

GENERAL REQUIREMENTS

- 1-THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE BUILDING AND SAFETY DEPARTMENT.
- 2-CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND INSTALLING ADEQUATE SHORING, BRACING OR ANY OTHER MEANS THAT ARE REQUIRED TO SAFELY EXECUTE ALL WORK.
- 3-DETAILS NOTED AS TYP. OR TYPICAL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
- 4-ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.
- 5-PIPES AND SLEEVES SHALL NOT BE PLACED IN THE CONCRETE SLAB. OBTAIN APPROVAL FROM BUILDING AND SAFETY SHOULD SUCH INSTALLATION BE REQUIRED.
- 6-SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)
- 7- PROVIDE EMERGENCY EGRESS EXIT DOOR OR WINDOWS FROM SLEEPING ROOMS. THE NET CLEAR WINDOW OPENING AREA SHALL BE A MINIMUM 5.0 SQ.FT. THE MINIMUM WINDOW OPENING SIZE IS 24" CLEAR IN HEIGHT, AND 20" CLEAR IN WIDTH. THE FINISHED SILL HEIGHT IS 44" MAX ABOVE THE FLOOR (CRC R310.1).
- 8-SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING.
- 9-WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. 22-PROVIDE ATTIC VENTING EQUAL IN AREA TO 15Q. FT./150SQ.FT. OF ATTIC AREA.
- 10-EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDITY CONTROL UNLESS FUNCTION AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. THE HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS:
 - a. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF GREATER THAN OR EQUAL TO 50% TO MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL AUTOMATIC MEANS OF ADJUSTMENT, AND
- 11-A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.
- 12-THE PLUMBING FIXTURE AND PLUMBING FITTINGS SHALL MEET THE FLOW STANDARDS NOTED BELOW:
 - a. WATER CLOSET=1.28 GALLONS PER FLUSH MAX
 - b. SHOWERHEADS= 1.8 GPM
 - c. KITCHEN FAUCETS=1.8 GPM
 - d. LAVATORY FAUCETS=1.5 GPM
- 13-GUTTERS AND DOWNSPOUTS ARE REQUIRED WHEN THE EXPANSION INDEX EXCEEDS 50.

FOUNDATION

- 1-FOOTINGS AND SLABS: ON FIRM UNDISTURBED NATURAL SOILS OR APPROVED COMPACTED SOILS.
- 2-ALLOWABLE SOIL BEARING FOR CONTINUOUS FOOTINGS: 1,500 PSF UNLESS SUBSTANTIATED OTHERWISE BY A SOILS INVESTIGATION REPORT.
- 3-ISOLATED FOOTINGS: NOT ALLOWED UNLESS SUBSTANTIATED OTHERWISE BY A SOILS INVESTIGATION REPORT.
- 4-ROOF AND AREA DRAINAGE: SHALL BE DIRECTED AWAY FROM THE FOUNDATIONS.
- 5-CONCRETE TO BE 2,500 PSI NORMAL WEIGHT, WITH TYPE II CEMENT, ASTM C150.
- 6-ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60.

WOOD

- 1-ALL LUMBER SHALL BE DOUGLAS FIR LARCH CONFORMING TO THE STANDARDS OF WCLIB.
- 2-JOISTS, RAFTERS, SUDS, PLATES AND BLOCKING TO BE No.2
- 3-BEAMS AND POSTS TO BE No.1
- 4- ALL LUMBER (SILL PLATES, LEDGERS, ETC.) WHICH ARE IN DIRECT CONTACT WITH CONCRETE OR EARTH SHALL BE PRESERVATIVE TREATED WOOD. NEWLY EXPOSED SURFACES RESULTING FROM FIELD CUTTING, BORING OR HANDLING SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M-4. USE ONLY SODIUM BORATE TREATED WOOD FOR INTERIOR USE.
- 5-FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.
- 6-PLUMBING WALLS TO BE FRAMED WITH 2X6 STUDS.

AGING IN PLACE/FALL PREVENTION

- a. Reinforcement for grab bars shall be provided at least one bathroom on the entry level:
 - i. Reinforcement shall be solid lumber.
 - ii. Reinforcement shall not be less than 2X8 nominal lumber.
 - iii. Reinforcement shall be located between 32-inches and 39¼-inches above the finished floor flush with the wall framing.
 - iv. Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
 1. Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway, or similar alternate grab bar reinforcements.
 - v. Shower reinforcement shall be continuous where wall framing is provided.
 1. Reinforcement shall not be required in wall framing for pre-fabricated shower enclosures and bathtub wall panels with integral factory-installed grab bars or when factory-installed reinforcement for grab bars is provided.
 - vi. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6-inches above the bathtub rim."
- b. Add this note to the plans: "Documentations for grab bar reinforcement by information and/or drawings identifying the location of grab bar reinforcement shall be placed in the operation and maintenance manual."
- c. Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48-inches measured from the top of the outlet box and not less than 6-inches measured from the bottom of the outlet box above the finish floor.
- d. At least one bathroom and one bedroom on the entry level of a single-story dwelling shall provide a doorway with a net clear opening not less than 32-inches measured with the door positioned at an angle of 90 degrees from the closed position.
- e. At least one bathroom and one bedroom on the second or third floor of a two- or three-story dwelling shall provide a doorway with a net clear opening not less than 32-inches measured with the door positioned at an angle of 90 degrees from the closed position if a bathroom or bedroom is not located on the entry level.
- f. Doorbell buttons or controls shall not exceed 48-inches above exterior floor or landing, measured from the top of the doorbell button assembly.

NAILING SCHEDULE

THE CONNECTIONS LISTED BELOW ARE THE MINIMUM PERMISSIBLE. USE COMMON WIRE NAILS FOR ALL NAILED CONNECTIONS. WHERE POSSIBLE, NAILS DRIVEN PERPENDICULAR TO THE GRAIN SHALL BE USED INSTEAD OF TOE NAILS. SEE THE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS.

JOIST TO SILL (PLATE) OR GIRDER, TOENAIL	3-8d
BRIDGING TO JOIST, TOENAIL EACH END	2-8d
1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING:	
TYPICAL FACE NAIL	16d @16"O.C.
BRACED WALL PANELS	3-16d @16"O.C.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE: TOENAIL	4-8d
END NAIL	2-16d
DOUBLE STUDS, FACE NAIL	16d @24"O.C.
DOUBLED TOP PLATES: TYPICAL FACE NAIL	16d @16"O.C.
LAP SPLICE	16-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	
RIM JOIST TO TOP PLATE, TOENAIL	8d @6"O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES (ALONG EDGE)	16d @16"O.C.
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-8d
1" DIAG. BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1"x6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-8d
WIDER THAN 1"x6" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BUILT-UP CORNER STUDS	16d @24"O.C.
BUILT-UP GIRDERS AND BEAMS (FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES)	20d @32"O.C.
BUILT-UP GIRDERS AND BEAMS (FACE NAIL AT ENDS AND AT EACH SPLICE)	2-20d
2" PLANKS, EACH END AND EACH BEARING	2-16d
LEDGER STRIP, FACE NAIL AT EACH JOIST	3-16d

TITLE 24 ENERGY REQUIREMENTS

1. ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0)(K)(1A)
2. RECESSED DOWNLIGHT LUMINAIRES IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0)(K)(1C):
 - THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
 - THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
 - THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.
 - HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE FROM BELOW THE CEILING WITHOUT REQUIRING CUTTING HOLES IN CEILING.
 - THEY MAY NOT CONTAIN A SCREW BASE SOCKETS IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANT SENSOR PROVIDED THE OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION), (150.0)(K)(2)
3. JOINT APPENDIX X (JA8) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY. JA8 COMPLIANT LIGHT SOURCES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION: <70SF CLOSETS AND HALLWAY) (150.0)(K)(2K)
4. UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (150.0)(K)(2L)
5. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (150.0)(K)(3A) PHOTO-CONTROL AND MOTION SENSOR
 - PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
 - ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY
7. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH-EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
8. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (10-10)(B)
9. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (150)(K)(1B)
 - PROVIDE A GASKET/ INSULATION ON ALL INTERIOR ATTIC/UNDER-FLOOR ACCESSSES. (110.7)
11. PROVIDE VERIFICATION ON THE PLANS HOW THE BUILDING WILL MEET THE MINIMUM VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION AIRFLOW REQUIRED. THIS IS SUBJECT TO HERS TESTING. THE FOLLOWING LABEL MUST BE ATTACHED TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED. UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION;" (CALIFORNIA ENERGY CODE 150.0)(O) A MINIMUM 100 CFM INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED.
12. MINIMUM 50 CFM INDOOR AIR QUALITY FAN IS REQUIRED AT BATHROOMS.
13. THERMOSTATS: ALL HEATING OR COOLING SYSTEMS, INCLUDING HEAT PUMPS, NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL HAVE A SETBACK THERMOSTAT, AS SPECIFIED IN SECTION 110.2(C)

ELECTRICAL/PLUMBING/MECHANICAL

1. No electrical panels in closets or bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom. (CEC 110.26)
2. Provide a minimum 3 lug intersystem bonding bus bar at the main electrical service. (CEC 250.94)
3. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A) (3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
4. All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
5. All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)
6. Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3))
7. Provide at least 1 outlet at porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) &(G)).
8. All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
9. At least one wall switched lighting outlet or fixture shall be installed in every habitable room, bathroom, hallways, stairways, attached garages and detached garages with electrical power, equipment spaces (attics, basements, etc.). (CEC 210.70) 13. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c., within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed than 2 receptacles may be required. 1 receptacle is required for peninsula counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))
10. The main service disconnect shall have a rating of not less than 100 amps. C.E.C. Article 230.79(C).
11. Receptacles shall be installed at 12" o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft. shall have a receptacle in hallways. (CEC 210.52(A))
12. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C)) Light pendants, ceiling fans, lighting tracks, etc. shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
13. All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)
14. GFCI outlets are required: for all kitchen receptacles that are designed to serve countertop surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener. (CEC 210.8)
15. All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))
16. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
17. PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)
18. Underground water supply lines shall have a 14 awg blue tracer wire. (CPC 604.10.1)
19. Showers and tubs with showers require a non-absorbent surface up to 6" above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (CPC 408.5) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5).
20. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6) Provide seismic strapping in the upper and lower third of the water heater a minimum of 4" above controls. (CPC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150.(n)): A 120V receptacles provided within 3ft. A category III or IV vent, or a straight (without bends) Type B vent; Condensate drain that is no more than 2 inches higher than the base of the water heater; Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater; A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle out- let within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Use." (CEC 150.0(n))
21. Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
22. Provide anti-siphon valves on all hose bibs. (CPC 603.5.7) Shall be protected by a nonremovable hose bib-type vacuum breaker installed not less than 6 inches (152 mm) above the highest point of usage located on the discharge side of the last valve.
23. Provide combustion air for all gas fired appliances per CMC Chapter 7.
24. Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
25. Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CPC 504)
26. Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen ½'-1/2' in opening size (not required for clothes dryers). (CMC 502.1)
27. Vent dryer to exterior of building (not to under-floor area). The vent diameter shall not be less than 4 inches nominal (100 mm), and the thickness shall be not less than 0.016 of an inch (0.406 mm). Exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet (4267 mm), including two 90 degrees (1.57 rad) elbows. Clearances: installed air conditioner and heat pump outdoor condensing units shall have a clearance of at least 5 feet (1.5 meters) from the outlet of any dryer vent. Vents shall terminate a minimum of 3' from the property line and any opening into the building. (C MC 504.4.2)
28. Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.(1)(1))
29. Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.10)

SHEET INDEX

1.1	GENERAL NOTES
—	OWNER-SUPPLIED SITE PLAN
1.2	TYPICAL DETAILS
2.1	FLOOR AND ROOF PLANS, SECTION
2.2	FOUNDATION AND ROOF FRAMING PLANS
3.1	ELEVATIONS
4.1	DETAILS
GN1	GREEN BUILDING NOTES
GN2	GREEN BUILDING NOTES
APPENDIX	CA ENERGY COMPLIANCE

PROJECT DATA

OWNER: _____
APN: _____
ADDRESS: _____
SCOPE: (FARM WORKER DWELLING / ACCESSORY DWELLING UNIT)
OCCUPANCY: R-3
CONSTRUCTION TYPE: V - B
SPRINKLERS (NFPA 13-D): _____
FIRE HAZARD SEVERITY ZONE: _____

SOIL DATA

EXPANSION INDEX (E.I.): _____
91-130 FOR 700 SF AND 900 SF PLANS
_____ PER GEOTECHNICAL REPORT FOR 1188 SF PLAN

SEISMIC AND WIND DATA

WIND EXPOSURE: EXPOSURE C
WIND SPEED (ULT): 95 MPH (CATEGORY II)

STRUCTURAL DATA

ROOF DEAD LOAD= 15 PSF (6 PSF MAX. LIGHT-WEIGHT TILE ROOF)
ROOF LIVE LOAD: 20 PSF
ELEVATION _____ FEET
NOTE: THIS PLAN CANNOT BE USED ABOVE 4000' ELEVATION.

CALIFORNIA ENERGY CODE INFORMATION

FRONT ORIENTATION: _____
CLIMATE ZONE: _____
(SEE SPECIAL REQUIREMENTS FOR CZ= 3 AND 16)

FLOOD DATA

FLOOD ZONE: _____
DESIGN FLOOD ELEVATION: _____

PHOTOVOLTAIC SYSTEM REQUIRED. REFER TO ENERGY DESIGN FOR SIZE AND ORIENTATION.

