



July 24, 2020

Application Number: RES20-0849

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 one (1) complete set of revised plans in PDF file format and one (1) complete set of revised supporting documents in PDF file format. Plans and documents must be digitally stamped and signed by the designer.

Digital drawings and supporting documents may be delivered to the Development Services Permit Center Counter on a USB flash drive or electronically via e-mail to [plancheck@cityoftracy.org](mailto:plancheck@cityoftracy.org) using a cloud-based file sharing service. Sending PDF files directly without using a file sharing program may result in delivery delays due to the size of files.

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.

For more information regarding the electronic plan review process, formatting requirements and delivery methods, or to obtain a copy of the red-lined plans, please contact our Permit Center at (209) 831-6400.

Thank you,

City of Tracy Plan Review Team

## PROJECT INFORMATION

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**APPLICATION NUMBER:** RES20-0849

**PROPERTY ADDRESS:** 389 W 23<sup>rd</sup> Street

**SCOPE OF WORK:** Interior Remodel Master Bath, Family Room, & Kitchen

**OWNER/OCCUPANT:** Wood

**DESIGNER:** Paul Melo  
**CONTACT INFO:** 209-835-7314 // [melo.construction@sbcglobal.net](mailto:melo.construction@sbcglobal.net)

**CONTRACTOR:** Melo Construction  
**CONTACT INFO:** 209-835-7314 // [melo.construction@sbcglobal.net](mailto:melo.construction@sbcglobal.net)

**PLANS EXAMINER:** Sean McNamara  
**CONTACT INFO:** 209-831-6412 // [sean.mcnamara@cityoftracy.org](mailto:sean.mcnamara@cityoftracy.org)

## PROJECT DATA

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**VALUATION:** \$95,000.00

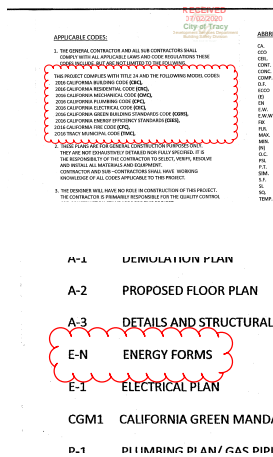
## PLAN REVIEW COMMENTS

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Plan review comments are listed on the following pages. Please review and respond accordingly.

# RES20-0849 pc-1 plans.pdf Markup Summary

1 (2)



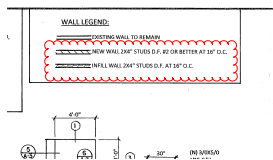
**Page Label:** 1  
**Page Index:** 1  
**Author:** Sean McNamara  
**Lock:** Locked  
**Review Type:** Review  
**Checkmark:** Unchecked

Please update referenced codes to reflect the current in effect 2019 CA Codes.

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**Author:** Sean McNamara  
**Lock:** Locked  
**Review Type:** Review  
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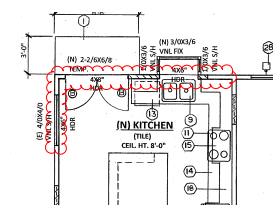
Provide CF1R energy compliance forms for the proposed regulated work (i.e. new/alter fenestration & envelope, water heater, new/alter ductwork etc). Sheet E-N as shown in the index has not been provided.

3 (4)



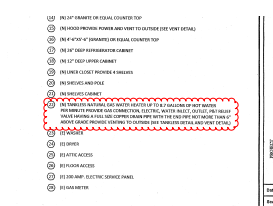
**Page Label:** 3  
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**Author:** Sean McNamara  
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**Review Type:** Review  
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Provide additional details or sections for infill and new walls to identify unspecified information (i.e. anchorage, sheathing, fastening, insulation, etc.)



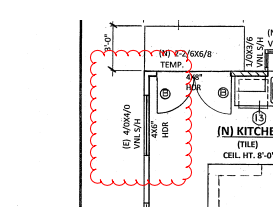
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**Page Index:** 3  
**Author:** Sean McNamara  
**Lock:** Locked  
**Review Type:** Review  
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Provide details demonstrating compliance with R602.10.2.2.1 as the new and relocated openings at the NW corner of the structure result in no compliant braced wall panels being located at the end of either the NS or EW lines at this location.



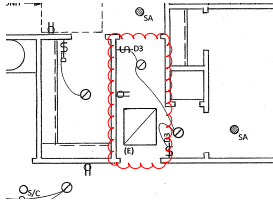
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**Author:** Sean McNamara  
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Provide manufacturer cut sheet for the new water heater.



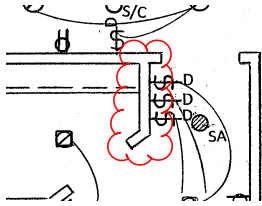
**Page Label:** 3  
**Page Index:** 3  
**Author:** Sean McNamara  
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Window adjacent to the new rear door is to be safety glazed per CRC R308.4.2.



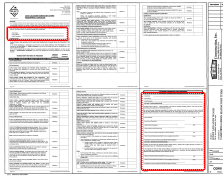
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Smoke/carbon monoxide alarm required to located outside and within the immediate vicinity of the master bedroom and bedroom #3. CRC R314 & R315



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**Author:** Sean McNamara  
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Receptacle required at unbroken wall space 24" or more in width in new bedroom #2. [CEC 210.52(A)]



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**Author:** Sean McNamara  
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**Checkmark:** Unchecked

Complete applicable portions of CalGreen checklist