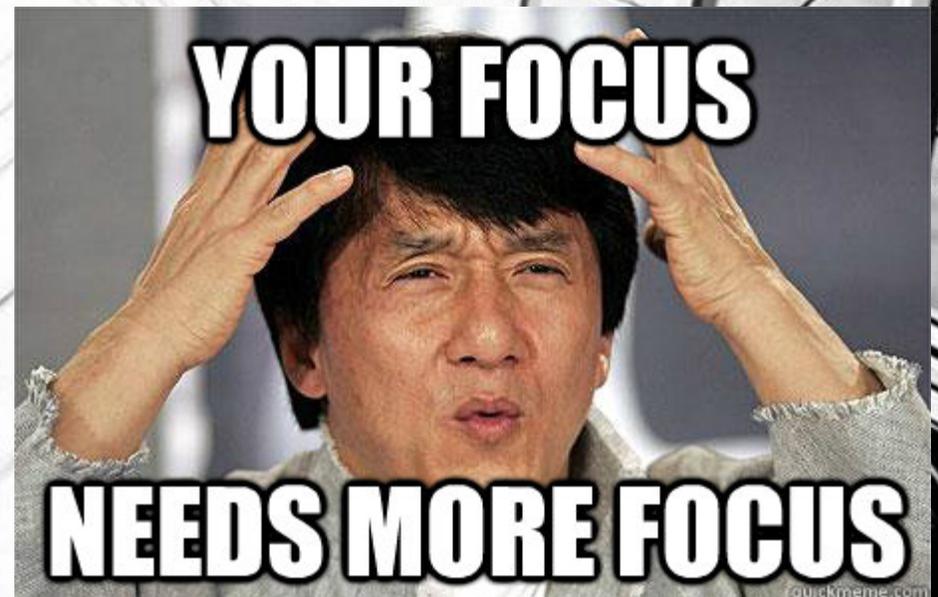


NCCA/CDA Focus Group Meeting



RESIDENTIAL STANDARDS

●
FOR PLANS EXAMINERS
& BUILDING INSPECTORS



Thursday 3/16/2017

8:30 AM – 4:30 PM
(Lunch Provided)

Nevada County Contractors Assoc.

149 Crown Point Ct. #A
Grass Valley, CA 95945

Registration Link: goo.gl/XDCb9u



Convenient location with all classes in one place!

2017 Minstitute

MAY 1 - 4

Citrus Heights Community Center
6300 Fountain Square Drive
Citrus Heights, CA

Monday, May 1	Tuesday, May 2	Wednesday, May 3	Thursday, May 4
<p>Electric Vehicles and 2016 CA Electrical Code Updates Mike Stone NEMA</p>	<p>Residential Plans Examiner/Building Inspector Energy Code Essentials Brian Selby Selby Energy, Inc</p>	<p>Nonresidential Plans Examiner/Building Inspector Energy Code Essentials Gina Rodda & Gabel Energy</p>	<p>Residential Sprinkler Patrick Chew City of Roseville</p>
<p>2016 CEC Residential Updates Andrea Bailey & Chris Olvera California Energy Commission</p>	<p>2016 Non-Residential Updates Andrea Bailey & Chris Olvera California Energy Commission</p>	<p>Overview of the 2016 CRC Bill Rodgers, Denise Reese & Charles Nganga Interwest Consulting Group</p>	<p>Code Updates on Wood Provisions Alese Ashuckian APA</p>
<p>2016 CBC Updates Todd Snider WC3</p>	<p>CBC Chapter 11A Paul Klein CalCASP</p>	<p>CBC Chapter 11B Mark Wood CalCASP</p>	<p>Substandard and Dangerous Buildings Josh Pino City of Sacramento</p>
<p>Electrical Code 101 Adam Sessions Shums Coda Associates</p>	<p>FIRESTOPPING – Plan Review and Inspection Brice Miller Fire Containment Training Svc LLC</p>	<p>So, You Want to Be a Code Enforcement Officer? Pete Piccardo City of Folsom</p>	<p>S.A.P. Training Greg Mahoney City of Davis Gene Ashdown City of Winters</p>