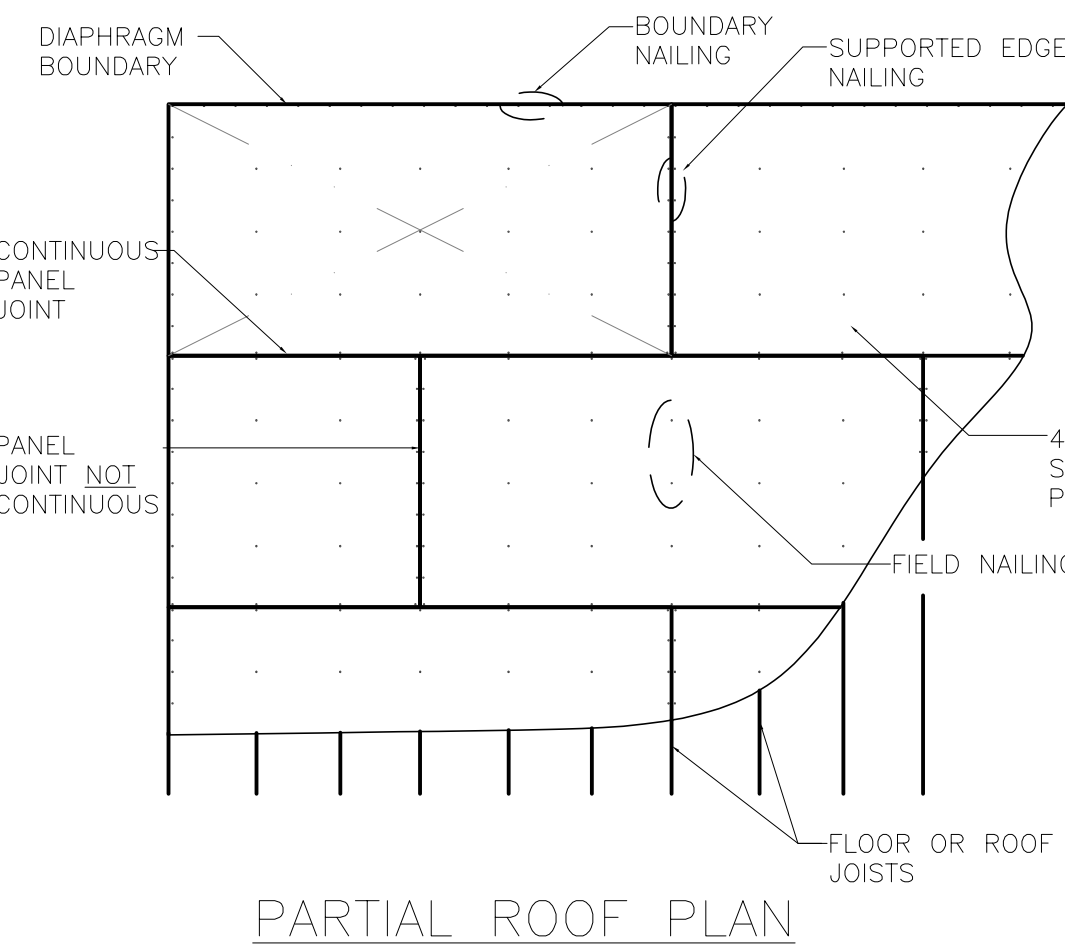
700 SF DWELLING



STANDARD PLAN FOR
ACCESSORY DWELLING UNIT
FARMWORKER DWELLING

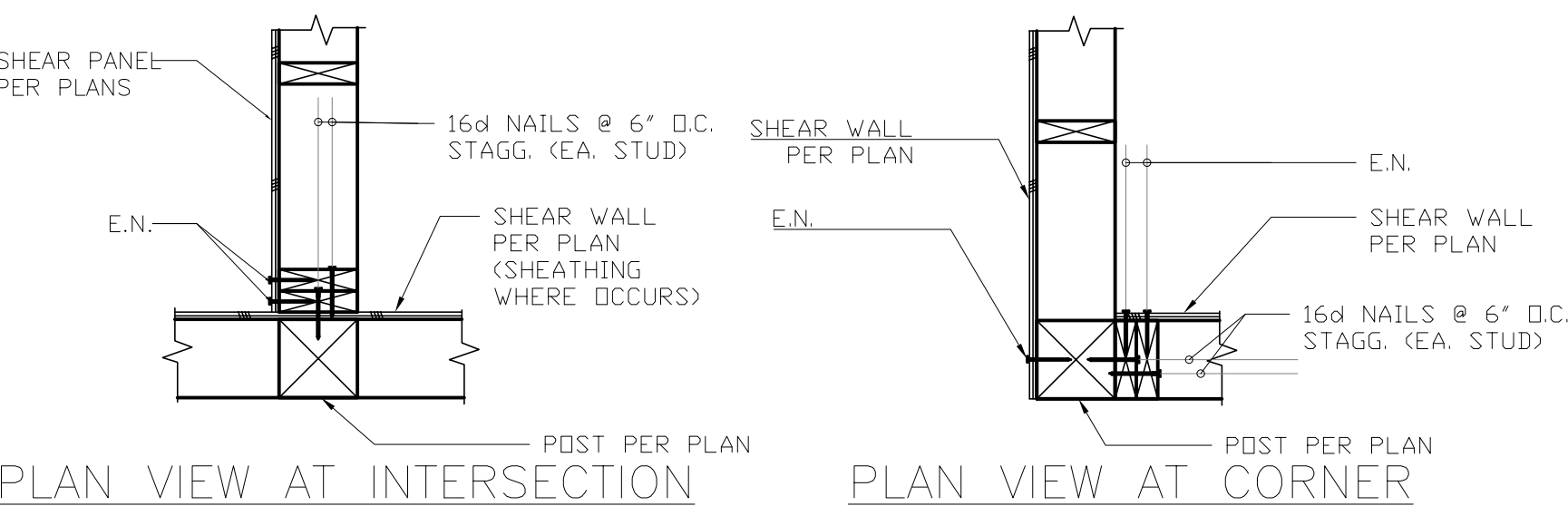
COUNTY APPROVAL

SHEET TITLE
GENERAL NOTES
DATE: 04/20/2023
SCALE: N/A
DRAWN BY: COUNTY OF VENTURA
APPLICABLE CODE: 2022 VCBC & CRC
SHEET NO.
1.1



- NOTES:**
- 1- STAGGERED SHEATHING AS SHOWN
 - 2- NAILING SHALL BE PER PLANS.
 - 2- MIN. SHEATHING WIDTH SHALL BE 24".
 - 3- BOUNDARY NAIL ALL RIDGES, VALLEYS, HIPS, BEAMS & SHEAR WALLS.
 - 4- NAILS SHALL NOT PENETRATE THE FACE OF SHEATHING.
 - 5- PROVIDE 1/8" GAP BETWEEN SHEATHING EDGES.
 - 6- PROVIDE A MINIMUM OF 3/8" FROM THE EDGE OF A PANEL TO THE CENTER OF THE NAIL.

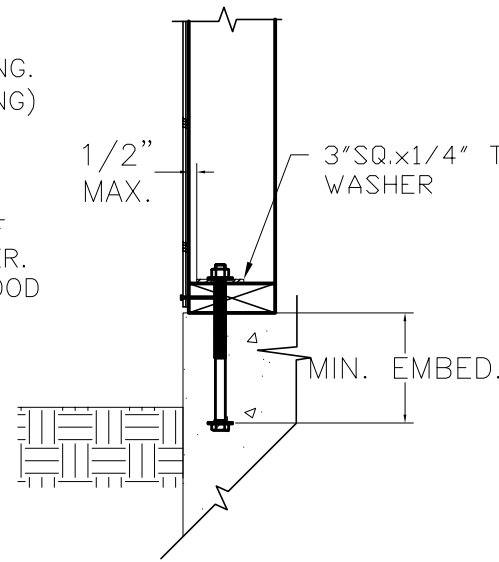
9 TYPICAL HORIZONTAL DIAPHRAGM NAILING



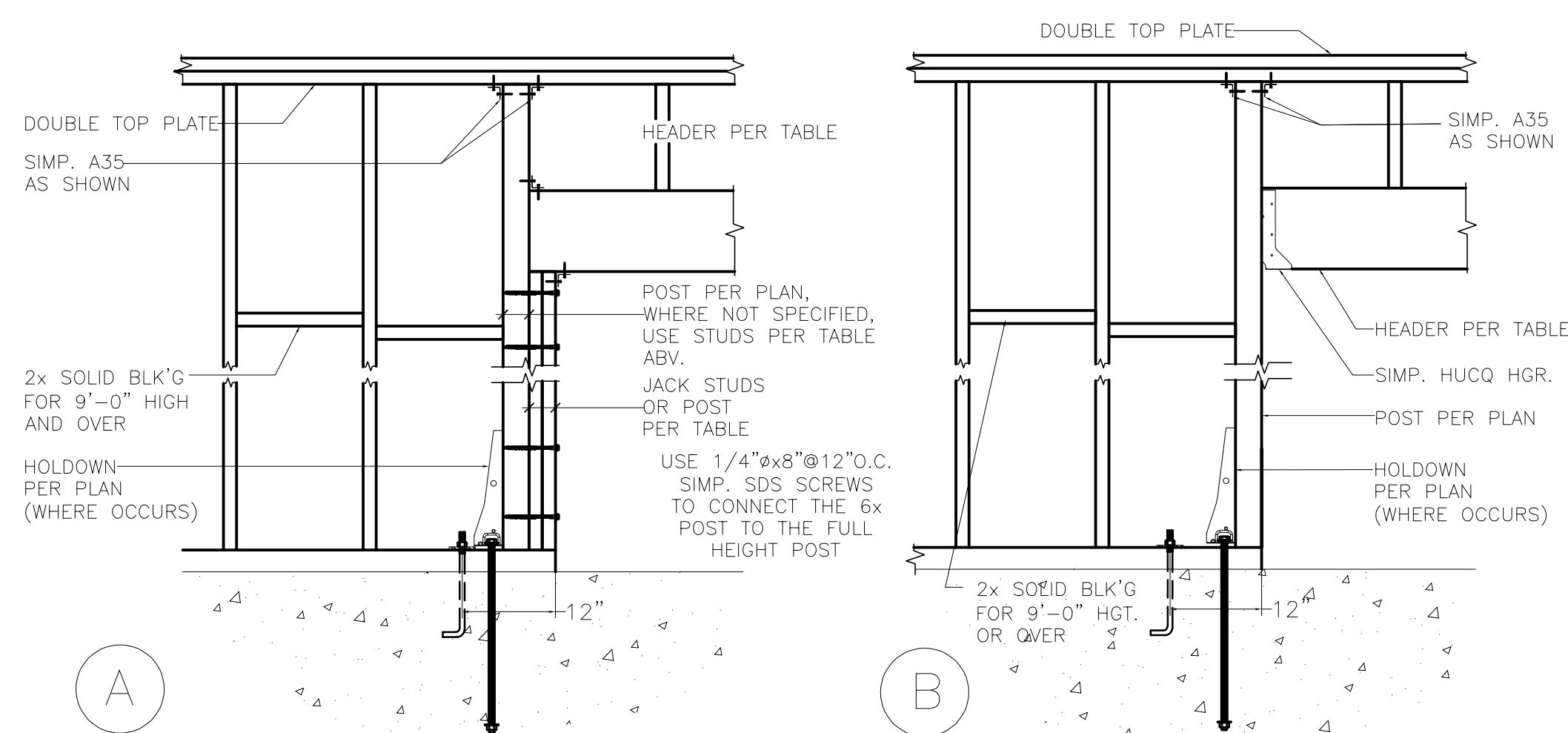
10 SHEAR WALL INTERSECTIONS AT WALLS

TYPE	MINIMUM NOMINAL PANEL THICKNESS ⁽¹⁾	FACED	EDGE NAILING	SILL ANCHORS (HEX HEAD BOLT)	TOP PL. CONNECTION A35	SHEAR CAPACITY #/FT.
A	1/2"	1	10d @ 6" O.C.	5/8" @ 2'-8" O.C.	A35 @ 16" O.C.	340

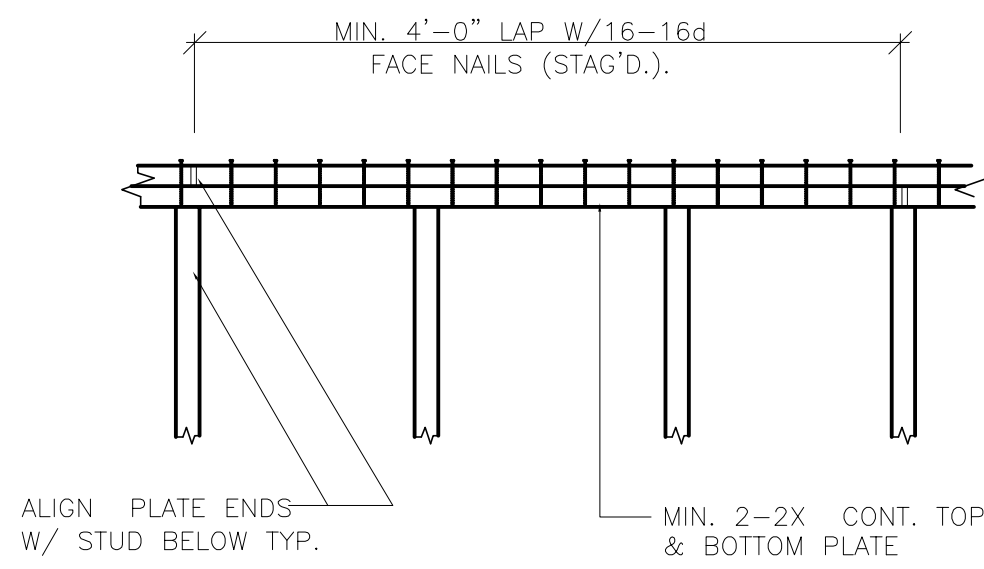
- NOTES:**
- 1 - WOOD STRUCTURAL PANELS SHALL BE 1/2 PERFORMANCE CATEGORY, APA STRUCTURAL I RATED SHEATHING, SPAN RATING 32/16, EXPOSURE 1, 3-PLY/3-LAYERS.
 - 2 - STUDS SPACING TO BE @ 16" O.C. MIN.
 - 3 - NAILS @ 2" O.C. TO BE STAGGERED.
 - 4 - ALL FIELD NAILING TO BE AT 12" O.C.
 - 5 - USE HEX HEAD BOLT WITH WASHER SILL ANCHORS. PROVIDE 7" MIN. EMBEDMENT INTO FOOTING.
 - 6 - USE COMMON NAILS ONLY. (8d = 0.131" DIA. x 2 1/2" LONG, 10d = 0.148" DIA. x 3" LONG)
 - 7 - MIN. 1/2" EDGE NAILING DISTANCE @ PANEL ENDS AND EDGES.
 - 8 - USE 3" SQ. x 1/4" WASHERS FOR SILL ANCHORS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" INCH OF THE EDGE OF THE BOTTOM PLATE ON THE SHEATHED SIDE
 - 9 - FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A653 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.



