



April 29, 2019

Application Number: 19-0772

Dear Applicant,

The Building Safety Division has completed the plan review based on the current edition of California Building Codes and all applicable City of Tracy Municipal Ordinances.

At this time, the project cannot be approved as submitted. The corrections are attached to this letter.

The Building Safety Division's policy is to perform a comprehensive review during the first submittal. Thus, if an item is missed on the first round of review which does not result in a fire, life safety or accessibility matter, the staff reviewer will not include that as a new correction but will inform the applicant of the deficiency and redline the requirement on the approved set of plans for construction. However, in cases where submitted plans contain a significant amount of code violations, inconsistent or missing information and/or details, it becomes impractical to perform a fully comprehensive review based on the incomplete submittal. Thus, in these cases, additional comments may be added during the subsequent rounds of plan review until the project submittal documents are complete and ready for construction as required by the California Building Code.

When addressing the comments of revised plans, submit a written response to each comment. Indicate which details, specifications, and/or calculations show the requested correction by clouding all revisions and show revised delta designation for all changes. Using complete and clear responses will expedite the re-check and approval of the project. Identify the revisions in the revision box with a corresponding date and type of correction.

If any changes have been made to the plan documents unrelated to those items identified in the comment lists, please list the changes on a separate sheet and include in your submittal documentation.

Provide three (3) complete sets of revised plans and two (2) sets of revised calculations and/or specifications. Plans and documents must be wet stamped and signed by the Architect and/or Engineer of Record. Return Plans and documents to City of Tracy Development Services, 333 Civic Center Plaza Tracy, CA 95376.

Re-submittals that do not include the complete plan review correction list with responses, complete plans and supporting documents (i.e. structural calculations, energy forms, etc.) will delay the process.

Should you have any questions regarding this procedure, please contact the City of Tracy Permit Center at (209) 831-6400.

Thank you,

PROJECT INFORMATION

APPLICATION NUMBER: 19-0772, Submittal #1

PROPERTY ADDRESS: 1235 Pickford Court

SCOPE OF WORK: Secondary Dwelling

PROPERTY OWNER: Evelyn Garcia // eve.lyn14@hotmail.com

ARCHITECT: Michael T Martin
CONTACT INFO: (925) 640-6421 // martin6430@comcast.net

PLANS EXAMINER: Chrystle Takehara
CONTACT INFO: (209) 831-6486 // chrystle.takehara@cityoftracy.org

PROJECT DATA

OCCUPANCY GROUP(S): R-3, U

TYPE OF CONSTRUCTION: V-B

NUMBER OF STORIES: 1

EXISTING CONDITIONED FLOOR AREA: 1796 sf

ADU SQUARE FOOTAGE: 568 sf

VALUATION: \$20,000

PLAN REVIEW COMMENTS

GENERAL

1. Our records indicate that when the property was built in 1996, it was a 3 bedroom, 2 bathroom property. However, existing plans indicates that the property has 4 bedrooms. Although the den had an option to be a bedroom, based on the comparison of the master plan for the optional 4th bedroom and existing layout of the bedroom, it appears that the den was converted to a bedroom and the water heater was moved without the benefit of a permit. Permit issuance will not occur until one of the following occurs:
 - a. Provide documentation that such permits have been issued and received final inspections;
 - b. If unable to provide documentation, provide details within this review for additional items to ensure they were built correctly. Update the scope of work and valuation to reflect the unpermitted work.
2. The construction of the walls for the 4th bedroom and moving of the water heater occurred prior to the issuance of a permit. At the time of inspection, the applicant may be required by the building inspector to remove a portion (or portions) of unpermitted construction to verify proper installation of construction

practices. Neither the building official nor the City of Tracy shall be liable for any expense entailed in the removal or replacement of any material required to allow for inspection.

3. Indicate if there will be a 2nd address for the secondary dwelling. To obtain a secondary address for this unit, contact Anju Pillai at 209.831.6455. Address must be approved prior to issuance of permit. Building address numbers to be a minimum of 4 inches high on a contrasting background and placed in a position that is plainly visible from the street fronting the property as per CRC R319.1.

ARCHITECTURAL

Sheet T1

4. Notes have 2 #17.
5. Note 2 references code section R602.5.2. This code section does not exist.
6. Note 6 references CPC 407.2.1.2. This is specifically for Lavatory faucets in common and public use areas for HCD 1 & 2 houses.
7. Note 17 (after note 14) indicates an exception per Section 119. Note that Section 119 of California Energy Code is for nonresidential buildings.
8. Provide notes to specify that carbon monoxide alarms shall receive their primary power from the building wiring and be interconnected in such a manner that the activation of one alarm will activate all the alarms as per CRC R315.5 & R315.7.
9. Specify that the combination smoke alarm and carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms as per CRC R314.4 and R315.7.