<http://www.svabo.org/events/EventDetails.aspx?id=824663&group>

2nd Annual

BUILDING FAIR

Improve Building & Property
“Success from Start to Finish”

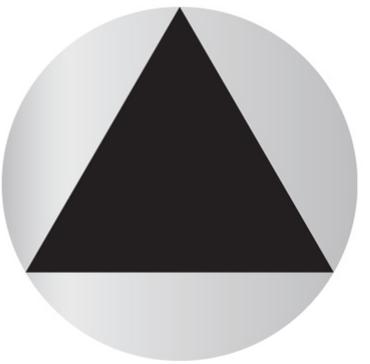
Friday - June 2, 2017

9:00am - 1:00pm

Rood Government Center
950 Maidu Ave, Nevada City, CA

Assembly Bill 1732

Single-User Restroom Signage



Exterior Balcony/Deck Regulations

Effective February 2, 2017

- What does it apply to?
- 1.5 Structural Multiplier
- Ventilation
- Drainage
- Inspections

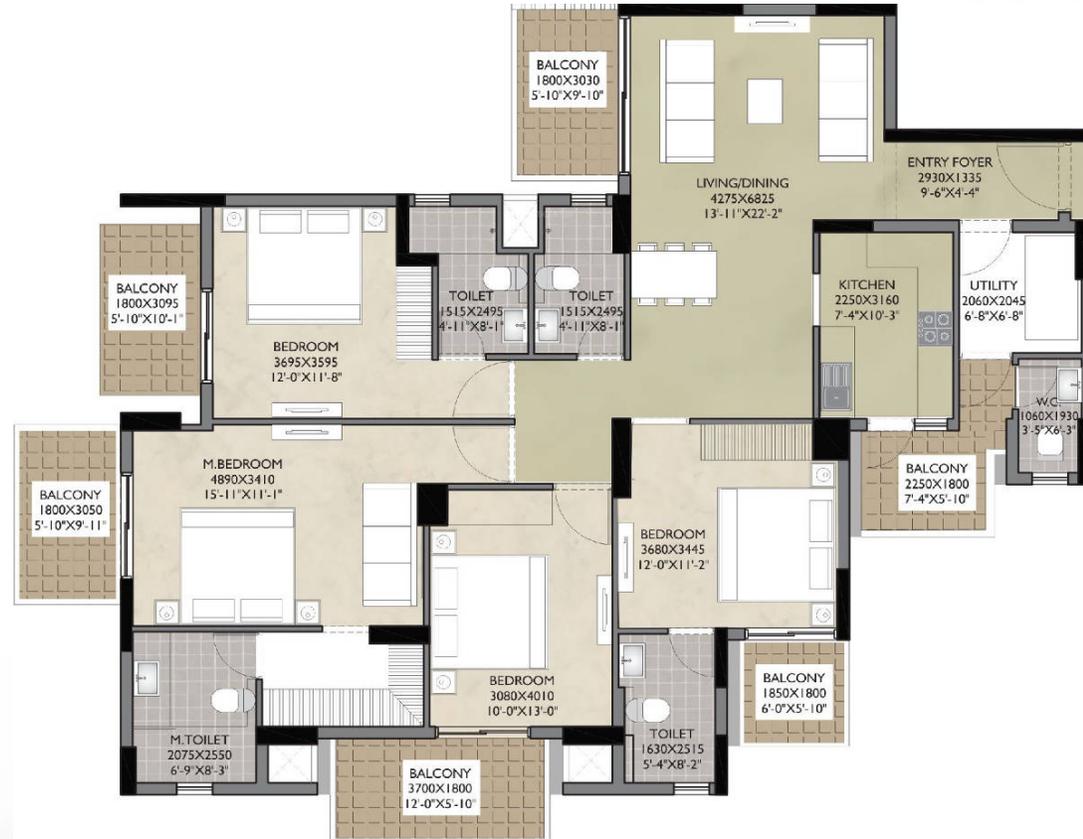


Solar Rapid Shutdown & Arc-Fault Protection

- **Rapid Shutdown**
 - 10 seconds to 30 seconds
- **AC Module/Micro Inverter Arc-Fault Protection**
 - Requirement Removed