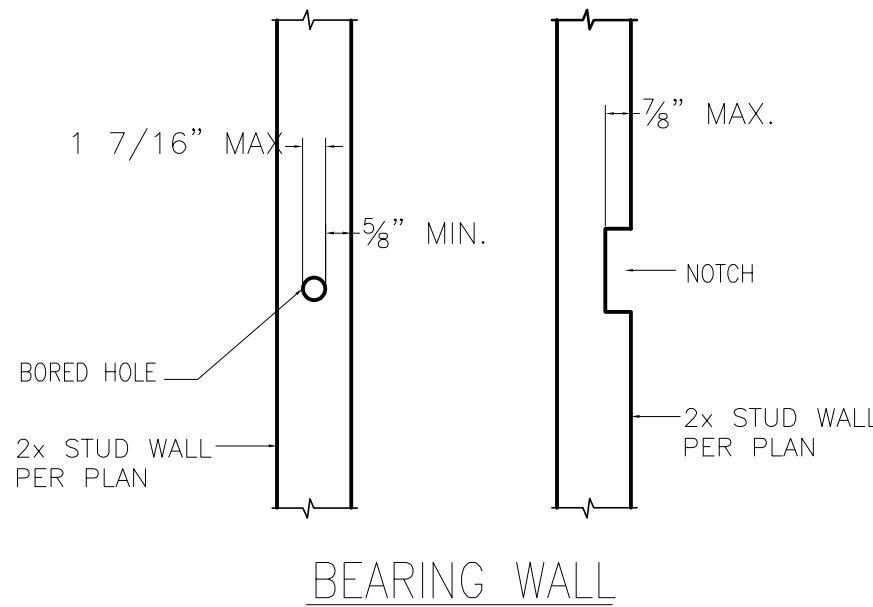
11 SHEAR WALL SCHEDULE



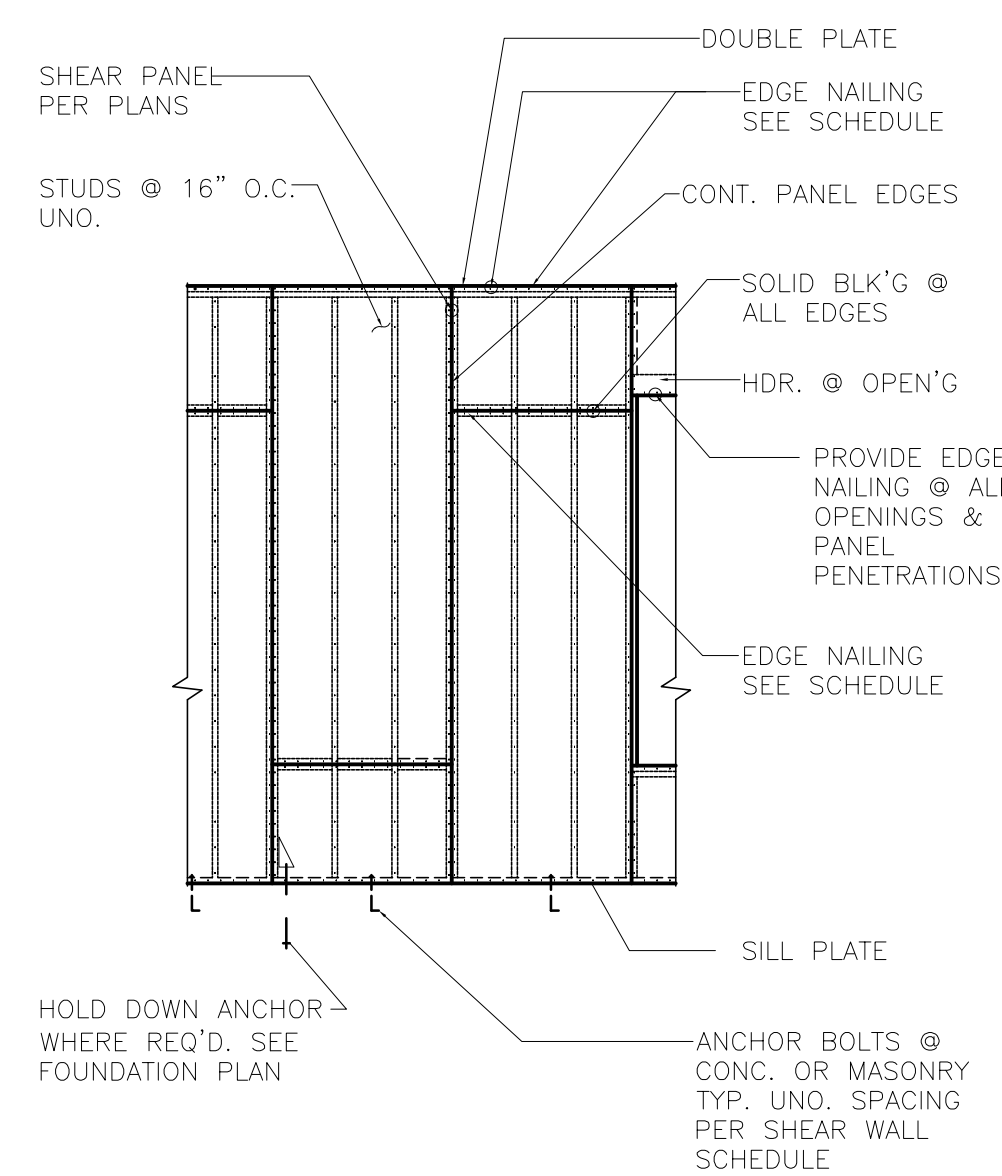
12 HEADER FRAMING & SCHEDULE



6 TOP PLATE LAP SPLICE



7 TYPICAL STUD BORING & NOTCHING



8 SHEAR WALL PANEL

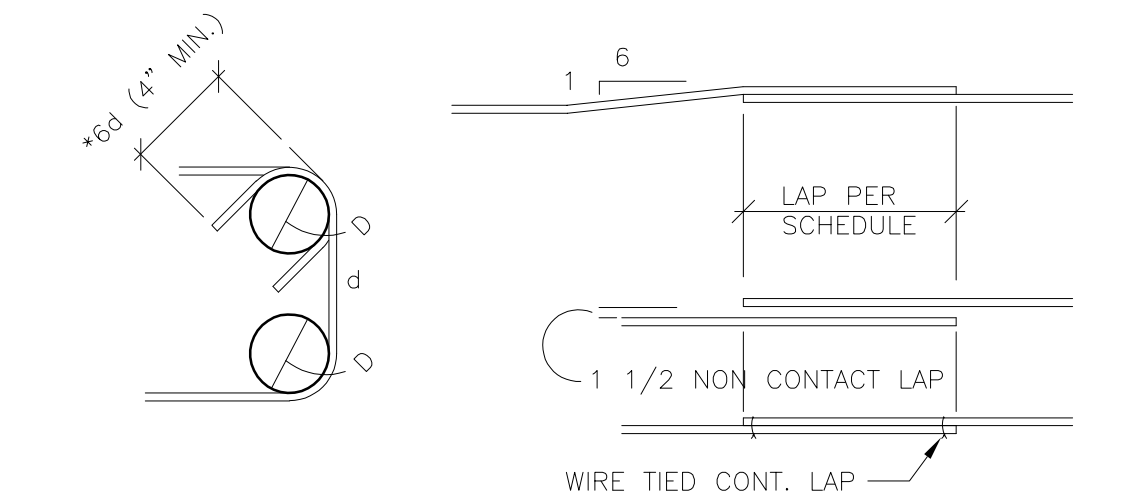
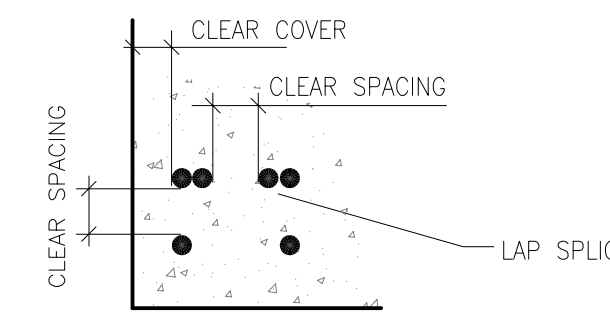
SIZE	MAX. SPAN	KING & JACK STUDS
4x6	4'	SINGLE 2x STUD
4x8	8'	SINGLE 2x STUD
4x10	10'	2-2x STUDS
4x12	12'	2-2x STUDS
PSL HEADERS	SEE PLAN	SEE PLAN

- NOTE:**
- USE 4x HEADERS AT 2x4 STUD WALL

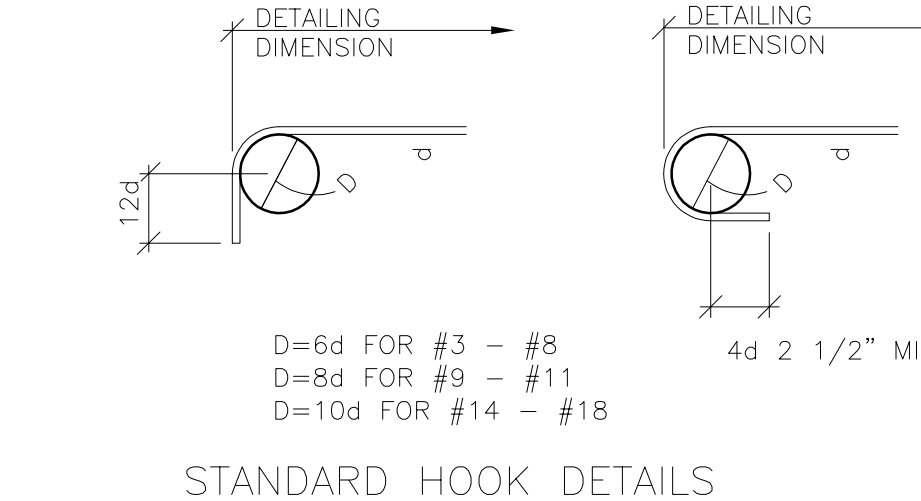
SPLICES (STANDARD LAPS) SCHEDULE

REBAR SPLICES IN INCHES		4	5	6	7	8	9	10	11
REBAR SIZE (GRADE 60)	REBAR DIAMETER (IN)	0.5	0.62	0.75	0.87	1.0	1.12	1.27	1.41
f'c=2,500	OTHER BAR	24	30	36	53	60	68	75	83
	TOP BAR	36	45	54	79	90	101	113	124
f'c=3,000	OTHER BAR	22	27	33	48	55	66	81	97
	TOP BAR	33	41	49	72	82	92	105	125
f'c=4,000	OTHER BAR	19	24	28	42	47	57	70	84
	TOP BAR	28	36	43	62	71	80	91	109

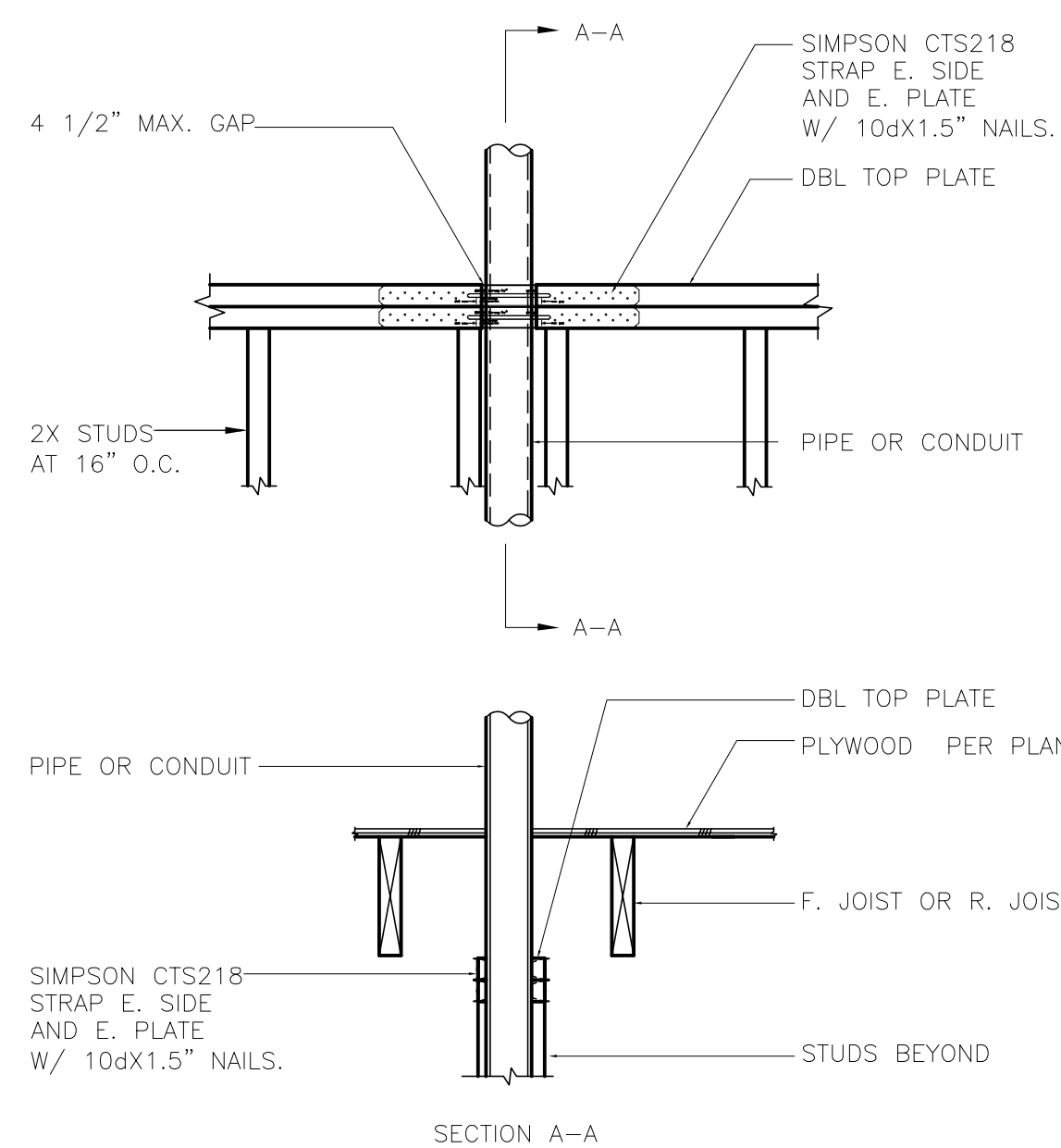
- 1- REBAR LENGTHS SHOWN IN THE SCHEDULE SHALL BE INCREASED 50% WHEN COVER IS < OR = 1 BAR DIAMETER OR CLEAR SPACING BETWEEN BARS IS LESS THAN 2 BAR DIAMETERS.
- 2- 75% OF REBAR LENGTHS SHOWN IN THE SCHEDULE MAY BE USED WHEN COVER IS > 2 BAR DIAMETERS AND CLEAR SPACING BETWEEN BARS IS GREATER THAN 3 BAR DIAMETERS.
- 3- LAP SPLICE IN MASONRY SHALL BE 40d.
- 4- REBAR LENGTHS SHOWN IN THE SCHEDULE SHALL BE INCREASED 50% WHEN USING EPOXY COATED REBARS.
- 5- TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.