Sheet A2

10. Per CRC R311.2, not less than one egress door shall be provided for each dwelling unit. The egress door shall provide a clear width of at least 32 inches where measured between the face of the door and the stop, with the door open 90 degrees. The clear height shall be not less than 78 inches in height, measured from the top of the threshold to the bottom of the stop. Currently the door indicates a 2'8" wide door. Indicate that the clear width with the door open 90 degrees will still be 32 inches.
11. Add note that per CRC R311.3.1, the landing at the egress door on the exterior side shall not be more than 7 ¾ inches below the top of the threshold .
12. Provide note that the wall assemblies separating dwelling units shall have air-borne sound insulation. Air-borne sound insulation for wall assemblies shall meet a sound transmission class (STC) rating of 45 when tested in accordance with ASTM E90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilation or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required rating as per CRC AK102.1.
13. Indicate how the roof will be ventilated as per CRC R806.2. Energy calculations indicate a ventilated roof. Provide a calculation for the required roof ventilation, specify the required net free ventilation area, and specify the quantity, type and location of the ventilation provided.
14. Attic access must be provided if attic areas have a vertical height of 30 inches or greater over an area of not less than 30 square feet as per CRC R807.1. Indicate if the attic will require an attic access. If so, provide an attic access opening of not less than 22 inches by 30 inches.
15. The floor plan indicates that vapor barrier or epoxy coat will be installed over the existing concrete slab. Provide specifications for proposed method to show it meets the Class I or Class II vapor barrier.
16. Indicate that the wall between the new bathroom to the primary house and the new bathroom for the second dwelling will maintain the fire resistance between the 2 dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour

- fire resistance rating as tested in accordance with ASTM E119 or UL 263. Fire resistance floor/ceiling and wall assemblies shall extend from the foundation to the underside of the roof sheathing as per R302.3
17. The floor plan indicates that there will be shower heads, lighting fixtures, and receptacles through the fire-rated walls. Note that membrane penetrations shall comply with R302.4.2 and recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced.
 18. Indicate the type of stucco to be used (3-coat, 2-coat, or 1-coat). If using a 2-coat or 1-coat, provide specifications.
 19. Indicate that a water-resistive barrier will be installed as required in CRC R703.7.3.
 20. Indicate that lath will be installed as required in Section CRC R703.7.1.
 21. Garages are sloped for drainage. Will you leave the garage sloped?

MECHANICAL

Sheet A1

22. Energy forms indicate IAQ mechanical fan. Indicate location of IAQ fan in second unit.
23. Energy forms indicate a ductless mini split heat pump. However, plans indicate a furnace by the water heater with air supply registers. Clarify what will be used.

PLUMBING

Sheet A1

24. Indicate if there are gas appliances within the second dwelling. Energy calculations indicate that the instantaneous water heater is 200,000 Btu/hr. Indicate all gas appliances and provide gas isometric from the meter to appliances. Indicate the gas input required by each appliance, pipe sizes, and distances in order to verify adequate pipe sizing.
25. With the addition of 2 bathrooms, the total amount of toilets within the house increases to 4. With 4 toilets on a horizontal branch, the applicant required to upgrade the sewer drainage piping to 4" as per CPC Table 703.2 footnote 4. Indicate this in the scope of work and add to valuation of project.
26. Note is that the water heater is to be "vented as per code 701.1, 701.2, 701.3." Clarify what code this is referring to. Water heater combustion and ventilation is per CPC 506.0.

ELECTRICAL

Sheet A1

27. Provide location and amperage capacity of electrical panel.
28. Provide electrical load calculations for addition of garage conversion.
29. Note that the exhaust fan in the bathroom must be separately switched from the luminaire.
30. Provide a wall switch-controlled lighting outlet on the exterior side of the outdoor entrance as per CEC article 210.70.

ENERGY

Sheet A1

31. In bathroom and laundry rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor. Indicate this on plans.
32. Indicate that a kitchen hood will be provided with a minimum ventilation exhaust rate of 100 cfm as per ASHRAE 62.2-10 Table 5.1.

Energy Calculations

33. Only 1 window is indicated on energy calculations with an area of 64 SF on the right wall. Include all windows in calculations.
34. Since the project includes a bathroom addition to the existing house and a garage conversion into habitable space, you have the option of providing either the following if you want to use the performance energy method
 - a. 1 performance energy calculation for the whole house envelope
 - b. 2 performance energy calculations:
 - i. For the new garage conversion; and
 - ii. For the existing house plus the addition of the bathroom

GREEN BUILDING STANDARDS

Sheet G1

35. Provide updated mandatory measures as modified on July 1, 2018. Provided form is not per current code. (See attached)
36. Provide Construction Waste Management as per CGC to meet an overall waste diversion (recycle and/or salvage for reuse) of a minimum 65%. Note that the inspector will be collecting the completed Construction Diversion Report and Contractor/Subcontractor Acknowledgement Form prior to the end of the project. The permit cannot be finaled until these items are provided. (See attached sample)

- END -

cc: permit file