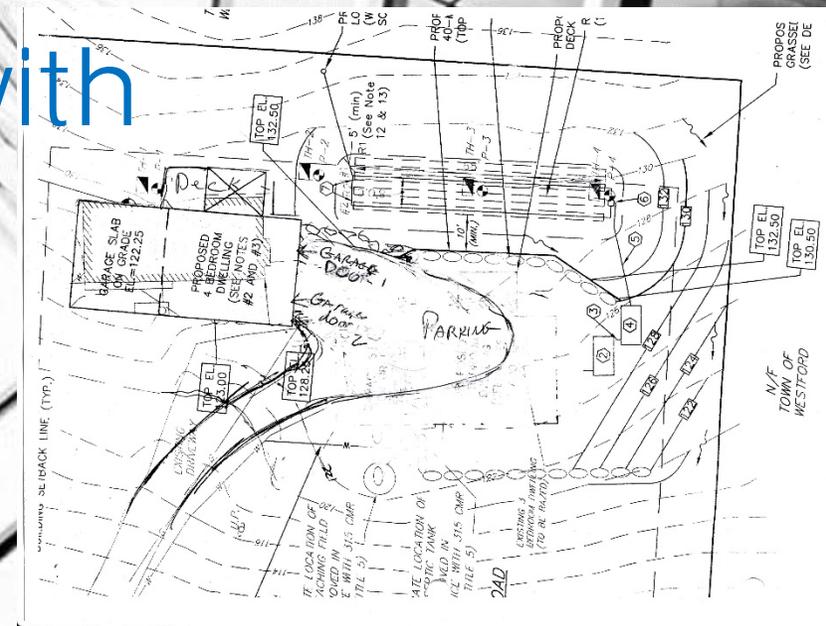


Common Residential Corrections



Site Plan

- Utilities (*plumbing/electrical*)
- Propane tank size/distance/minimum setbacks
- Erosion and sediment control measure locations
- All structures represented with permit status



Building Components

- Design criteria listed on plans(SDC, Wind, etc)
- Holdowns on foundation plan
- Garage floor sloped to door
- WUI eave/venting details (*per actual construction*)
- WUI tempered glass requirement on window schedule (*or equivalent*)
- Metal roof underlayment: Palisades, Versashield or **approved** equal.
- Drag loads identified

Building continued...

- Truss connectors per uplift values
- Attic/Underfloor ventilation (vaulted assemblies)
- Underfloor pressure treated posts or vapor barrier
- High elevation requirements (4000' (recent change))
- Tempered glass
- Landings at exterior doors
- SDC D0: 3000psi concrete and grade 60 rebar
- Engineering transferred to plans