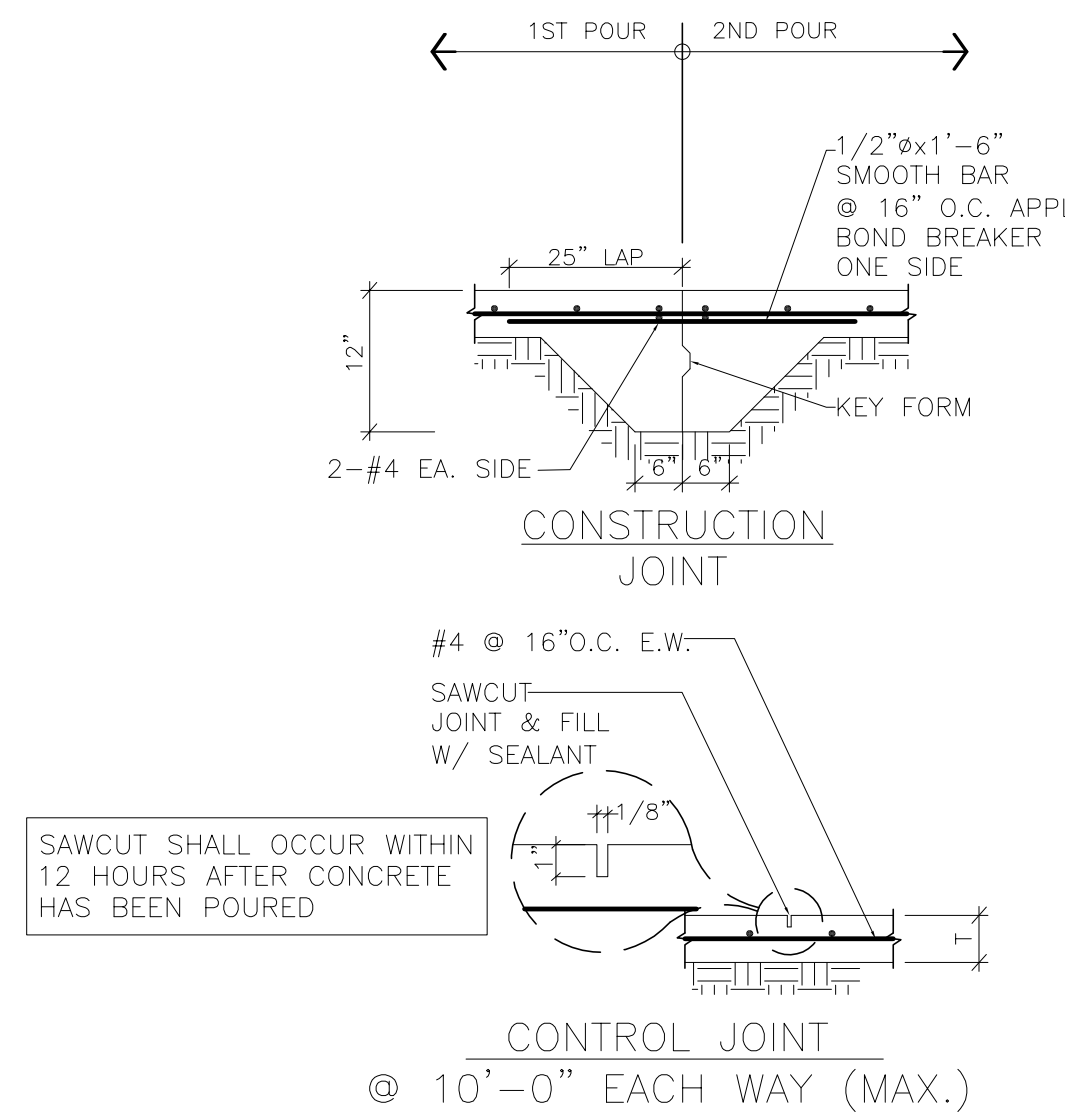
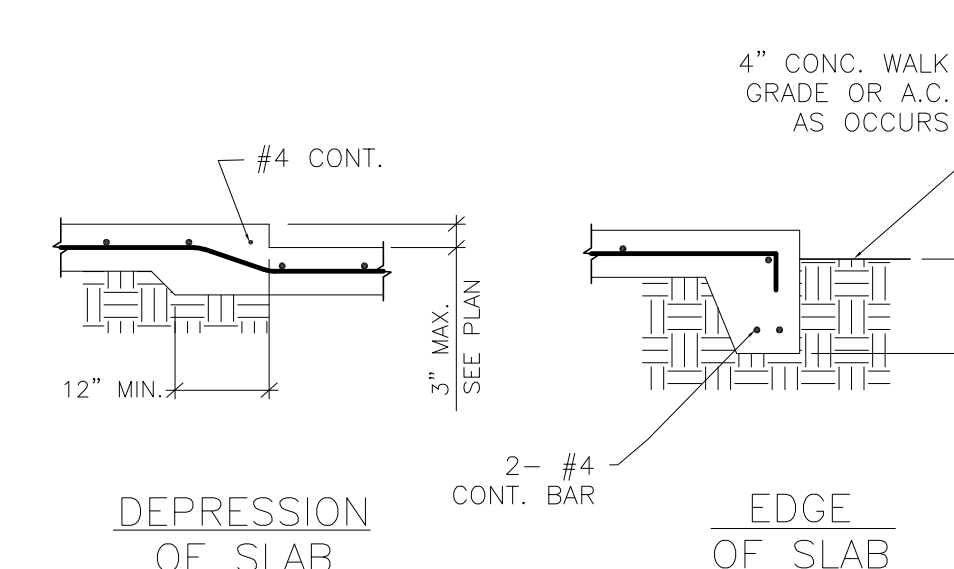
4 REBAR PLACEMENT



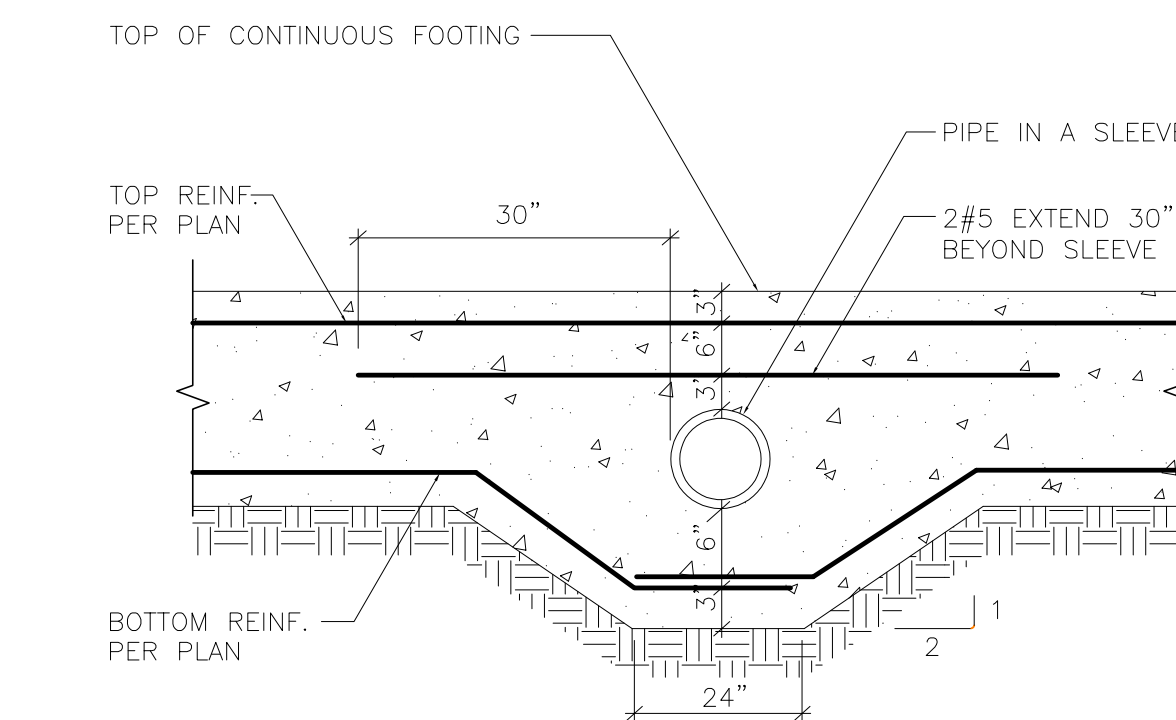
5 PIPE AT TOP PLATE



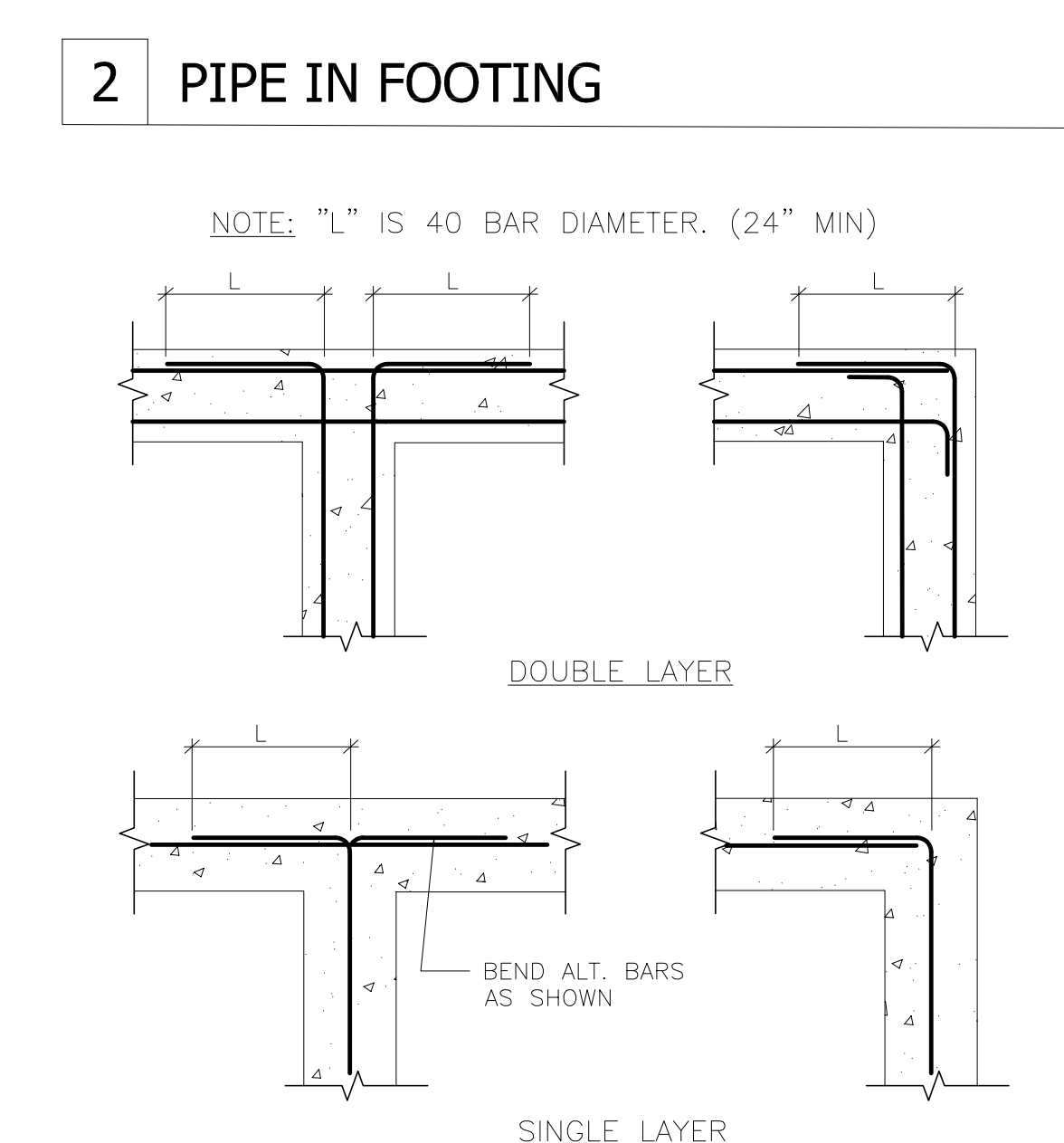
5 PIPE AT TOP PLATE



1 SLAB CONDITIONS



2 PIPE IN FOOTING

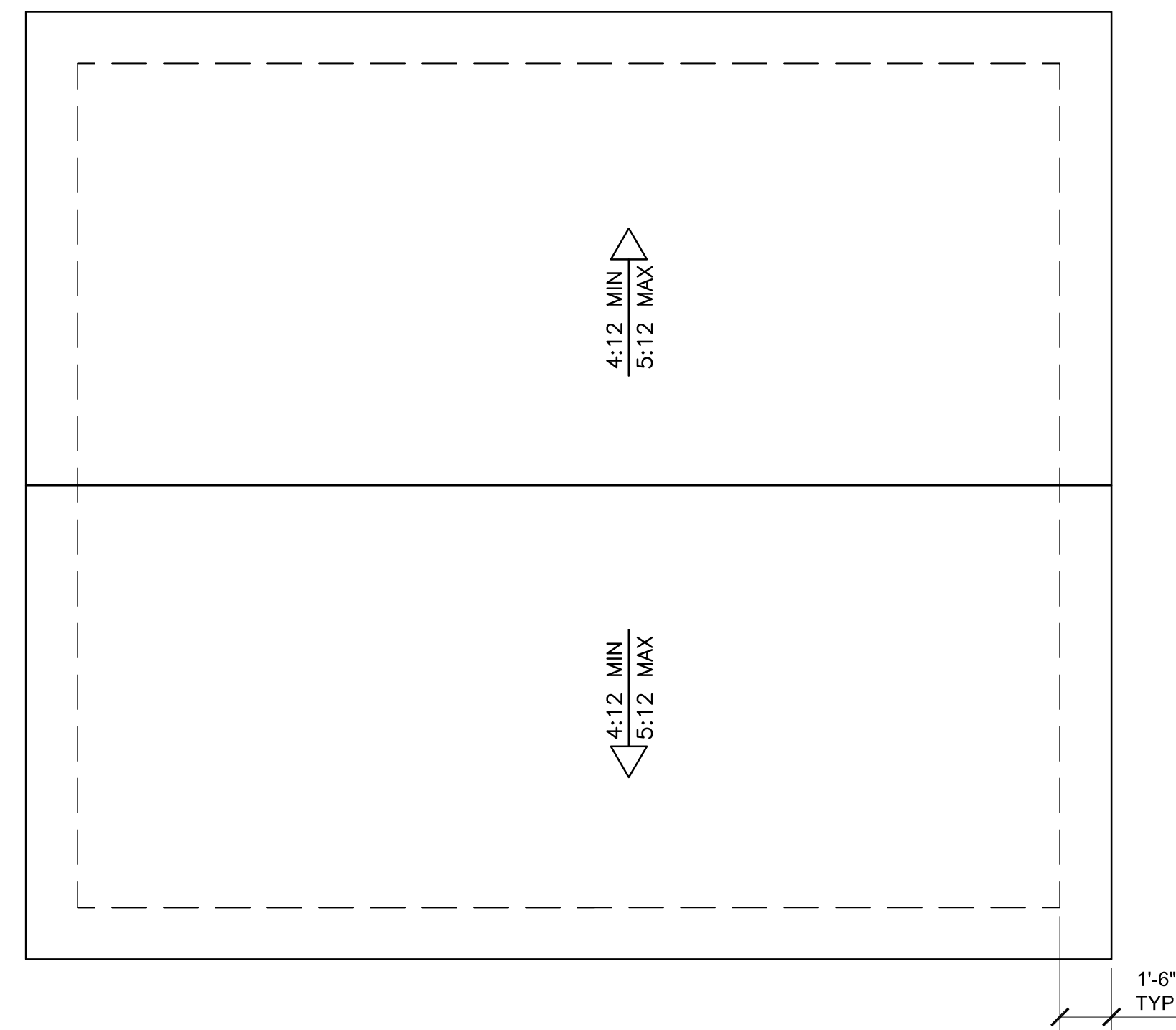


3 FOOTING INTERSECTION

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ROOF NOTES

1. CLASS 'A' ASPHALT SHINGLE ROOFING (ICC-ESR 1389) OR CONCRETE TILE ROOF (6psf MAX. IAPMO 1990)
2. PROVIDE A RECTANGLE VENT AT EACH GABLE END. ADDITIONAL VENTS WILL BE REQUIRED TO MEET ROOF VENTILATION REQUIREMENTS. 700 SF/150 = 4.66 SF MIN. NET FREE VENT AREA REQUIRED.
3. WHERE USED, PROVIDE BLOCKING AROUND DORMER AND EAVE VENTS AT THE ROOF FRAMING UNDER THE ROOF DIAPHRAGM SHEATHING.
4. INSULATIONS TO BE SNUG AROUND VENT OPENINGS.
5. ATTIC VENTS SHALL BE COVERED WITH MESH FOR PROTECTION AGAINST RODENTS.
6. FOR HIGH-FIRE SEVERITY ZONE, ATTIC VENT MESH SHALL NOT BE MORE THAN 1/8", BUT NOT LESS THAN 1/16".
7. GUTTERS AND DOWNSPOUTS REQUIRED.



ROOF PLAN

WINDOW AND DOOR SCHEDULE

SYMBOL	TYPE	SIZE (W x H)	OPERATION	REMARKS
(A)	WINDOW	5'-0" x 4'-0"	SLIDING	*
(B)	WINDOW	4'-0" x 3'-0"	SLIDING	*
(C)	WINDOW	3'-0" x 2'-0"	SLIDING	*
(1)	DOOR	3'-0" x 6'-8"		HI/LO LOUVERS
(2)	DOOR	2'-0" x 6'-8"		**
(3)	DOOR	2'-10" x 6'-8"		**

- * USE DUAL TEMPERED GLAZING IN HIGH FIRE HAZARD AREAS
- ** REQUIRED WIDTH BASED ON CRC R327.1 "AGING IN PLACE"

FENESTRATION VALUES

CLIMATE ZONE 6:	U-FACTOR = 0.30	SHGC = 0.23
CLIMATE ZONE 9:	U-FACTOR = 0.25	SHGC = 0.15
CLIMATE ZONE 16:	U-FACTOR = 0.25	SHGC = 0.40

ALL-ELECTRIC RESIDENTIAL BUILDING

VCBC SECTION 4.509 AMENDMENT TO THE CA GREEN BUILDINGS STANDARDS CODE "REDUCTION OF GREEN HOUSE GASES":

ALL NEWLY CONSTRUCTED DWELLINGS SHALL BE ALL-ELECTRIC BUILDINGS HAVING NO NATURAL GAS BURNING APPLIANCES OR EQUIPMENT. EXCEPTIONS INCLUDE THE FOLLOWING ITEMS: FIREPLACES, FIRE PITS, OUTDOOR COOKING GRILLS AND BARBECUES, POOLS AND SPAS, AND STANDBY GENERATORS.

