



CITY OF DANA POINT

COMMUNITY DEVELOPMENT, BUILDING
AND SAFETY

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PR001-RES NON STRUCT.

2016 CALIFORNIA CODES

CODE CYCLE

01/01/2017

EFFECTIVE DATE

RESIDENTIAL NON STRUCTURAL PLAN REVIEW COMMENTS

REVIEW NO.: **BLDxx-xx**

PROJECT:

PROJECT ADDRESS:

APPLICANT:

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION:

SPRINKLERS:

1st REVIEW BY:

DATE:

STATUS:

ADDITIONAL REVIEW BY:

DATE:

STATUS:

ADDITIONAL REVIEW BY:

DATE:

STATUS:

INFORMATION: A plan review has been performed on the referenced project for verification of conformance with construction codes adopted by the State of California and the City of Dana Point. As a result of that review, the items listed below require additional information, inclusion within the plans or calculations or revision to the plans or calculations.

Plan review fees include the initial review and one additional re-check. Additional reviews beyond the 1st re-submittal may require additional fees.

Please provide the requested information to allow completion of the plan review process and issuance of the building permits. Please provide a written response to the items listed below with an indication as to the method of resolution and the location within the plans or calculations.

INSTRUCTIONS: Please return *ALL* checked sets and include four (4) completed and corrected sets of plans, two (2) sets of all other required documents along and *ALL* plan review comments with their respective responses. Incomplete resubmittal may result in delayed review time and additional plans check fee.

APPROVALS

1. The following clearances or approvals are required before a building permit can be issued:

- Planning Department
- Public Works
- Obtain Orange County Fire Authority Approval
- Grading and/or Rough grade release
- School District fees
- Water Utility release

GENERAL

1. See the plans for additional comments and clarifications. **Please return the marked-up plans with your submittal.** The comments on the checked set are part of this correction list.
2. Submit engineering calculations for vertical and lateral loads prepared by a registered Civil, Structural Engineer or Architect. Additional Structural Corrections may apply.
3. **Approved Plans and Documents Requirements:**
 - a. All sheets of the final plans shall bear the name, address, contact information, stamp (applicable for an architect/engineer) and wet signature of the person who prepared the plans. This includes: All Registered Design Professionals, Draftsman, Contractor, Homeowner/Builder, and Designer without a professional license, etc.
 - b. Please note that altered plans, inked information, and whited-out plans are **NOT ACCEPTABLE**. Please revise & update the final drawings accordingly.
 - c. Provide plan sheets in a legible format suitable for scan or microfilm archival. Your sheet(s) may contain plot errors or the depictions or notes are illegible and will not reproduce correctly.
4. Provide the following with each with each set of plans:
 - a. Complete plot plan showing yard setbacks, easements, lot dimensions, distances between buildings, size of building, etc.
 - b. Fully dimensioned floor plan of each level
 - c. Fully dimensioned Roof plan
 - d. Fully dimensioned Foundation & Framing plans
 - e. Building cross sections with complying insulation call outs
 - f. Building elevations; show floor and top of roof elevations, natural and finished grade around the perimeter of the building
 - g. Architectural / life safety general notes & details
 - h. Door/window schedule with corresponding energy compliance provisions (i.e. U & SGHC factors) – Identify all “Egress” door/windows and all other door/window coordinate onto floor plan.
 - i. T24 Energy calculations & forms
 - j. M/E/P utility plans signed/stamped by the trade engineers
5. Provide plan sheet sets at 24” X 36” standard sheet size with a ¼” minimum sans serif style font. Larger or smaller sheet size(s) by prior approval only.

TITLE SHEET

6. Provide **Building Information** on cover sheet of the plans:
 - a. Job address
 - b. Owner’s name and contact information
 - c. Name, address and telephone number of person who prepared the plans.
 - d. Legal description (A.P.N.)
7. Provide a **Building Code Data** Legend on the title sheet. Include the following minimum information where applicable:
 - a. Occupancy Group
 - b. Type of Construction
 - c. If the existing structure is equipped with fire-sprinklers

- d. If new fire-sprinklers are provided
 - e. Site (Lot) area details in square feet
 - f. Existing and new roof/floor/deck areas and area of alterations (in square feet)
8. **Applicable Code:** Provide a statement on the title sheet of the plans that this project shall comply with the 2016 CRC, CMC, CPC, CEC, CGBSC, CEES, and The City of Dana Point Local Ordinances.
9. On the tile sheet, please list:
- a. All deferred submittals
 - b. Items that are under separate permit
 - c. Deputy inspection lists
 - d. Structural observation notes

DEFERRED SUBMITTAL

10. Deferred submittals, other than fire sprinklers and structural trusses shall have written **PRIOR APPROVAL** of the Building Official. Submit a written request for a deferred submittal to the Building Official. Deferred submittals are subject to a separate review fee and permit issuance.
11. The architect or engineer of record shall list all deferred submittals on cover sheet and note on the plan: ***“Deferred submittals to be reviewed by project architect or engineer of record and certified prior to submittal for plan review”***.

