



CITY OF HIDDEN HILLS RESIDENTIAL PLAN CHECK CORRECTION LIST

PLAN CHECK NUMBER _____ BY _____ DATE _____

PROJECT ADDRESS _____

Please indicate where the comment is addressed in the space provided at left.

1. _____ Provide a note on the roof framing plan: Finished ridge height shall not exceed the elevation shown on the plot plan.
2. _____ Provide a note: The ridge height shall be certified by a licensed surveyor on a form provided by the City prior to approval of the roof framing / sheathing by the building department.
3. _____ Provide a note on the foundation plan: The location and elevation of the foundation forms shall be certified by a licensed surveyor on a form provided by the City prior to approval by the building department.
4. _____ Please show all improvements on the plot plan including:
 - () Locations of all structures and setback from property lines
 - () Finished roof ridge height elevation
 - () Roof sheathing elevation
 - () Finished floor elevation
 - () Patio slabs, decks, walks, & driveways
 - () Tops of retaining wall, other wall and fence elevations
 - () Swales, catch basins and other drainage devices
5. _____ Please provide certification, by licensed surveyor/engineer, of plot plan with the above noted improvements.
6. _____ Provide a complete yard drainage system including gutters and down spouts. Conduct all hard surface run-off to a street, storm drain or natural drainage course in non-erosive devices.
7. _____ Please specify minimum Class "A" roofing material.
8. _____ Cross reference all detached yard retaining walls to appropriate details. Include retaining wall back drains and/or swales at the tops of retaining walls.
9. _____ Permits or approvals must be obtained or fees paid to the following agencies prior to permit issuance:
 - () Las Virgenes Municipal water district for sewer hook-up. (818) 880-4110
 - () Fire Prevention Bureau (818) 880-0341
 - () Geology and Soils approval. () Initial Reports. () Final Rough Grading and/or compaction report.
 - () CAL-OSHA permit
 - () Las Virgenes Unified School District Fees (818) 880-4000 #203
 - () Hidden Hills Community Association (recommended). (818) 888-9282
10. _____ The following covenants, agreements or easements must be recorded prior to permit issuance:

- 12. ___ Show HVAC location(s). (fau & condenser)
- 13. ___ Rear yard setback requirement is 50' from the road easement.

11. ___ Show location of private sewage disposal system on plot plan. Indicate if active or abandoned. Provide clearance from improvements per U.P.C. if active. Consider impact on foundation design if abandoned.

12. ___ Provide a note: Approved toilet facilities shall be provided at all times during construction. Chemical toilets, when used, shall not be placed within the front yard setback.

13. ___ Provide a note: Construction site must be maintained in a neat fashion and debris shall be containerized or hauled regularly. Due, in part, to the federally mandated Source Reduction Recycling Element, the City will allow only the following waste haulers in the City. Dumpsters may only be provided by Waste Management (818) 782-2427, J & L Hauling & Disposal Inc. (818) 470-9356, Anderson Rubbish Disposal (805) 526-1919, Americas Bin Company (888) 500-9007, Rent A Bin (818) 709-5599 only.

14. ___ Provide a Stabilized Construction Entrance/Exist using BMP guidelines.

15. ___ Check flood plain zones.

16. ___ Please complete the second dwelling covenant prior to building permit.

17. ___ Fire zone.

14. _____

(B) GENERAL

1. ___ Provide a note: All work shall conform to the 2016 California Building Code, 2016 California Plumbing Code, 2016 California Mechanical Code, 2016 California Electrical Code, 2016 Green Building Code and the 2016 T-24 energy standards.

2. ___ Please show owner's name, job address and legal description (including assessor's parcel number) on plot plan.

3. ___ Show existing and proposed square footage on cover page.

4. ___ Provide material specifications on the plans for:

- _____ concrete
- _____ lumber
- _____ reinforcing steel
- _____ other _____

5. _____ Please provide a note: Required swimming pool fencing must be maintained during construction or the pool shall be emptied.
6. _____ Provide a fully dimensioned plot plan with location of all existing and proposed improvements. Show property line in relation to streets, sidewalks and other public improvements.
7. _____ Show topography of lot on plot plan. Extend topo lines 10 feet beyond property lines.
8. _____ Omit projects which are not a part of this approval.
9. _____ Submit a legible floor plan. Identify all rooms on the plan.
10. _____ Indicate on plans the number of cubic yards of cut and fill outside as well as under the proposed structure.
11. _____ Please submit Soils report by a qualified Civil Engineer or Registered Geotechnical Engineer.
13. _____ Provide an electrical plan that complies with CEC outlet spacing, Sec.210.52
12. _____ Submit an Engineering Geology report by a registered Engineering Geologist.
13. _____ Plans shall be signed and wet stamped by the Soils Engineer and/or the Engineering Geologist.
14. _____ Provide a note on the foundation plan: All excavations shall be approved by the Soils Engineer and/or the Engineering Geologist prior to placement of steel. Documentation of this approval shall be left on site for the Building Inspector at foundation inspection.
15. _____ Provide engineering calculations for vertical and lateral loads. All calculations to be completed by a registered civil engineer or licensed architect.
16. _____ Indicate the name, address and telephone number of the Architect (or preparer of plans) on plans. Architect/Engineer/preparer to sign and wet stamp **two** sets of final plans.
17. _____ The engineer who signed the calculations shall sign the structural plans.
18. _____ Note on the site plan: "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."