MECHANICAL AND PLUMBING NOTES

INDOOR FAN-COIL AND OUTDOOR CONDENSER DUCTLESS HEAT-PUMP TO BE LOCATED AND CALLED OUT ON THE FLOOR PLAN.

A 1-TON, CODE MINIMUM EFFICIENCY SPECIFICATION WAS USED FOR ALL UNITS.

ALTERATIONS IN QUANTITY OR TONNAGE REQUIRED A REVISED PERFORMANCE T24.

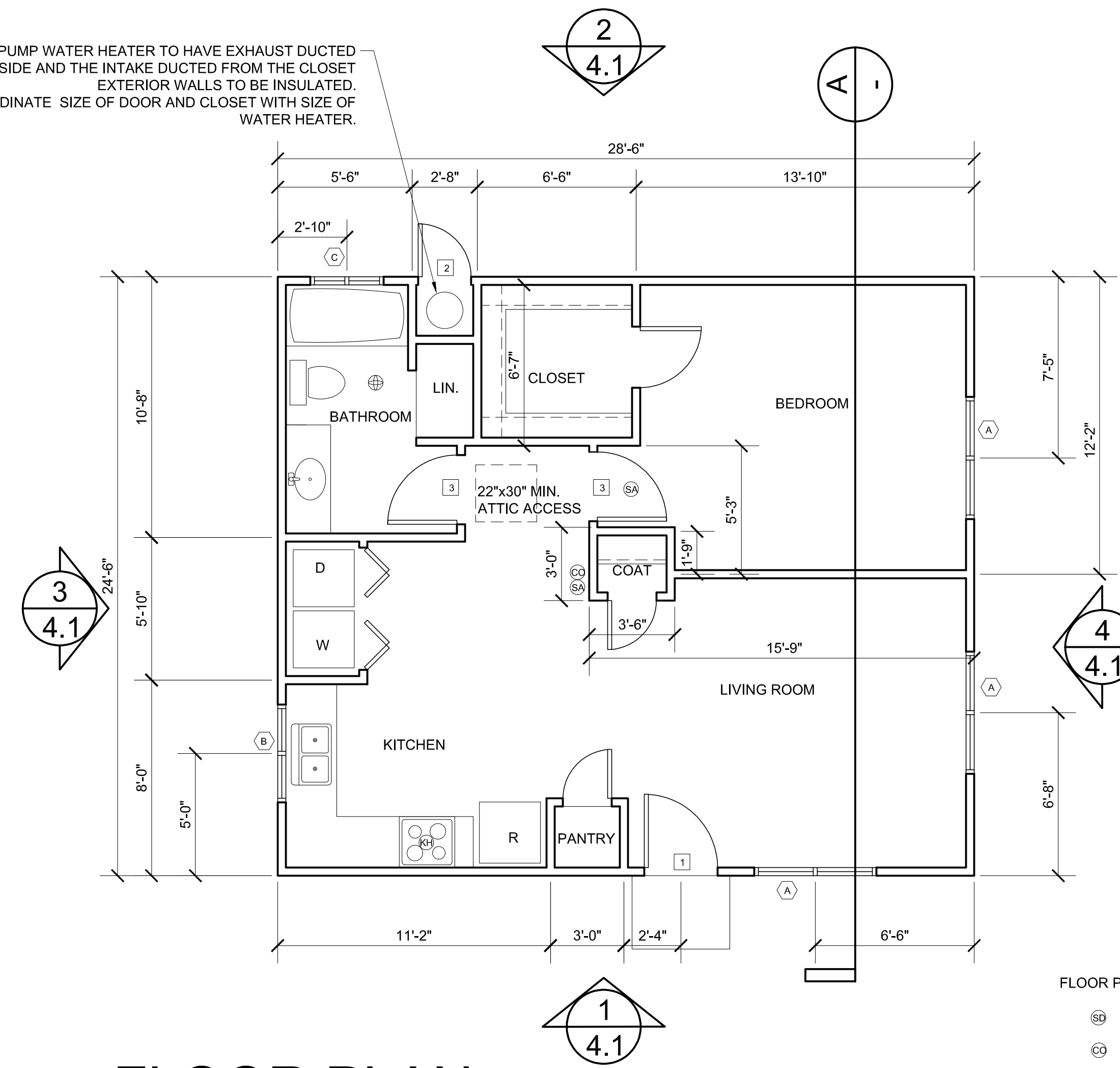
VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION TAKEN, VERIFIED PER VOHP STAFF REPORT, APPENDIX B, AND RA3.

NEEA RATED HEAT PUMP WATER HEATER TO BE LOCATED INSIDE THE CONDITIONED ENVELOPE.

ALL HOT WATER PIPES TO BE INSULATED (HERS).

SEE ENERGY FORMS FOR EQUIPMENT SIZING.

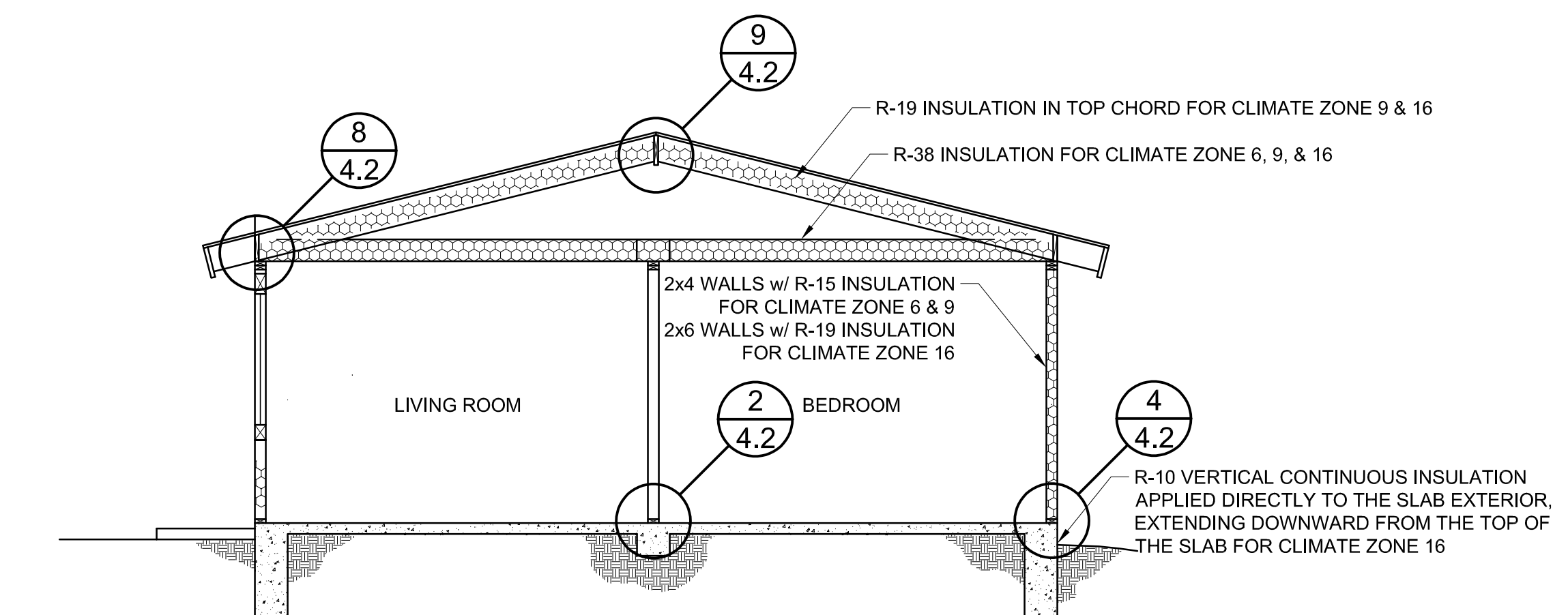
HEAT PUMP WATER HEATER TO HAVE EXHAUST DUCTED OUTSIDE AND THE INTAKE DUCTED FROM THE CLOSET EXTERIOR WALLS TO BE INSULATED. COORDINATE SIZE OF DOOR AND CLOSET WITH SIZE OF WATER HEATER.



FLOOR PLAN

FLOOR PLAN LEGEND:

- (SA) SMOKE ALARM
- (CA) CARBON MONOXIDE ALARM
- (BF) BATHROOM FAN
- (WH) WHOLE HOUSE FAN
- (KE) KITCHEN EXHAUST FAN
- (W) WINDOW
- (1) DOOR



SECTION A

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STANDARD PLAN FOR ACCESSORY DWELLING UNIT FARMWORKER DWELLING

COUNTY APPROVAL

SHEET TITLE
**700 SF
DWELLING**

DATE: 04/20/2023

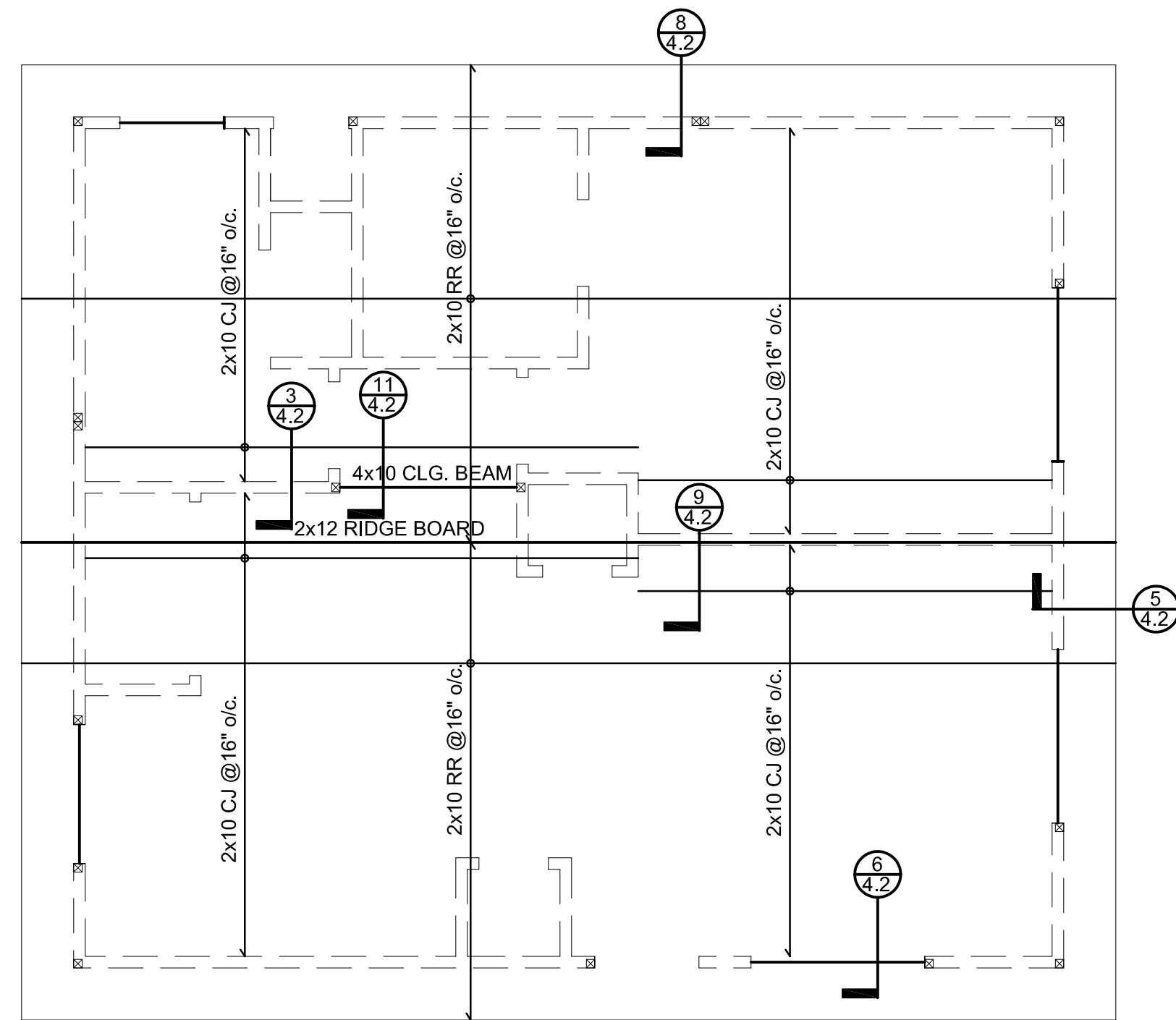
SCALE: 1/4" = 1'-0"

DRAWN BY: COUNTY OF VENTURA

APPLICABLE CODE: 2022 VCBC & CRC

SHEET NO.

2.1



ROOF FRAMING PLAN

ROOF SHEATHING

ROOF: 15 /32" PERFORMANCE CATEGORY, APA STRUCTURAL I RATED SHEATHING, 40/20, EXPOSURE 1.

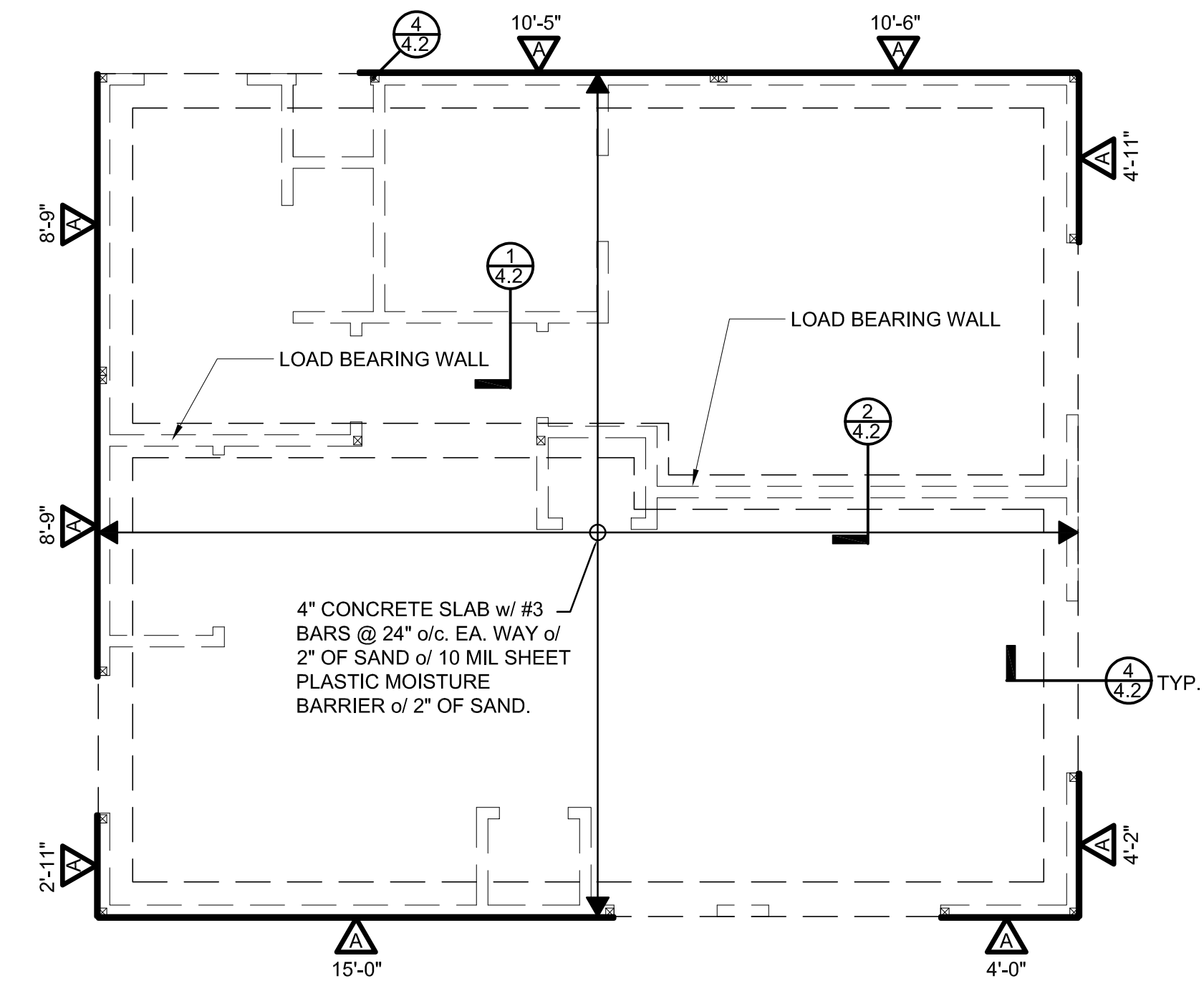
NAILING: 10d @ 6" o.c. @ BOUNDARIES AND SUPPORTED EDGES, 12" o.c. FIELD. UNBLOCKED. ALL NAILS ARE COMMON.