FIRE SPRINKLERS

12. Note the following on the cover sheet and indicate which condition applies; ***“The existing building is/is not protected by an automatic sprinkler system”***
13. An automatic fire-sprinkler system is required per CRC & the DPMC (see handout B008-FIRE Fire Sprinkler installation requirements). Note on the cover sheet ***“An Automatic Fire Sprinkler System is required”***.

SITE PLAN

14. Show on the site plan:
- a. Show exterior walls and allowable openings in walls for fire separation distance requirements per table R302.1 (1) and/or R302.1 (2).
 - b. Show eaves/overhangs/projections for fire separation distance requirements per table R302.1 (1) and/or R302.1 (2).
 - c. Show all structures, pool/spa, water features, patios, gazebos, storage and/or utility sheds etc.
15. Note on the site plan:
- ***Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6” within the first 10’.***
 - ***The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on***

construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.

FLOOR PLAN

16. Provide a legend for existing walls to remain, to be demolished and for new walls. Provide significantly different wall line designations for each type. The use of line weight variations only is not an approved method.
17. Show and note, shower compartments and walls above bathtubs with shower heads installed shall be finished with a smooth, nonabsorbent surface to a height of not less than 72" above the floor. CRC R307.2

LIGHT, VENTILATION AND HEATING

18. **Habitable rooms:** shall have an aggregate glazing area of not less than 8% of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. The min openable area to the outdoors shall be 4% of the floor area being ventilated.
19. **Bathrooms:** shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one-half of which must be openable.
20. **Intake openings:** Mechanical and gravity outdoor air intake openings shall be located a minimum of 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks, except as otherwise specified in this code. Where a source of contaminant is located within 10 feet (3048 mm) of an intake opening.
21. **Exhaust openings:** shall not be directed onto walkways
22. **Required heating:** Every dwelling unit shall be provided with heating facilities capable of maintaining a min room temp of 68 degrees F at a point 3 ft. above the floor and 2 ft. from exterior walls in all habitable rooms at the design temperature.

MINIMUM ROOM AREAS

23. Room Areas:
 - a. Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of gross floor area
 - b. Other habitable rooms shall have a floor area of not less than 70 square feet.
 - c. Minimum dimensions- Habitable rooms shall not be less than 7 ft. in any horizontal dimension

CEILING HEIGHT

24. Minimum Height-Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements shall have a ceiling height of not less than 7 ft.
 - a. EXCEPT: Bathrooms shall have a min ceiling height of 6 ft. 8 in at the center of the front clearance area for fixtures.

GLAZING

25. Show tempered glazing at all hazardous locations per CRC R308.4.

EMERGENCY ESCAPE AND RESCUE OPENINGS

26. All **bedrooms, basements or rooms used for sleeping** shall have emergency rescue windows or doors. Meeting CRC R310.2.

27. Provide **emergency egress from basement** shall have a **window well** in compliance with R310.2.3.

MEANS OF EGRESS

28. Floors and landings shall be provided on each side of exterior doors. Landings shall have a minimum dimension of 36" measured in the direction of travel.

29. Exterior landing or floor shall not be more than 7 ¾ in. below the top of the threshold provided the door does not swing over the landing or floor.

30. **Vertical egress**- Egress from habitable levels incl. habitable attics and basements not provided with an egress door shall be by one or more ramps or one or more stairways or both. The max. travel distance from any occupied point to a stairway or ramp that provides egress from such habitable level or basement, shall not exceed 50 ft.

31. Provide and note that doors that provide direct access to the swimming pool shall be provided with an approved pool alarm or approved barrier per City pool ordinance.

STAIRWAYS

32. **Stairways and landings** shall comply with the provisions of CRC R311.7.

33. Detail and dimension **winding stairways, circular stairways and spiral stairways**. Submit shop drawings for spiral stairway showing compliance with Section CRC R311.7.9

34. **Stairway illumination** – interior and exterior stairway shall be illuminated in accordance with CRC R311.7.9 & R303.7.