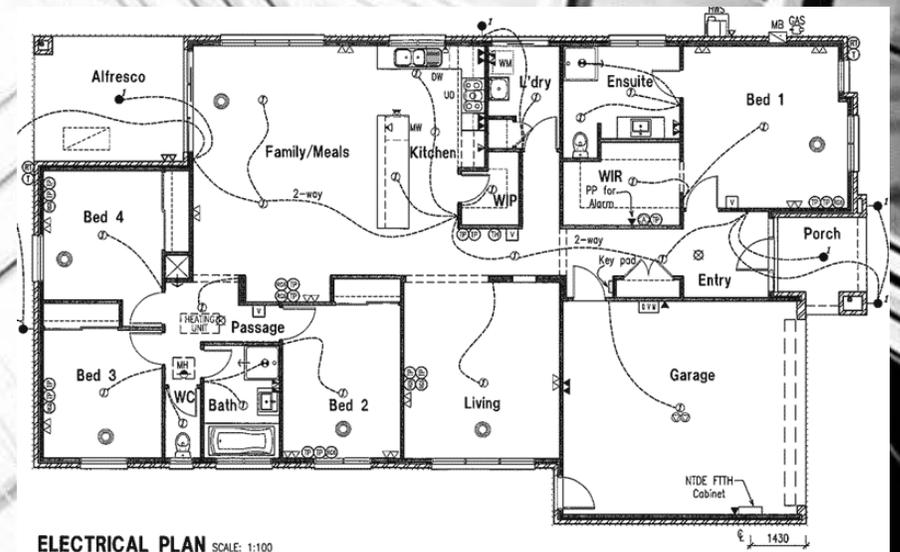
Plumbing

- Gas pipe sizing (include 200k w/h btu)
- Maximum fixture flow rates (*correct*)
- Tankless water heater retro notes (200k btu, recep., condensate drain, etc)



Electrical

- Panel amperage rating (note)
- Showing receptacles vs notes
- Light at exterior doors
- Correct AFCI/GFCI shown/notes



Mechanical

- High elevation vent terminations
- Wood Stove type/EPA rating
- Combustion air from exterior OR note direct vent
- Locations of HVAC & Condenser



Energy

- Correct Orientation
- Gas available
- Radiant barrier on gable ends (shown on plan)
- Duct sizing calculations and layout
- Lighting and switching requirements (correct for applicable code)
- IAQ fan & label

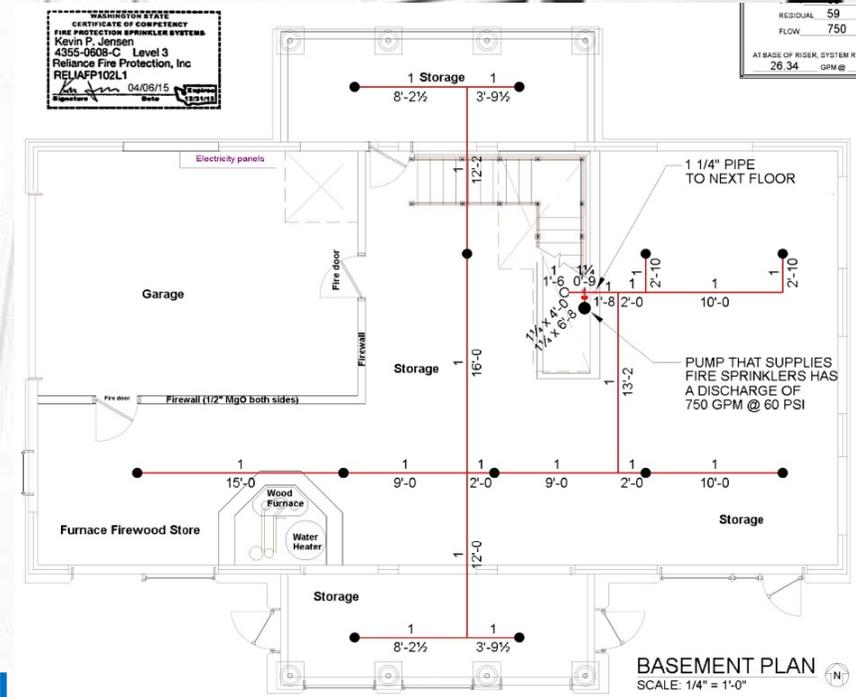
Green Building

- Mandatory Measures Checklist
- Construction waste management plan
- EV Charging Infrastructure notes



Fire Sprinklers

- Coordinate location of gas fired equipment
- Coffered Ceilings
- Site plan water line/tank matches sprinkler plans



Forms

- Deferred submittals
- Special inspections (also note on plans)



**COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY
BUILDING DEPARTMENT**
950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617
(530) 265-1222 FAX (530) 265-8794 www.mynevadacounty.com

DEFERRED SUBMITTAL WORKSHEET
\$136.28/Hour (1 hour minimum) - Rates per Nevada County Master Fee Schedule

The following information must be completed by the contractor, developer, architect, engineer, or owner upon submitting a request for a deferred item to the Building Inspection Division. The deferred item cannot be processed without this information.

