Fasteners in pressure-treated and fire-retardant, treated wood shall be of hot-dipped, zinc-coated galvanized steel, stainless steel, silicon bronze or copper per 402.1.1 CRC
21. _____ Provide detail for maximum seat cuts for all roof hips and valleys, please reference on plan.

(E) GARAGE

1. _____ Do not show openings from a garage directly into a room used for sleeping purposes per section R302.5.1 of the CRC.
 2. _____ Finish garage walls, posts, beams and ceilings adjacent to or under dwelling with materials approved for one-hour fire-resistance. Show one-hour protection extending to roof sheathing per section R302.5 of the CRC.
 3. _____ Specify self-closing, tight fitting 20-minute rated door for opening between garage and dwelling per section R302.5.1 CRC.
 4. _____ Gas appliances installed in garages shall comply with section 508.14 of the CPC sub section 1
 5. _____ Provide vehicular impact protection of all fuel burning appliances in garage. Sec. 508.14 CPC sub section 2
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(F) FIREPLACES

1. _____ Provide ICC\ UR\ ESR approval number for proposed fireplace.
2. _____ Provide complete details for construction of masonry fireplace(s) and chimney(s). Show chimney height. Minimum 3' above roof and 2' above within 10' Per Section R1003.9
3. _____ Masonry and factory-built fireplaces shall have: Per Title -24
 1. _____ Tight fitting, closeable metal or glass door.
 2. _____ Outside air intake with damper control.
 3. _____ Flue damper and control.
 4. _____ Indicate that spark arrester is to be provided.
4. _____ Show only factory listed spark arresters on top of chase & flashing for all pre-fab fireplaces.

5. _____ Detail framing at/around masonry fireplaces. Show clearances to combustibles per section 1001.11 of the CRC.
6. _____ Provide a note: As of March 9, 2009 state agency (AQMD) has passed a law that solid fuel burning fireplaces (wood burning) are no longer legal. Construction of such appliances or masonry units may still be constructed as such with the requirements that a complete gas burning assembly be permanently secured/attached in the fire box at final inspection.

(G) EXITS AND OPENINGS

1. _____ Show window and door sizes.
2. _____ Provide at least one window or exterior door approved for emergency escape and rescue for every room used for sleeping purposes and where basements contain one or more sleeping rooms per section R310 of the CRC. Please indicate location.
3. _____ Projections within 5 feet fire separation distance shall be protected with minimum one-hour fire resistance rating on the underside. Show detail on the plans.
8. _____ Provide mechanical ventilation for bathrooms and laundry rooms without openable windows per section R303.3 of the CRC.
9. _____ Provide sufficient light and ventilation at _____ per section R303.1 of the CRC.
10. _____ Show safety glass as required per section R308.4.2 and 308.4.3 of the CRC. Please show on window schedule or at location(s).
11. _____ Provide ICC number and details for all proposed skylights
12. _____ Provide a note: All exterior doors shall have a minimum of 36" landing in the direction of travel, on each side of door per section R311.3 and 311.3.1 of the CRC.

(H) ENERGY

1. _____ Additions must have a fenestration area less than or equal to 20% of the addition's floor area or per Title 24 calculations.
2. _____ Provide calculations to show compliance with Title 24 energy requirements.
3. _____ Incorporate compliance certificate (CF -1R) into the plan.
4. _____ At least half the lighting watts in the kitchen must be consumed by high efficacy luminaries. Provide calculations on electrical plan WS-5R sheet
5. _____ All non-fluorescent or high-efficacy lighting in bathrooms, laundry room and utility rooms shall be controlled by manual-on occupant sensors.

6. _____ All non-fluorescent or high-efficacy lighting in hallways, dining room, family room, living room, nook, bedrooms and closets with an area of 70 sq. ft. or more shall be controlled by dimmer switch.
7. _____ Outdoor lighting attached to the building shall be high efficacy or must be controlled by a motion sensor with integral photo control.
8. _____ Provide for the minimum requirements of the mandatory measures chapter of the 2013 Energy Code.
9. _____ Provide a note on plans: The CF-6R form shall be completed prior to final inspections. [New Construction]
10. _____ Provide a legend on the electrical plan to show all switching, lighting, GFCI, AFCI, etc. or clarify current plan per T-24 requirements. Any project 1000 Sq. Ft. or greater will require a fully-detailed drawing, notes only will not be accepted.