GUARDS

35. Provide a 42" high protective guardrail for decks, porches, balconies and raised floors (more than 30" above grade or floor below), and open side(s) of stair landings. Openings between balusters/rails shall be less than 4". (CRC 312) At the open side of the interior stairs, openings may be a maximum 4-3/8".

SMOKE & CARBON MONOXIDE ALARMS

36. Note & show on plan smoke alarms inside all bedrooms, at wall or ceiling adjacent to bedrooms and on every level complying with CRC section R314.
37. Note & show on plan carbon monoxide alarms outside of bedrooms and on every level complying with CRC section 315.

UNDER-FLOOR SPACE

38. **Ventilation:** The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings = 1 square foot for each 150 square feet of under-floor space area.
39. **Access** shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches. Openings through a perimeter wall shall be not less than 16 inches by 24 inches.

ROOF & DECK PLAN

40. Provide roofing specifications and show on plans the roof pitch, manufacturer, and ICC ES number.
 - a. Class A roofing assembly is required for all new construction and re-roofs over 10% of the total roof area. (CRC 902.1.1)
 - b. Class B roofing assembly may be used for additions and re-roofs of less than 10% of the total roof area. (CRC 902.1.1)
41. Provide **minimum 2% slope** at flat roof and deck.
42. Provide roof **drains and overflow**. Over-flow to be piped separately. Show the pipe sizes on the plans.
43. Show the weight of clay or concrete roof tiles on the roof plan. Detail the Cool Roof assembly if required.
44. Show manufacturer and ICC ES number for skylights.

EXTERIOR WALLS

45. Show exterior walls and allowable openings in walls for fire separation distance requirements per table R302.1 (1) and/or R302.1 (2).
46. Specify on plans, exterior wall covering over weather-resistive barrier. (CRC 703)
47. Exterior Lath: Note on plans Provide two layers of Grade D paper over all wood base sheathing. (CRC R703.6.3)
48. Show a weep screed for stucco at the foundation plate line a minimum of 4 inches above earth or 2 inches above paved areas. (CRC R703.6.2.1)

49. Show an approved veneer detail per CRC R703.7.

50. Provide and show on the front elevation plans house street number visible and legible from street. (Minimum 4"High x 1" Wide) CRC R319

GARAGE AND CARPORTS

51. Specify makeup of the fire-resistive construction on the garage side for walls, ceilings, posts and beams of garage adjacent to or supporting residential uses.

52. Provide and show a self-closing, tight-fitting, solid wood 1-3/8" thick door or a 20-minute rated door at the openings from the garage to the dwelling. (CRC R302.5)

53. Provide a minimum 26 gauge steel duct in garage, if it penetrates the required separation. (CRC R302.5.2)

GREEN BUILDING STANDARDS

1. Detail the construction Storm Water Management provisions of CGBS section 4.106.2 on the site plan.

2. Detail and note on the plumbing plan the water efficiency and maximum flow rates set by the California Green Building Standards Code section 4.303:

- a. Water closets 1.28 Gallons per flush.
- b. Shower heads* 2.0 Gallons per minute @ 80 psi.
- c. Kitchen Faucets** 1.8 Gallons per minute @ 60 psi.
- d. Lavatory Sink Faucets 1.5 Gallons per minute @ 60 psi.

**For multiple shower heads serving one shower, the combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gallons per minute @ 80 psi or the shower shall be designed to allow only one shower outlet to be in operation at a time.*

***Kitchen faucets may temporarily increase the flow above the maximum rate but not to exceed 2.2 gallons per minute @ 60 psi and must default to a maximum flow rate of 1.8 gallons per minute @ 60 psi.*

3. Note on the plumbing plan: "**Automatic irrigation systems installed as part of the project shall be weather or soil moisture based**" per CGBS section 4.304.1