Note: This worksheet is for deferred item(s) to plans that are currently in for plan review. If you are adding additional items a new permit will be required.

PROJECT INFORMATION

Assessors Parcel Number (APN): _____ Permit#: _____
Owner: _____ Contractor: _____
Phone#: _____ Project Address: _____
Address: _____ Project Name: _____
City: _____ Architect/Engineer: _____
Zip: _____ Arch/Eng. Phone: _____

DEFERRED ITEM(S) DESCRIPTION
Provide a comprehensive description of the deferred item(s) being submitted:

DEFERRED ITEM(S) TYPE
Circle the type(s) of deferred item(s) being submitted with this application

Architectural: _____ Truss Calculations
 Structural: _____ Fire Sprinklers & Hydraulic Calculations

Print _____ Sign _____ Date _____

OFFICE USE ONLY

Date: _____ Received By: _____ Paid at Submittal _____ Owe at Issuance _____
Permit Technician: _____ Time: _____ Total Fee Paid: _____
Plans Examiner: _____ Time: _____ Total Fee Due: _____

Grading

- Engineered grading plan requirements per the County Grading Ordinance
- Cross-sections at 200' intervals and at areas of maximum cut and fill
- Erosion and sediment control measure locations

When is a note not enough???

- Complexity of requirement: Tempered glass
- Importance of requirement: Fire/Life Safety
- Cost of missing the requirement



Commercial

• Disabled Accessibility Worksheet for Existing Buildings



Placer County Building Department
3091 Conzetter Center Drive
Auburn, CA 95603
(530) 742-5010
Tahoe Office
775 North Lake Blvd
Tahoe City, CA 96145
(530) 531-6200
www.placer.ca.gov

Page 1 of 3

Accessibility Worksheet for Existing Commercial & Public Accommodation Buildings
Request for Unreasonable Hardship

Job Address Date

Project Name

Application No. CBC Occupancy Group

Owner

Applicant

1. Adjusted Construction Cost* (see last page for explanation): \$

The Total Cost of Construction is the project valuation as verified by the Building Official. New work that requires accessible features shall be included in the project valuation per CBC Section 11B-202.4.

2. Cost of any alterations to this building within the previous three years: \$

3. Accumulative Total Cost of Construction (add costs in 1 and 2 above): \$

4. Current Valuation Threshold: \$156,162.00 (as of January 1, 2017)

5. When the Total Cost of Construction (item 3 above) exceeds the Current Valuation Threshold (item 4 above) or the tenant/owner will be a government entity (Title II) complete compliance is required. Provide construction documents for the building and site that show complete compliance.

6. When the Total Cost of Construction (item 3 above) does not exceed the Current Valuation Threshold (item 4 above), removal of architectural barriers shall be preformed in the order required by CBC 11B-202.4 and apply only to the area of specific alteration. Provide construction documents that clearly show the improvements proposed and the features currently in compliance. Include a cost analysis listing the required 20% to be applied, with the itemized cost of the improvements accordingly.