LEGEND

- POST (4x6 U.N.O.)
- 2-2x STUDS
- 2x4@16" o/c WALL
- 2x6@16" o/c AT PLUMBING WALLS
- ▽ SHEAR WALL (SHT'G PER SCHEDULE)
- ROOF RAFTERS PER PLAN
- CEILING JOISTS PER PLAN

NOTES

1. FOR SHEAR WALL SCHEDULE SEE 1/1.2
2. FOR HEADERS FRAMING AND SCHEDULE SEE 8/1.2 (U.N.O.).
3. NEW EXTERIOR WALLS SHALL BE SHEATHED WITH 15/32" PLYWOOD AND NAILED W/ 10d @ 6", 12". (U.N.O.)
4. HOLD-DOWNS SHALL BE RE-TIGHTENED PRIOR TO COVERING THE WALL FRAMING.
5. MANUFACTURED ROOF TRUSSES ARE ALLOWED IN LIEU OF FRAMING SHOWN. SUBMIT TRUSS PLAN AND CALCULATIONS FOR REVIEW BY BUILDING AND SAFETY.



FOUNDATION PLAN

LEGEND

- POST (4x6 U.N.O.)
- 2-2x STUDS
- 2x4@16" o/c WALL
- 2x6@16" o/c AT PLUMBING WALLS
- ▽ SHEAR WALL (SHT'G PER SCHEDULE)

NOTE:

SOILS INVESTIGATION REPORT IS OPTIONAL. IF THE SOILS INVESTIGATION REPORT IS USED, THE RECOMMENDATIONS OF THE SOILS INVESTIGATION REPORT SHALL BE FOLLOWED AND ARE PART OF THIS PLAN.

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STANDARD PLAN FOR ACCESSORY DWELLING UNIT FARMWORKER DWELLING

COUNTY APPROVAL

SHEET TITLE
**700 SF
DWELLING**

DATE: 04/20/2023

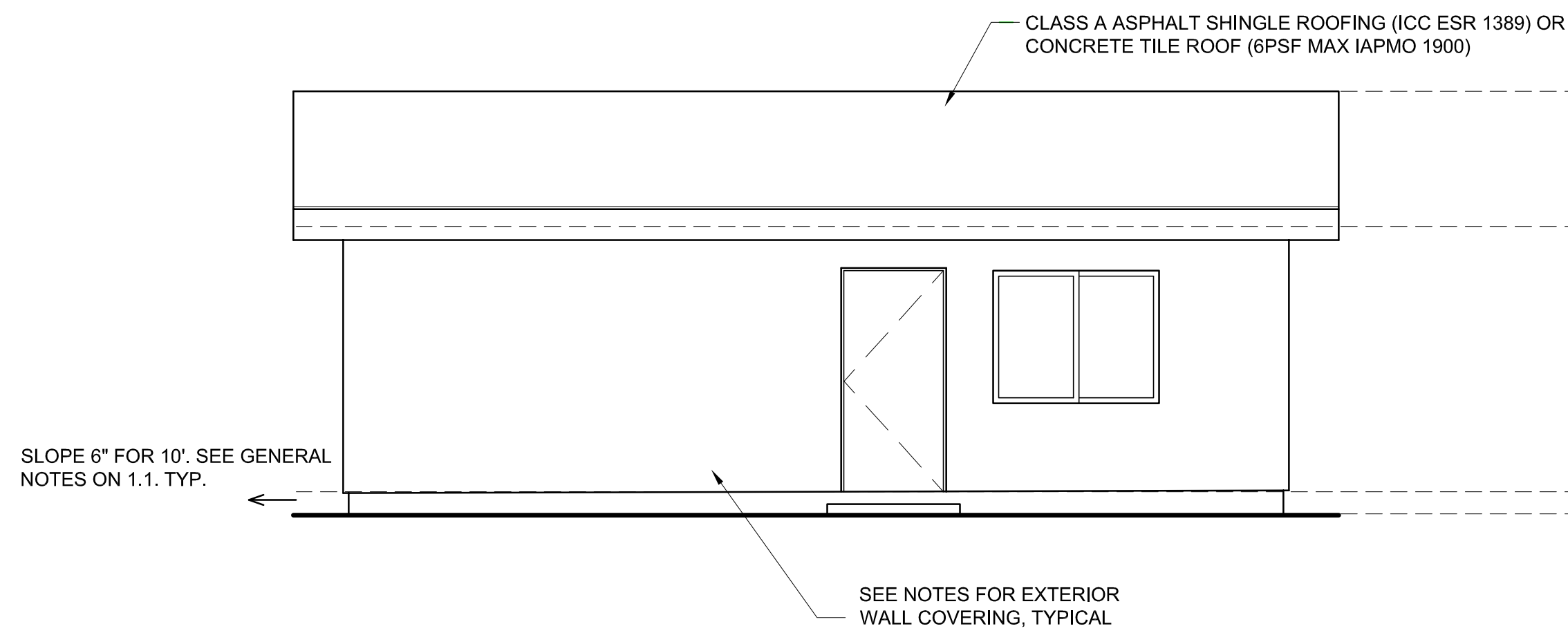
SCALE: 1/4" = 1'-0"

DRAWN BY: COUNTY OF VENTURA

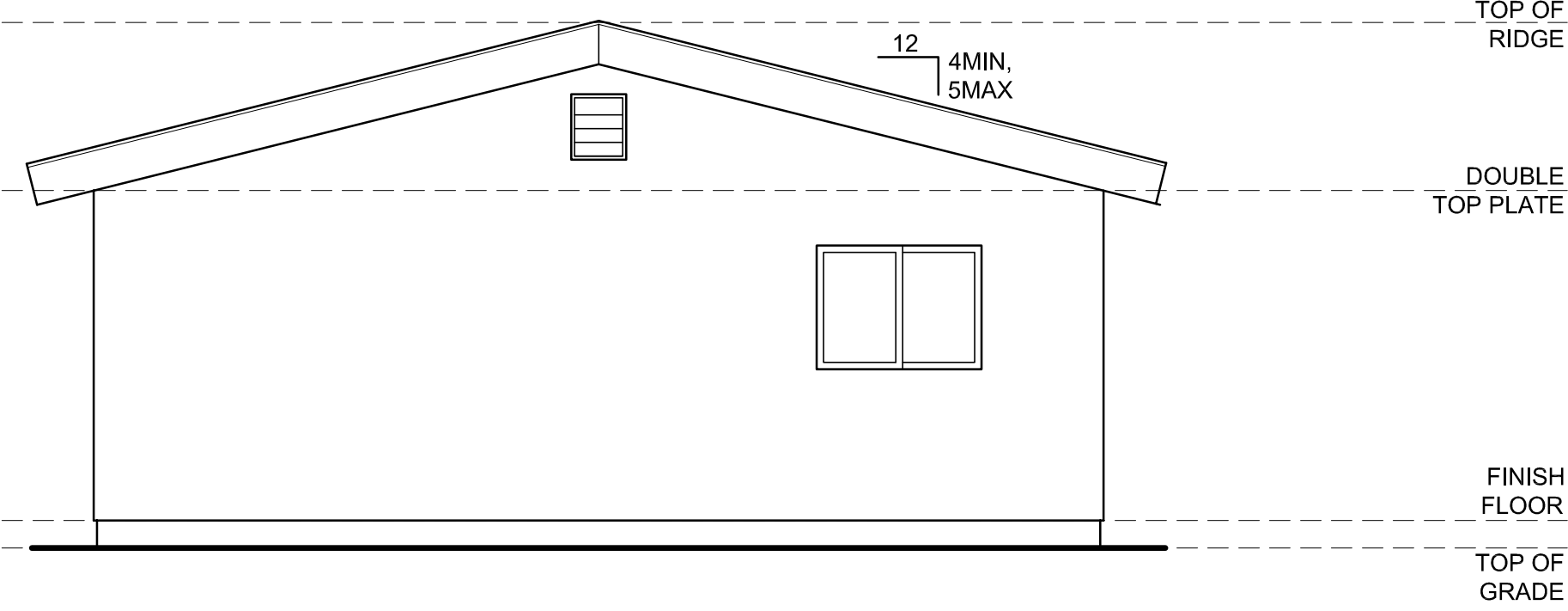
APPLICABLE CODE: 2022 VCBC & CRC

SHEET NO.

3.1



ELEVATION 1



ELEVATION 3

EXTERIOR WALL COVERING

NO HIGH FIRE SEVERITY ZONE

OPTION 1:

7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF THE STUDS), PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

OPTION 2:

SIDING APPLIED OVER STUDS.

HIGH FIRE SEVERITY ZONE

OPTION 1:

7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF THE STUDS), PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

OPTION 2:

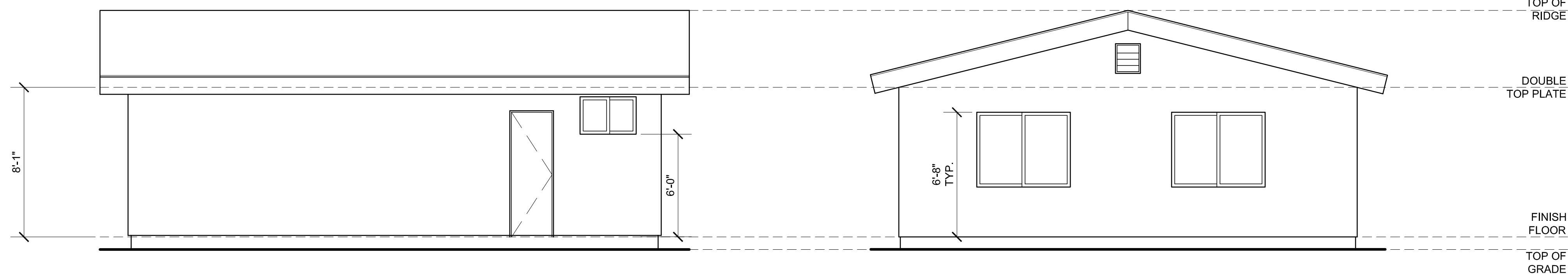
HARDIE SIDING (ICC ESR-1844)

OPTION 3:

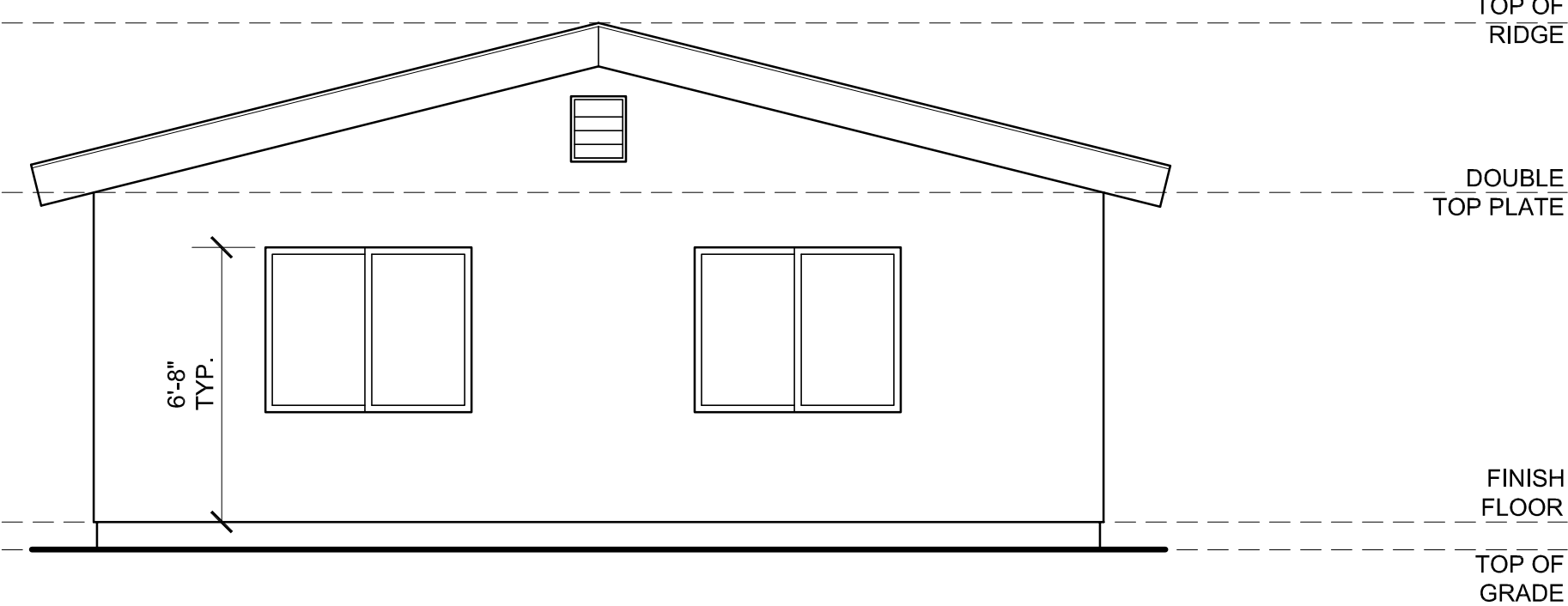
SIDING OVER ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED OVER STUDS.

SLOPE 6" FOR 10'. SEE GENERAL NOTES ON 1.1. TYP.