4. Note on the plans: "**Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method**" per CGBS section 4.406

5. Note on the mechanical plan: ***“Installed gas fireplace(s) shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA Phase II emission limits”*** where applicable per CGBS 4.503
6. Note on the mechanical plan: ***“Duct openings and other related air distribution components opening shall be covered during construction”*** per section CGBS 4.504.1.
7. Note on the mechanical plan: ***“Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits”*** per CGBS section 4.504.2
8. Provide and show on the plan the Interior Moisture Control elements per CGBS section 4.505, including:
 - a. Vapor retarder and capillary break is required to be installed at the slab on grade foundations.
 - b. Moisture content of building materials used in walls and floor framing is to be checked for the minimum requirements before enclosure.
9. Note on the mechanical plan: ***“Bathroom exhaust fans which exhaust directly from bathrooms shall comply with CGBS 4.506 and shall include the following:***
 - a. *Be Energy Star compliant and be ducted to the outside air.*
 - b. *Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.*
 - *Humidistat controls shall be capable of adjustment between a relative humidity of $\leq 50\%$ to a maximum of 80%.*
 - *A humidity control may be a separate component to the exhaust fan and is not required to be integral (built in) to the fan.*
 - *For the purposes of this section a bathroom is a room which contains a bathtub, shower or tub/shower combination. (Bathing facilities)*

TITLE 24 ENERGY MEASURES

1. Provide an Energy Analysis for this project.
2. Provide the CF-1R and the MF-1R as part of the plan and incorporate all the requirements of the energy analysis on the architectural plans (sectional).

T-24 BUILDING CAVITY MEASURES

3. A Radiant Barrier is required in Climate Zones 3, and 5-7. Per Section 150.1(c)2. Note this requirement on the roof plan and the roof framing plan. Include a note that the radiant barrier is required in the gable ends.
4. Alterations that involve opening the framed cavity of the wall, ceiling or floor shall meet the mandatory measures minimum insulation requirements.
 - a. Walls = R-15.4,
 - b. Ceilings = R-19,
 - c. Floors = R-19, or

- d. Per the performance energy analysis.
5. Show and Note on the roof plan, the Solar Ready Measures. **Provide a minimum of 250 square feet of a solar ready zone on single family roofs** per Section150.0(r).

T-24 MECHANICAL MEASURES

6. Provide and show for **rooms containing bathtubs, showers, spas, and similar bathing fixtures** shall be mechanically ventilated and ducted to outside air. A minimum rate of **50 cfm, a maximum sound rating or 3 Sone for intermittent operation**, be listed as Energy Stare rated and controlled by a humidity control unless exempted elsewhere.
7. Provide and show on the mechanical plan the **Kitchen exhaust hood** (local exhaust ventilation). A **minimum rate of 100cfm** is required. A **maximum sound rating or 3 Sone for intermittent operation** is required. The kitchen hood, ducted to outside air is required regardless of the fuel type or hood type (Microwave hood).
8. Provide and show on the mechanical plan, the **Whole Building Ventilation System** summary. Specify the minimum fan flow rate and operational time calculations, detail ducting size and lengths to meet the minimum requirements of ASHRA standard 62.2 and maximum sound rating of 1 Sone for continuous operations.

T-24 WATER HEATING MEASURES

9. Identify and show the water heater, efficiency and type on the plumbing plan.

T-24 LIGHTING MEASURES

10. Note on the electrical plan, **LED luminaires must be certified and qualified as high efficacy**. Provide the manufacturer's cut sheet(s).
11. Note on the electrical plan all mandatory lighting requirements for all residential buildings including kitchens, bathrooms, dining rooms, utility rooms, garages, hall ways, bedrooms, and outdoor lighting.
12. Note on the electrical plan, **At least one high efficacy luminaire in each bathroom is required**. (Section150.0(k))
13. Detail on the electrical plan. When lighting will be added, relocated or replaced in the kitchen, all newly installed lights shall be high efficacy until a minimum of 50% of the total rated wattage of permanently installed lighting is high efficacy. Provide a **lighting schedule** on the plan, listing the fixture type and re-lamp wattage, to document this requirement.
14. Detail and show on the electrical plan, permanently installed outdoor lighting that will be added or replaced shall be high efficacy. Low efficacy lighting is allowed but only when fixtures are controlled by a motion sensor and one of the following:
 - a. A photo control **or**,

- b. An astronomical time clock *or*,
- c. An energy management control system (EMCS)

When meeting the applicable alternatives, detail and show on the plan the alternatives used.

15. Note on the electrical plan, recessed lighting installed in an insulated ceiling shall be:

- a. listed as AT/IC
- b. Sealed and/or contain a gasket.
- c. Recessed fixtures installed in a rated ceiling shall have a secondary rated assembly equal to the rating penetrating.