(I) STAIRS, HANDRAILS, & GUARDRAILS

1. _____ Indicate on plan: All stairways shall have a rise; 7 $\frac{3}{4}$ " maximum and a run 10" minimum per section R311.7.4.1 and R311.7.4.2. The minimum headroom 6'-8" is required per section R311.7.2 of the CRC.
2. _____ Detail winding and or circular stairway as per Section R311.7.5.2.1 of the CRC
3. _____ Enclosed usable space under stairs shall be protected with one-hour fire resistive protection. Detail penetration through any required one-hour separation per section R302.7 of the CRC.
4. _____ Please show a detail attachment of stair handrail to include, height, continuity and grip size per Section R311.7.8 through R311.7.8.3 of the CRC.
5. _____ Detail guardrail: Show spacing of intermediate rails to 4" or less and a height of 42" per Section R312 of the CRC.
6. _____ Reference guardrail(s) to elevation plan for decks and balconies and site plan for walls, planters, etc. which exceed a 30" drop per section R312 of the CRC
7. _____ Provide engineered details for glass guardrails assemblies and reference on floor plan. Also see structural corrections.

(J) SMOKE DETECTORS

1. _____ Show locations for smoke detectors in new work, and in existing construction: all sleeping rooms, hallways, basements, top of stairs per Section R314 of the CRC.
2. _____ Provide a location on plan for a carbon monoxide alarm per section R315 of the CRC

(K) FIRE SPRINKLERS

1. _____ An automatic sprinkler system shall be installed throughout any existing buildings when the floor area of the alteration within any one-year period exceeds 50% of the area of the existing structure and the building exceeds 5000 sq. ft. per section 903.1.1.2 of the CLAFD. LA Fire Dept. to verify and approve.
2. _____ Provide a fire sprinkler plan per section R313.2, see attached plan check correction list for requirements.

(L) WEATHER PROTECTION

1. _____ Damp-proof foundation walls enclosing a basement below finished grade by an approved method or as per approved soils report per section R406 of the CRC.
2. _____ Specify a minimum roof slope for the type and make of roofing material used for the project.
3. _____ Please provide a note: two layers of Grade D paper are required under stucco applied over wood sheathing per section 703.6.3 of the CRC.

(M) MISCELLANEOUS

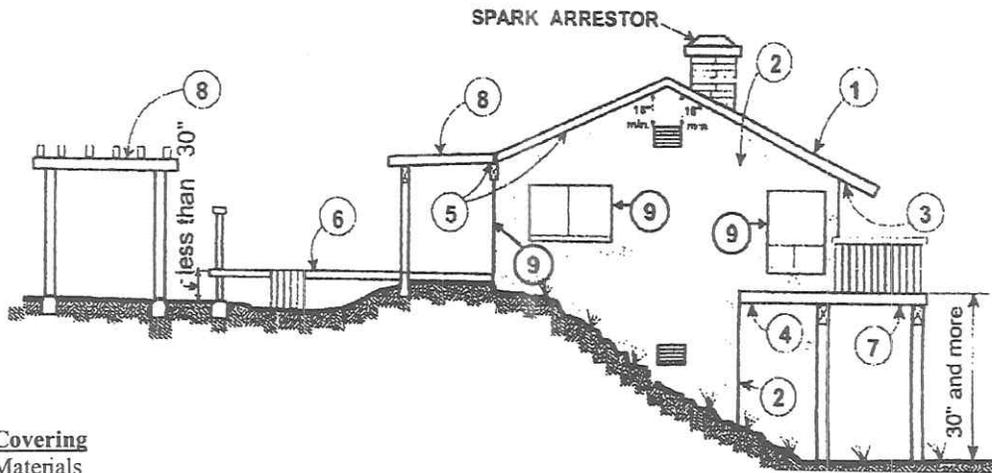
1. _____ Provide every dwelling with approved heating facilities. Show heater location(s) per section 904.0 of the CMC. Please indicate new or existing.
2. _____ Show water heater/s location/s. please indicate new or existing.
3. _____ Show how water heater or furnace will be provided with combustion air and how combustion products will be vented per Chapter 7 of the CMC.
4. _____ Detail laundry chute/dumbwaiter/elevator shaft per Section 713 of the CBC.
5. _____ Clothes dryer exhaust duct 14' with two 90 degrees elbows maximum per section 504.3.1 through 504.3.1.2 of the CMC.
6. _____ All new electric services must have provisions for future under-grounding Ord. 252.
7. _____ Show location of main electric panel and sub-panels new or existing indicate how many amps. No panels allowed in garage fire wall or in clothes closets Per Article 240-24 of the CEC.
8. _____ Indicate that ground fault protection is required for all grade access exterior outlets, outlets in bathrooms, kitchens, basements, crawl spaces, garages and within 6' of any water source per Article 210-8 of the CEC.