SEE NOTES FOR EXTERIOR WALL COVERING, TYPICAL



ELEVATION 2



ELEVATION 4

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STANDARD PLAN FOR
ACCESSORY DWELLING UNIT
FARMWORKER DWELLING

COUNTY APPROVAL

SHEET TITLE
700 SF DWELLING

DATE: 04/20/2023

SCALE: 1/4" = 1'-0"

DRAWN BY: COUNTY OF VENTURA

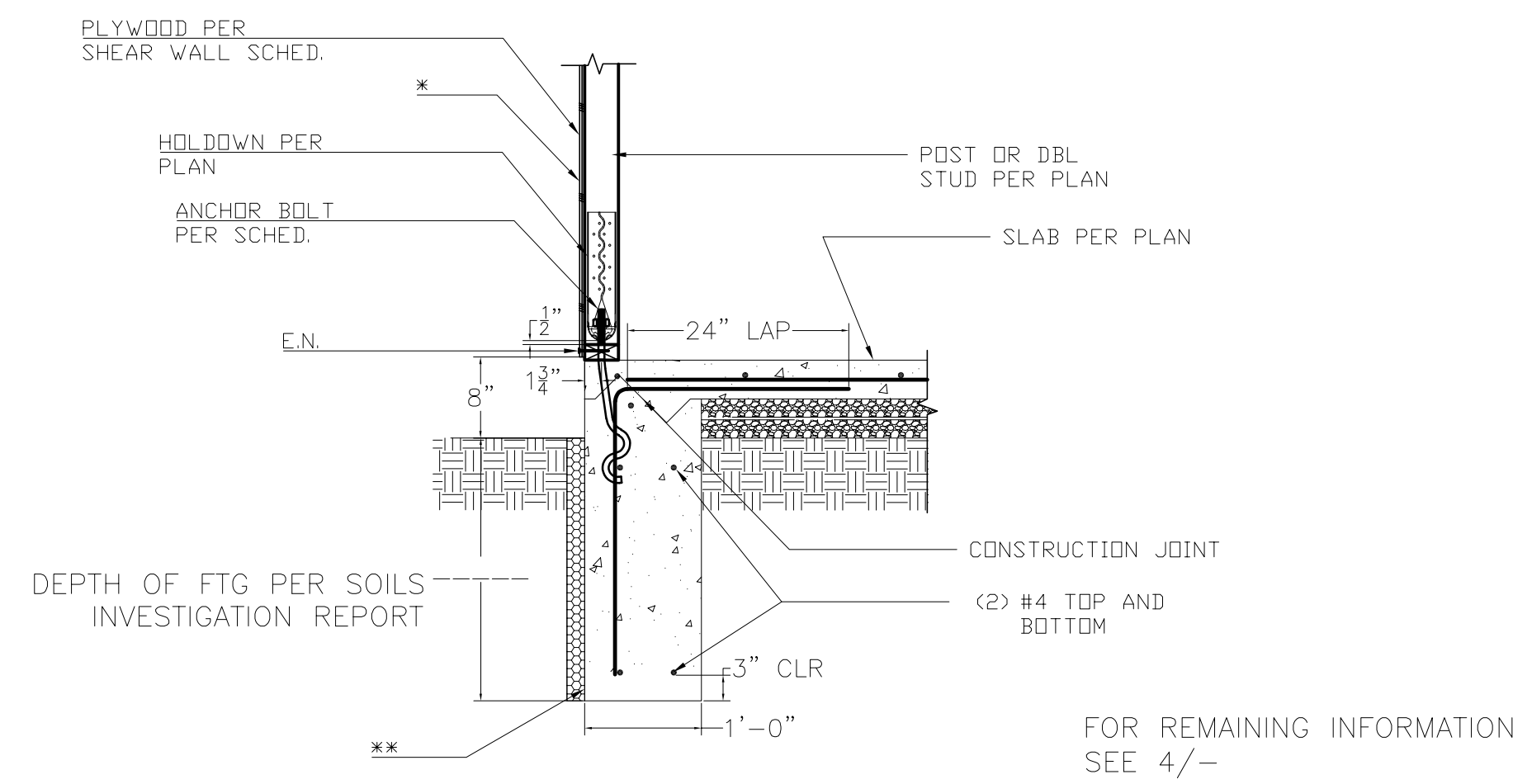
APPLICABLE CODE: 2022 VCBC & CRC

SHEET NO.

4.1

HOLD-DOWN SCHEDULE			
HOLD-DOWN MARK	ANCHOR BOLT DIA.	MIN. EMBED. de	FASTENER TO WD. MEMBER
HDU2-SDS2.5	5/8"	12 5/8"	6-SDS 1/4"x2.5"

NOTES:
 -SIMPSON HDU HOLD-DOWN ICC ESR #2330.
 -SIMPSON SSTB ANCHOR BOLTS ICC ESR #2611.

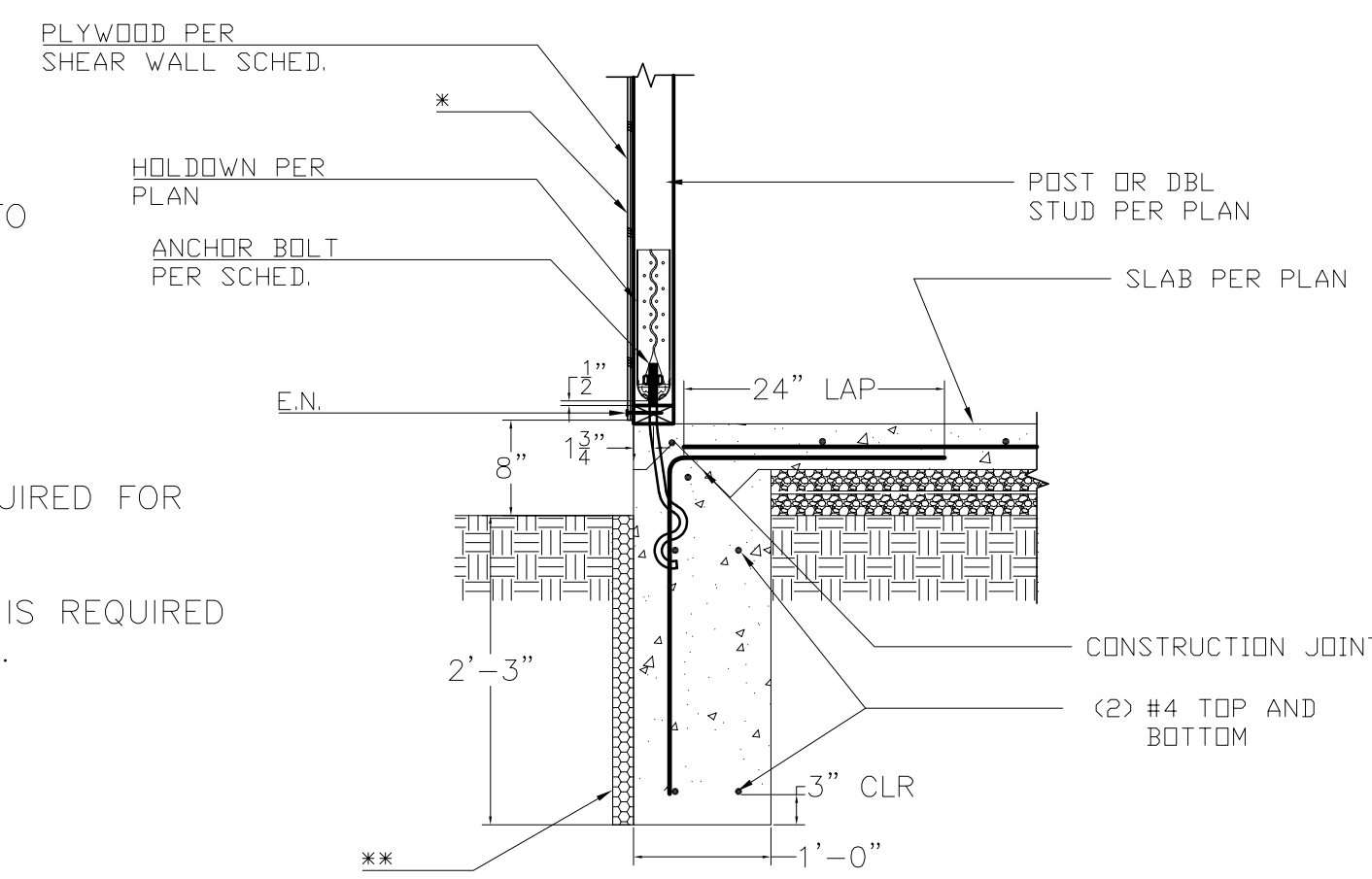


10 TYP. HOLD-DOWN DETAIL FOR 1,188 SQ.FT UNIT

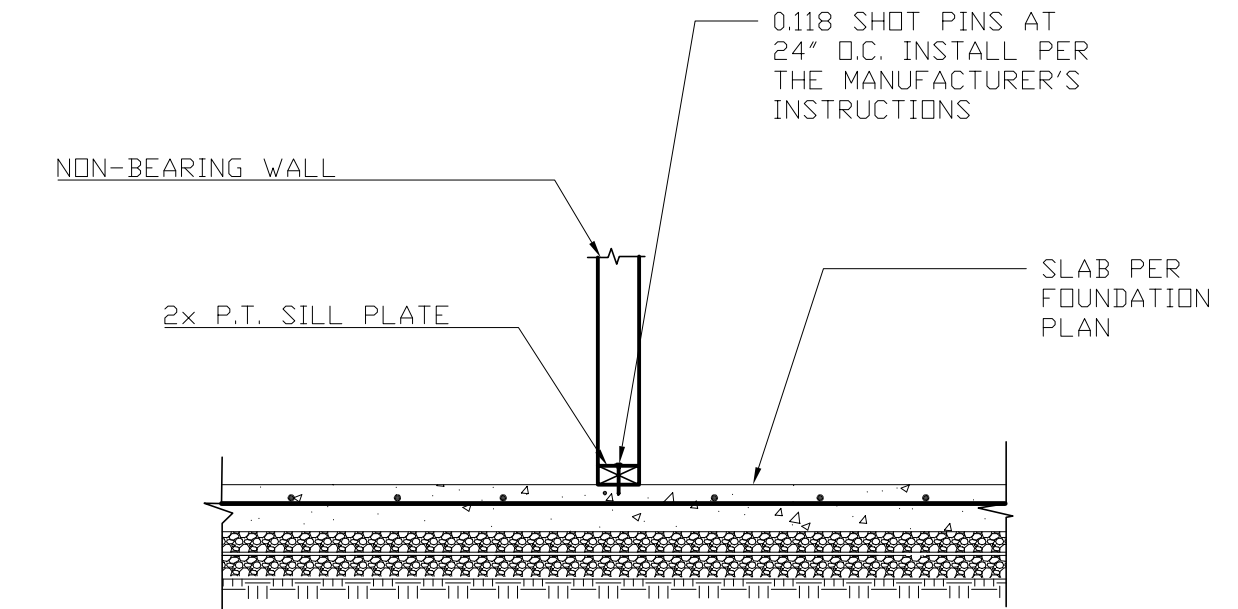
NOTE:

THIS DETAIL APPLIES ONLY TO THE 700FT² AND 900FT² UNITS. FOR 1,188 FT² UNIT PLEASE REFER TO DETAIL 10/-

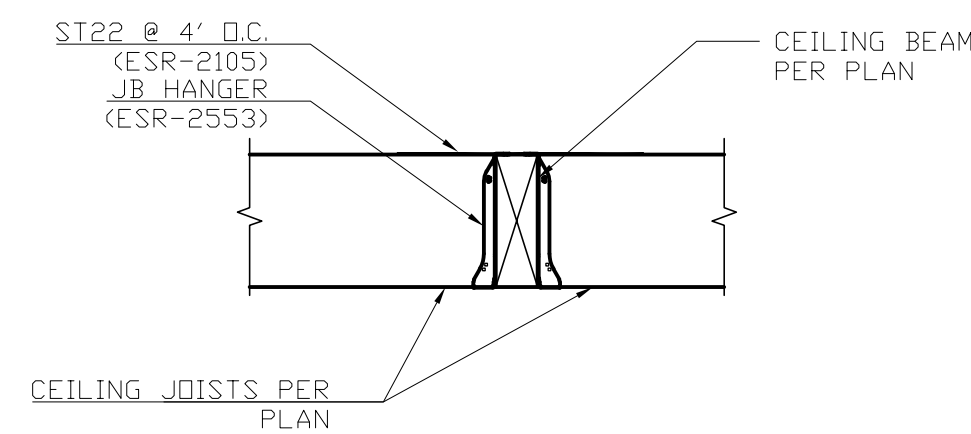
- * VAPOR BARRIER IS REQUIRED FOR CLIMATE ZONE 16
- ** SLAB EDGE INSULATION IS REQUIRED FOR CLIMATE ZONES 16.



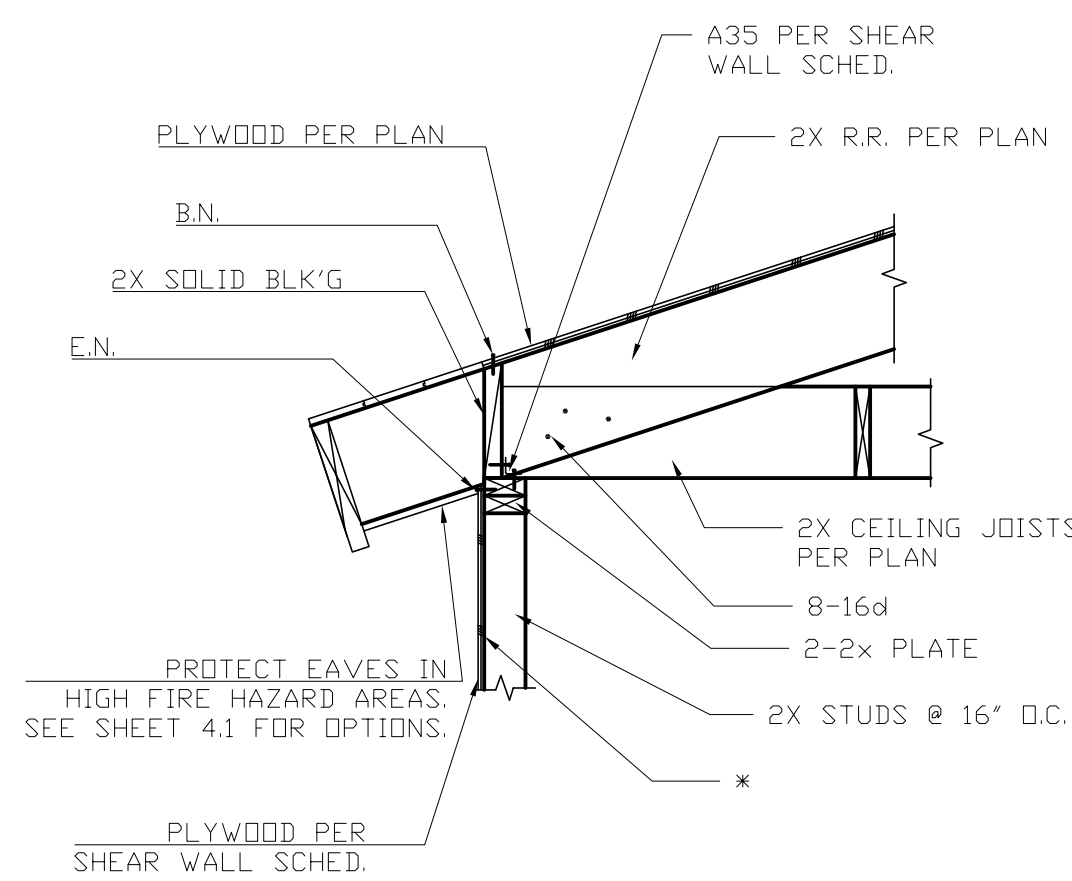
4 TYP. HOLD-DOWN DETAIL FOR 700 SQ.FT AND 900 SQ.FT UNITS