MECHANICAL

1. Provide and show the heating facilities per CRC R303.9.
2. Show **source of combustion air to F.A.U. and/or water heater**. Show a positive separation between the return air and combustion air.
3. Provide and show the **termination of environmental air ducts** a minimum of 3 feet from the property line and 3 feet from openings into the building. CMC 504.5
4. Provide and show **clothes dryer moister exhaust duct**. Note on the plans "**Min. 4" diameter to the outside, equipped with a back-draft damper. Duct length is limited to 14' with 2 elbows**". Other lengths or sizes as permitted or required by the manufacturer's installation instructions and approved by the Building Official. (Submit a request for modifications) CMC 504.3.1.2.
5. Note on the mechanical plan, **dryer vent to be smooth wall metal without screw connections**. CMC 504.3.1.1
6. Provide and show a minimum of 100 square inches for **makeup air** when a domestic clothes dryer is installed in a closet designed for the installation. CMC 504.3.1
7. Provide and show how **heat-producing appliances in garage** will be protected from automobile damage. CMC 308.1.1
8. Provide and show sufficient clearances to provide a **working space of 30" in depth, width and height for appliances** installed in attics and crawl spaces. CMC 304.1
9. Provide and show the location of an **access opening for the attic and/or under floor space with appliances installed** sized to at least as large as the equipment installed and with a minimum size of 22" x 30". CMC904.10.
10. Provide and show a level working platform, not less than 30" X 30" provided in front of the service side of the appliance per CMC904.10.3

11. Show and detail when the attic has appliances installed, a 24" wide solid floor cat walk, with a maximum length of 20 lineal feet shall be provided per CMC904.10.2
12. Provide and detail the **condensate waste drain** indirectly connected to an air gap or air break to properly trapped and vented receptors, drywells, leach pits or tail piece of the plumbing fixture. If dry well or pit is provided, detail the construction and location of the well or pit.

ELECTRICAL

1. Show on the electrical plan, the amperage and location of **electrical service and/or sub-panels** and specify if it is a new or existing electric service and/or sub panel. Detail on the plan the proposed construction does not conflict with the utility service.
2. Provide a **SDG&E service work order** for both the proposed electrical service and the temporary construction power. Note any change, relocation or replacement of the electrical service. Any work on the utility side of the electrical service will require a work order and disconnect/re-connect. Utility regulations do not allow service changes to be performed "HOT". Contact SDG&E at 949 361-8066 for further information.
3. Note and show on the electrical plan:
 - a. ***Utility Service to be underground when the property is developed with a new or re-located main building or alterations exceed 50% of value and/or area of the existing building.*** DPMC 8.02.010 Section 117.1.
 - b. ***Outdoor receptacles shall be listed as weather resistant per section 406.9(B)(1).***
 - c. ***A minimum of (1) 20-amp circuit for bathroom(s) outlet. Such circuit shall have no other outlets. This circuit may serve more than one bathroom*** CEC 210-11(C) (3).
 - d. ***Provide a minimum of 2 – 20 amp small appliance circuits for the kitchen counter tops. Such circuit shall have no other outlets. Loads shall be balanced.*** CEC 210-11(C)(1).
 - e. ***Provide a minimum of 1 – 20 amp laundry branch circuit. Such circuit shall have no other outlets.*** CEC 210-11(C)(2).
4. Provide and show **rated protection for a sub panel installed in a rated wall**. An electrical panel is not listed for a fire rating.
5. Justify new loads and provide load calculations if the existing service is less than 200 amps. Provide a panel schedule to justify the additional loads and circuits. Room must be available in the panel for the additional circuits. Double lugging of breakers is not approved.
6. Provide a **single line drawing** and **panel schedule** for services of **400 amps or more**.
7. Show the required 30" minimum clearances around electric service and/or sub-panels.