9. _____ Provide a note: All Branch circuits that supply 125 volt, single phase, 15 and 20 ampere branch circuits supplying outlets in family, living, dining, bed, sun and recreation room, dens, libraries, closets, hallways or similar areas shall be protected by arc-fault circuit interrupters, combination-type per Article 210-12 of the CEC.
10. _____ Detail masonry/veneer ties per section R703.7 of the CRC.
11. _____ Specify water closets to be maximum 1.6 gallon per flush per section 403.2 of the CPC
12. _____ Property line retaining walls which exceed three feet in height shall be no closer than three feet to the property line.
13. _____ Show how the BMPs (Best Management Procedures) will be utilized in the grading and building construction phases of the project. Per State Requirements. (See attached for examples of BMPs).
14. _____ Provide a SWPPP (Storm Water Pollution Prevention Plan for review).

(N) ADDITIONAL COMMENTS



HIGH FIRE HAZARD/ FIRE HAZARD SEVERITY ZONE REQUIREMENTS



1. Roof Covering

Approved Materials

a. Class A roofing

EXCEPTION: Wood shakes or shingles whether Fire retardant or untreated, are NOT PERMITTED for roof covering. (Roof Gutters Require Screens)

2. Exterior Wall Coverings

Approved fire protective materials:

a. 7/8" cement plaster

b. 1" nominal thickness wood siding

c. 1/2" exterior plywood siding if textured, max groove depth, 1/8"

d. 7/16" hardboard siding

e. 5/8" particleboard, Exterior Type 2-M

f. 5/8" exterior plywood texture 1-11 max groove depth 1/4"

Note: wood shakes or shingles whether fire retardant or untreated, are NOT PERMITTED for external wall covering.

3. Roof Overhangs

Approved fire protection material having a flame spread of not over 25 for underside of rafters or:

a. 7/8" cement plaster

b. 5/8" type X weather protected gypsum wall board

c. 2 layers of 5/8" type gypsum wallboard where trusses occur

ALTERNATE CONSTRUCTION:

Exposed 4 x 6 rafter tails, supporting 2"

T & G roof decking.

4. Projections and Other Building Elements

Approved fire protection for underside of floor assembly of one hour fire rated or heavy timber construction or:

a. 7/8" cement plaster

b. 5/8" Type X weather protected gypsum wallboard

c. 2 layers of 5/8" type gypsum wallboard where trusses occur

ALTERNATE CONSTRUCTION:

Exposed 6 x 10 floor beams and 8 x 8 posts,

supporting 3" nominal thickness splined or T&G floor decking

5. Ventilation Openings

Attic or foundation ventilation openings or louvers shall not be located at or immediately below eaves or rakes, soffits or balconies or similar exterior overhangs which may be directly exposed to a fire in adjacent hazardous grass or brush areas. (Exception: Listed & Labeled Vent Systems)

6. Decks Less Than 30" Above Ground

a. Decking: Solid flooring without gaps; weatherproofed.
b. Fire-protect underside of deck per item 4a or 4b above, or enclose perimeter with exterior wall covering per item

7. Decks 30" or More Above Grade

a. Decking: Min 3" nominal thickness wood decking may be spaced not more than 1/4" apart
b. Fire protection not required on underside
c. Supports when exposed shall be minimum 8 x 8 posts and 6 x 10 beams / decks joists.