1 NON BEARING WALL DETAIL

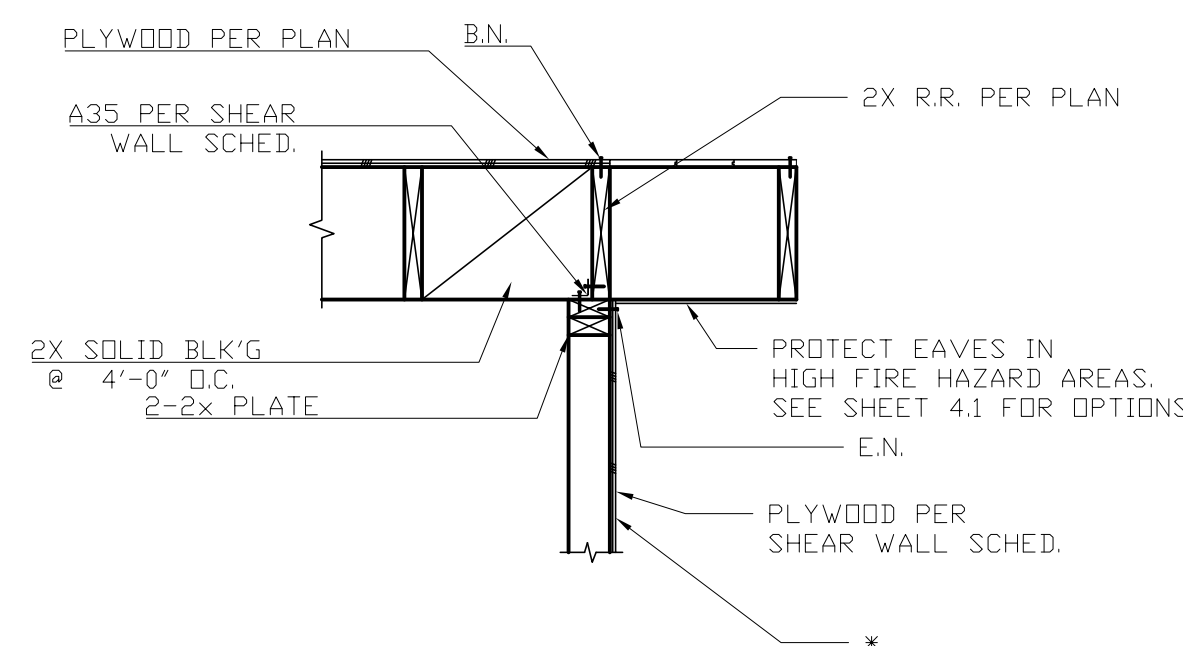


11 JOIST AND BEAM CONN. DETAIL



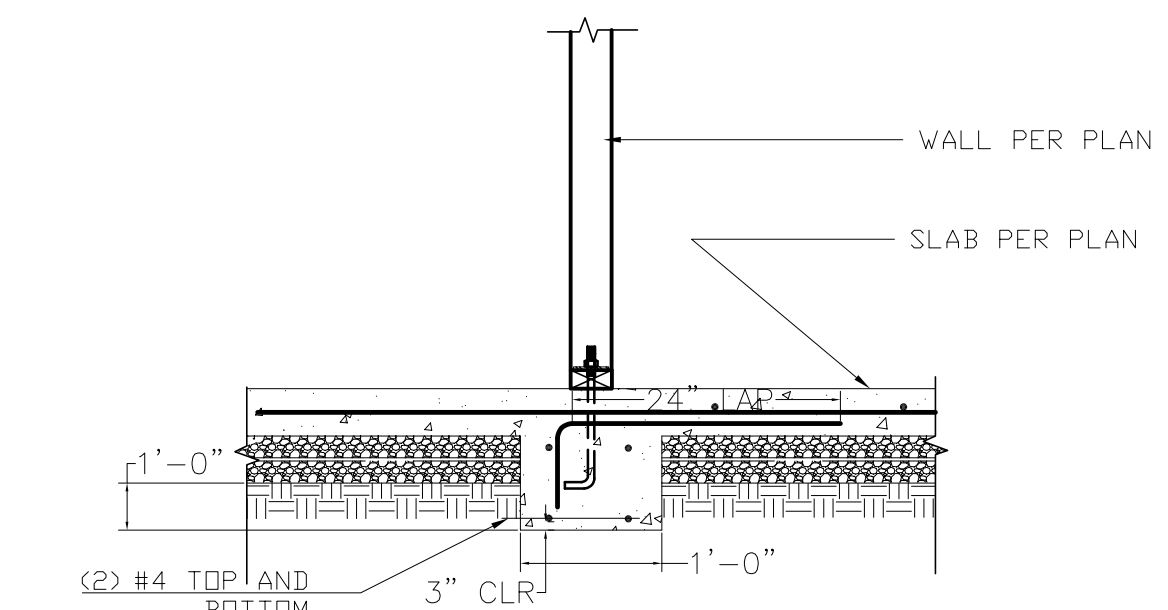
* VAPOR BARRIER IS REQUIRED FOR CLIMATE ZONES 16

8 EXT. WALL CONN. DETAIL

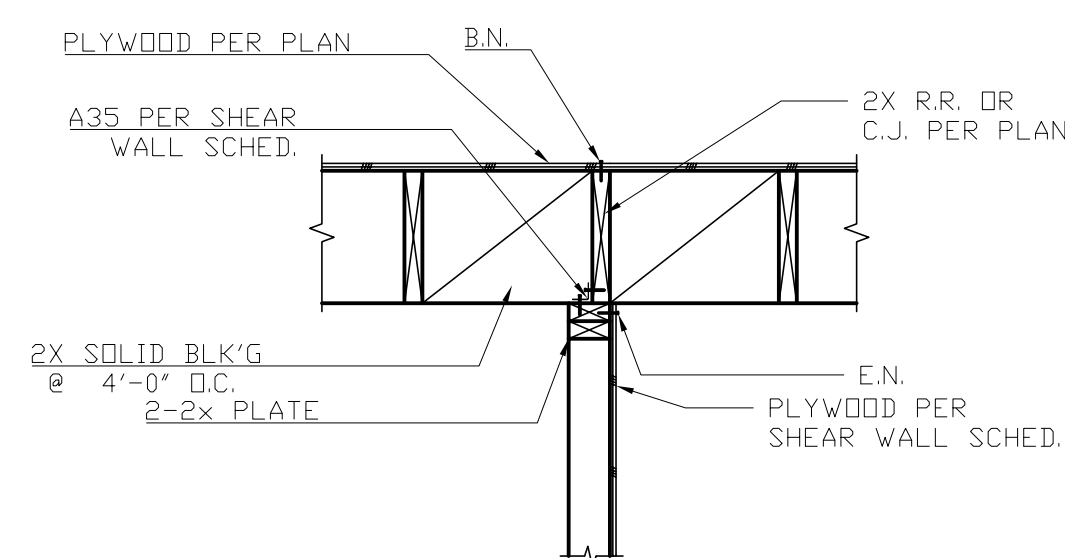


* VAPOR BARRIER IS REQUIRED FOR CLIMATE ZONES 16

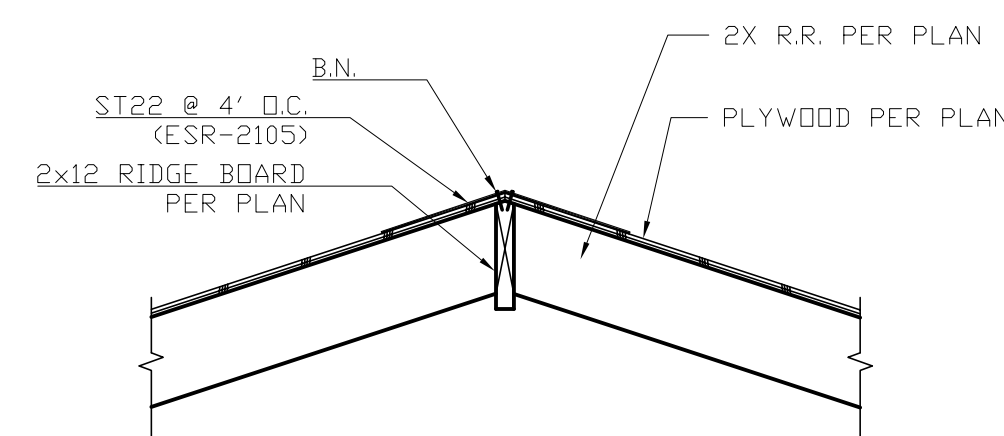
5 EXT. WALL CONN. AT GABLE END DETAIL



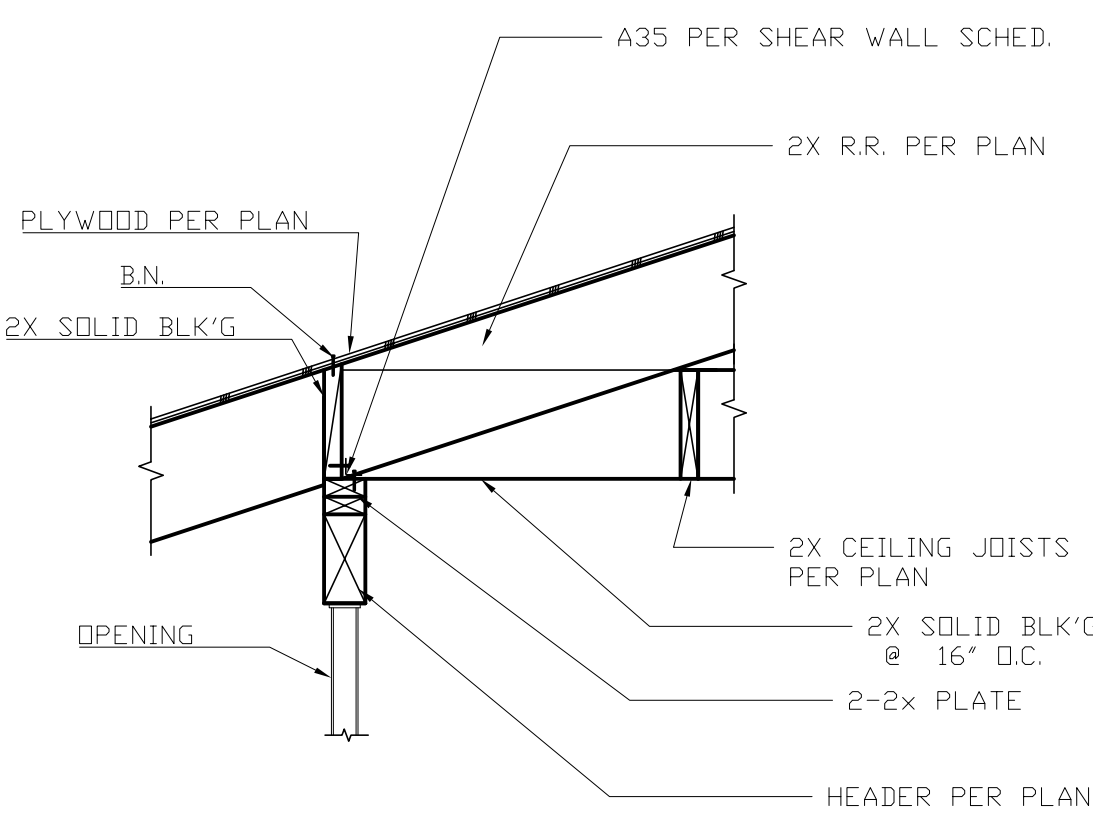
2 BEARING WALL FOUNDATION



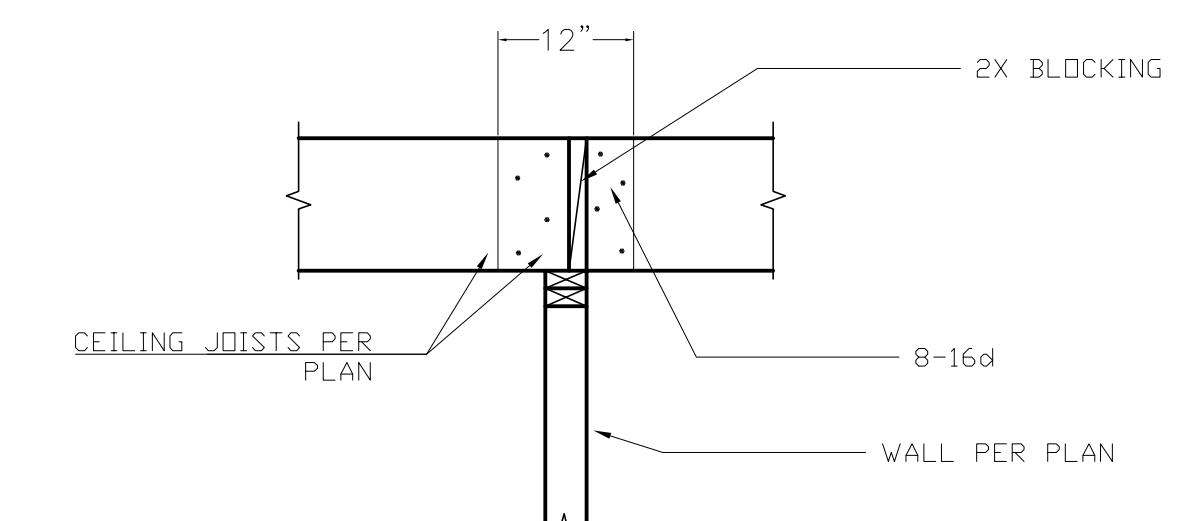
12 INT. WALL CONN. DETAIL



9 RIDGE DETAIL



6 HDR AT EXT. WALL DETAIL



3 CEILING JOIST SPLICE DETAIL

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RESOURCE MANAGEMENT AGENCY
RUBEN BARRERA
 Building and Safety Director



**STANDARD PLAN FOR
 ACCESSORY DWELLING UNIT
 FARMWORKER DWELLING**

COUNTY APPROVAL

**SHEET TITLE
 DETAILS**

DATE: 04/20/2023
 SCALE: 1" = 1'-0"
 DRAWN BY: COUNTY OF VENTURA
 APPLICABLE CODE: 2022 VCBC & CRC

SHEET NO.
4.2



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y N/A RESPON PARTY
Y YES
N NOT APPLICABLE
RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD Department of Housing and Community Development
BSC California Building Standards Commission
DSA-SS Division of the State Architect, Structural Safety
OSHDP Office of Statewide Health Planning and Development
LR Low Rise
HR High Rise
AA Additions and Alterations
N New

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
- Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved for permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

- 1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
- 2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a. Construction documents shall show locations of future EV spaces.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:

- 1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- 2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

- 1.The minimum length of each EV space shall be 18 feet (5486 mm).
- 2.The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.

1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on average or installed or future receptacles or EVSE, raceway methods(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces (EV spaces) capable of supporting future Level 2 EVSE.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shut-off.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A). Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
 - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - b. Roof and yard drainage, including gutters and downspouts.
 - c. Space conditioning systems, including condensers and air filters.
 - d. Landscape irrigation systems.
 - e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.



STANDARD PLAN FOR ACCESSORY DWELLING UNIT FARMWORKER DWELLING

COUNTY APPROVAL

SHEET TITLE GREEN BUILDING NOTES
DATE: 04/20/2023
SCALE: N/A
DRAWN BY: COUNTY OF VENTURA
APPLICABLE CODE: 2022 VCBC & CRC
SHEET NO.
GB1