8. Provide UFER or other approved ground per CEC 250-50. Specify or detail specific requirements on both the electrical and foundation plans.
9. Provide UFER, ground rod or other approved ground for the sub panel located at a detached structure. Specify or detail specific requirements on both the electrical and foundation plans.
10. Provide and show at least one wall switch-controlled lighting outlet (switched receptacle or light fixture) shall be installed in every habitable room, in bathrooms, hallways, stairways, attached garages, and detached garages with electric power, and at outdoor entrances or exits. CEC210.70(A)(1)
11. Provide and show receptacles on walls over 2 feet wide or more, including space measured around corners, within 6 feet of openings and so that no point along wall is more than 6 feet from a receptacle. Floor outlets shall not be counted unless located within 18" of the wall. CEC210.52(A)(1).
12. Provide and show at least one outside weatherproof 120-volt receptacle outlet accessible while standing at grade level and located not more than 6-1/2 feet above grade installed at the front and back of dwelling unit. CEC 210-52(E)(2)
13. Provide and show at least one outside weatherproof 120-volt receptacle outlet installed within the perimeter of the balcony, deck or porch and located not more than 6-1/2 feet above the finished surface. Exception: areas less than 20 square feet are not required to have a receptacle installed. CEC 210-52(E)(3)
14. Provide and show **G.F.C.I. protection** per CEC210.8(A) to all 120 volt, 15 and 20 amp receptacles installed in the following locations:
 - a. bathrooms,
 - b. garages and accessory buildings,
 - c. outdoors,
 - d. crawl spaces,
 - e. unfinished basements,
 - f. kitchens, where the receptacles are installed to serve the countertops,
 - g. Sinks, located in **other than kitchens** where receptacles are located within 6 feet of the outside edge of the sink. (Laundry, utility, wet bars, etc.).
15. Show and note on the electrical plans that **receptacles shall be listed as tamper-resistant** for all 15 and 20 ampere receptacles in dwelling unit family, dining, living, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas per CEC section 406.12.
16. Provide and show on plans, **Arc-Fault Circuit-Interrupter Protection (AFCI)** is required for all 15 and 20 ampere branch circuits supplying outlets in dwelling unit family, dining, living, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms and areas per CEC sec 210.12(A).
17. Provide and show on the plans, In existing dwelling units where branch circuit wiring is modified, replaced, or extended, the branch circuit shall be protected by a listed combination type AFCI located at the origin of the

branch circuit **or** by a listed outlet branch circuit type AFCI device located at the first receptacle outlet of the existing branch circuit per CEC 210.12(B)

18. Provide & show at least one receptacle, in addition to those for specific equipment, shall be installed in each basement, in each attached garage and in each detached garage or accessory structure with electrical power. CEC 210-52(G)
19. Provide and show the require **work light, switch, and receptacle outlets** for attics, under floor spaces, utility rooms, and basements where these spaces are used for storage or containing equipment requiring servicing. The lighting outlet shall be provided at or near the equipment requiring servicing. CEC 210.70(3)
20. Provide & show at least one receptacle outlet in **bathroom** within 36 inches of the outside edge of each sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12" below the countertop. CEC210.52(D)
21. **Kitchen and dining area:**
 - a. Provide and show, in the **kitchen and dining area**, a receptacle shall be provided for each counter space wider than 12" so that no point is more than 24" from an outlet. Countertops separated by range tops, refrigerators or sinks shall be considered as separate countertop spaces. CEC 210-52(C)(1).
 - b. Provide and show, in the **kitchen and dining area**, a receptacle shall be provided for island countertop spaces with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. CEC 210-52(C)(2).
 - c. Provide and show, in the **kitchen and dining area**, a receptacle shall be provided for the peninsular countertop spaces with a long dimension of 24 inches or greater and a short dimension of 12 inches or greater. A peninsular countertop is measured from the connecting edge. CEC 210-52(C)(3). Where permitted, the peninsula outlet may be located not more than 12" below the countertop provided the counter top does not extend more than 6" beyond the base.

PLUMBING

1. Detail and show on the plumbing plan, the sewage ejector or sump pump system including the size, manufacturer, model number and electrical requirements. CPC710.3 & 710.4
2. Detail and show on the plumbing plan, the requirements for a back-water valve when floor is located lower than the uphill man hole. CPC section 710.1
3. Provide and show a removable panel to provide access sized to permit removal and replacement of the circulation pump(s). Access located in the crawl space shall be located no more than 20 feet from the access door, trap door or crawl hole. Note the pump shall be located above the crown weir of the trap and be self-draining. CPC409.6
4. Water closet clearances to be 30" min. net clear finished width and 24" min. net clear finished depth in front of toilet. Show the minimum dimension on the plans. CPC 402.5

5. For high efficiency heaters, provide details of the condensate drainage system for the condensing vent systems. Show an approved destination on the plan.

6. Provide and show a dedicated gas line sized per the appliance specifications or provide a total dwelling gas load calculations to justify the additional gas load.

ADDITIONAL COMMENTS

1. The comments on the checked set are part of this correction list. Please comply with all red-marks on the submitted plans. Return all sets with the completed plans. This review does not preclude additional corrections that may follow upon re-submittal.

If you have any questions about this review or any general questions, please contact me at **(949) 248-3xxx** or via email at xxx@danapoint.org.