Print: Signature:

By signing this document I agree to complete the accessibility upgrade items shown throughout this worksheet

Page 2 of 3

Suggested Cost Analysis

Fill in COSTS column of the table with dollar amounts for those features that require upgrades. Follow the order shown and continue until the total equals or exceeds the amount referenced in item 6 above (20% of valuation). The cost table shall be reviewed and approved by the Building Division.
Amount from item 6 of the worksheet \$

1 F/P	PRIMARY ENTRANCE TO REMODELED AREA	COSTS
	Door	
	A. Threshold	
	B. Hardware	
	C. Kick plate	
	D. Strike-side clearance	
	E. Auto Closer	
	F. Landing Placard at building entrance	
	G. Tactile Exit Sign	
	H. Other	
	Subtotal	\$
2 F/P	PATH OF TRAVEL	
	A. Ramps/Handrails/Landing	
	B. Stairs/Handrails/Landing	
	C. Elevators/Lifts	
	Exit Doors	
	A. Change out door	
	B. Threshold	
	C. Elevators	
	D. Hardware	
	D. Kick plate	
	E. Strike-side clearance	
	F. Signs and Identification (Braille)	
	G. Other	
	Subtotal	\$
3 F/P	RESTROOMS SERVING REMODELED AREA	
	A. Enlarge restroom	
	B. Enlarge door(s)	
	C. Strike-side clearance	
	D. Door symbols	
	E. Signs and Identification (Braille)	
	F. Replacement or Relocate plumbing fixtures (specify)	

Disabled Access

- Updated bathroom details
- Don't use "Handicapped"!
- Show upgrade obligations on plans
- Existing improvements per actual existing conditions
- Handrail extension detail
- Correct sign locations



Building

- Code Analysis
- Complete Egress Plans
- Complete Door/Window Schedules
- Fire Wall Tested/Listed Details (that work)
- Complete T-Bar Details

Egress and Occupancy Plans

Buildings

Building Code

- BOSMED
- DALLASOF
- HQ
- JFK A
- JFK B
- JFK C
- SRL
- XC

Floors

Floor Code = Drawing No

- 01 hq01
- 11 hq11
- 15 hq15
- 17 hq17
- 18 hq18
- 19 hq19
- B.1 hqb1
- RF hqrf

Egress Plans : HQ-19

Occupants

Building Code	Floor Code	Room Code	Employee Name	Division Code	Department Code	Name - First	Name - Last
HQ	19	101	APPLEBY, AARON	EXECUTIVE	MANAGEMENT	AARON	APPLEBY
HQ	19	101	APPLEBY, STEVE	EXECUTIVE	MANAGEMENT	STEVE	APPLEBY
HQ	19	115	BABIC, PAUL	EXECUTIVE	MANAGEMENT	PAUL	BABIC
HQ	19	115	BARTLETT, JOAN	EXECUTIVE	MANAGEMENT	JOAN	BARTLETT

Electrical

- Electrical plans
 - Fault Current Letter from PG&E
 - One-Line Diagram with panels, grounding/bonding, etc
 - Load Calculations
 - Exit lighting photometric
 - Lighting plan reflects energy calc requirements

Plumbing

- Plumbing Plans
 - Required fixture calculations
 - Plumbing flow rates
 - Gas line calculations (values match mechanical plan)
 - Floor drains/trap primers
 - Plumbing fixture schedule
 - PTR Termination location

PLUMBING FIXTURE CONNECTION SCHEDULE							
FIXTURE TYPE	ABBREV	FIX. UNIT VALUE	CONNECTION SIZES				REMARKS
			(TRAP) SAN	VENT	HW	CW	
WATER CLOSET	WC	6	4	2	-	1/2	FLUSH TANK
LAVATORY	LAV	1	1-1/4	1-1/4	1/2	1/2	
MOP RECEPTOR	MR	3	3	3	3/4	3/4	
SINK	SK	2	1-1/2	1-1/2	1/2	1/2	
FLOOR SINK	FD	4	3	1-1/2	-	-	
FLOOR DRAIN	FD	4	2	1-1/2	-	-	WITH TRAP PRIMER FROM HS

Mechanical

- Mechanical Plans
 - Mechanical equipment schedule (matching other plans)
 - Complete Type 1 Hood Plans
 - Duct Smoke Alarms
 - Outside Air per energy calcs
 - Makeup air locations/amount of