8. Detached Patio Covers, Carports, Arbors, Open Lattice Work, and Sun Shades

May be constructed of any materials allowed by the code

9. Exterior Doors, Glazing and Window Walls. CBC Sec. 704a 3.2.2 – CBC Sec 704a 3.2.3

a. Doors shall be of approved noncombustible construction or 1 3/8" thick solid core wood or 20 min. fire rated

b. Exterior windows, window walls, glazed doors and glazed openings within exterior doors shall have tempered glass or glass block units or 20 min fire rated

List of BMPs (Best Management Practices)

1. CA1 Dewatering Operations - remove sediments from ground water
2. CA2 Paving Operations - reduce discharge of pollutants from paving operations
3. CA3 Structure Construction and Painting - prevent & reduce discharge from construction sites & painting projects
4. CA10 Material Delivery and Storage - prevent & reduce discharge of pollutants to storm water from material delivery & storage
5. CA11 Material Use - prevent & reduce discharge of pollutants to storm water from material use
6. CA12 Spill Prevention and Control - prevent & reduce discharge of pollutants to storm water systems with good housekeeping
7. CA20 Solid Waste Management - prevent & reduce discharge of pollutants to storm water systems from solid waste or construction
8. CA21 Hazardous Waste Management - prevent & reduce discharge of pollutants to storm water from toxic materials
9. CA22 Contaminated Soil Management - prevent & reduce discharge of pollutants to storm water from contaminated soil
10. CA23 Concrete Waste Management - prevent & reduce discharge of pollutants to storm water from concrete waste
11. CA24 Sanitary/Septic Waste Management - prevent & reduce discharge of pollutants to storm water from sanitary & septic systems
12. CA30 Vehicle and Equipment Cleaning - prevent & reduce discharge of pollutants to storm water from cleaning of vehicles and equipment
13. CA31 Vehicle and Equipment Fueling - prevent & reduce discharge of pollutants to storm water from fueling of vehicles & equipment
14. CA32 Vehicle and Equipment Maintenance - prevent & reduce discharge of pollutants to storm water from maintenance of vehicles & equipment
15. CA40 Employee/Subcontractor Training - SWPPP Storm Water Pollution Prevention Plan
16. ESC1 Scheduling - Sequencing the construction project to reduce the amount of soil exposed to erosion
17. ESC2 Preservation of Existing Vegetation - minimize damage and erosion by preserving the existing vegetation
18. ESC10 Seeding and Planting - minimize erosion with seeding and planting
19. ESC11 Mulching - for stabilizing cleared and freshly seeded areas
20. ESC20 Geotextiles and Mats - for stabilization of soils
21. ESC21 Dust Controls - reduce dust and soil erosion
22. ESC22 Temporary Stream Crossing - recommendations for installing a temporary culvert, ford or bridge
23. ESC23 Construction Road Stabilization - recommendations for dust and erosion control
24. ESC24 Stabilized Construction Entrance - recommendations for dust, sediment and erosion control for public streets
25. ESC30 Earth Dike - temporary berm or ridge of compacted soil
26. ESC31 Temporary Drains and Swales - to divert off-site runoff around a construction site
27. ESC32 Slope Drain - temporary pipe to divert runoff from the top of a slope to the bottom without causing erosion
28. ESC40 Outlet Protection - install rip-rap to reduce sediment in the soil
29. ESC41 Check Dams - reduces velocity of concentrated storm water flows and reduces erosion
30. ESC42 Slope Roughening/Terracing - creates microclimates for establishing vegetation
31. ESC50 Silt Fence - for sedimentation control
32. ESC51 Straw Bale Barriers - for sedimentation control
33. ESC52 Sand Bag Barrier - for sedimentation control
34. ESC53 Brush or Rock Filter - for sedimentation control and velocity reduction
35. ESC54 Storm Drain Inlet Protection - devices which detain sediment laden runoff
36. ESC55 Sediment Trap - small excavated or bermed area for sedimentation
37. ESC56 Sediment Basin - pond created to allow excessive sediment to settle