18. _____

(C) FOUNDATIONS
(See Also Structural Corrections)

1. _____ Please provide note on foundation plans: All shear hardware and anchor bolts with non-standard spacing to be tied in place at foundation inspection. Indicate locations of hold downs and anchor bolts with non-standard spacing.
2. _____ Show shear wall length on foundation plan, indicate where 3x sill plates are required. Detail hold downs at existing foundations.
3. _____ Plate washers shall be a minimum of 2 inch by 2 inch by 3/16 inch thick and used on each bolt.
4. _____ Bolt foundation plates and sills to the foundations with 5/8" bolts spaced not more than 6'-0" apart. Embed bolts at least 7" into reinforced masonry or concrete.
5. _____ Anchor bolts shall not be located less than 7 bolt diameters from the end of the sill plate. (Minimum 4 3/8" for 5/8 " bolt)
6. _____ Provide under floor ventilation equal to 1 sq. ft. of net opening for each 150 sq. ft. of under floor area. Ventilation openings shall be approximately equally distributed on at least two opposite sides.
7. _____ Provide a foundation section showing under floor clearance. Joists @18" to earth, beams and girders @ 12" to earth.
8. _____ Provide 24" x 18" under floor access (30" x 30" for under floor furnace access).
9. _____ Provide a cross section which details how setback from slopes is to be achieved, per CRC. Show depth of foundation that is necessary to achieve the required setback.
10. _____ Where foundation stem walls are deepened in order to provide setback from a descending slope per CRC and where the stem wall exceeds 4'-0" in depth, the stem wall shall be designed as a retaining wall. Design retaining walls for expansive soils conditions.
11. _____ Provide a note: Where foundation walls exceed 4'-0" in height\depth for any reason, minimum #4 bars @ 24" O.C./ shall be placed both ways.
12. _____ Provide a note: All foundation excavations to bear in like material.
13. _____ Verify that the embedment distance and end distance in the specified concrete strength are per manufacturers specifications for all holddown bolts.
5. _____ Foundations on expansive soils shall be not less than 24" below natural soil with 1 # 4 rebar T & B , slab reinforcing shall be min. # 3 @ 24" on center. Alternatively, you may submit a soils report prepared by a licensed civil or geotechnical engineer making specific foundation design recommendations.
6. _____ Dowel new foundations to existing using minimum # 4 rebar @ T & B , dowel slab with # 3 rebar @ 24" on center, both shall be 6" into existing with epoxy. Please provide ICC # for epoxy.
8. _____ Please fill out the Construction & demolition recycling and waste reduction application. Application fee is \$264.00 and \$50.00 per ton.

14. _____

(D) WOOD FRAMING
(See Also Structural Corrections)

1. ____ Please specify panel identification index and nailing pattern for plywood floor and roof sheathing.
2. ____ Provide rafter ties where ceiling joists and rafters are not parallel. Ties shall comply with CRC. Brace purlins to bearing walls.
3. ____ Specify size and spacing of floor joists and rafters. Floor joists/ceiling joists appear overspanned at ____
_____.
4. ____ Provide a structural section which shows typical framing conditions for this project .
5. ____ Show header size for openings over 4' wide. Clearly note all beam sizes on plans.
6. ____ Show posts, sizes - specify connection at top and bottom. Specify type of approved hardware.
7. ____ Provide 22" x 30" minimum scuttle to attic (30" x 30" if FAU in attic).
8. ____ Show sections through rake wall framing. Max. 2 X 4 stud height is 14' on non-bearing walls.
9. ____ Specify ceiling height at _____.
10. ____ Detail framing around skylight/floor framing/opening over 4'.
11. ____ Provide double joists under parallel bearing partitions. Show on floor framing plan.
12. ____ Provide attic ventilation equal to 1/150 of roof area minimum.
13. ____ Detail rafter connection at structural ridge beam.
14. ____ Indicate on framing plan the location of shear schedule.
15. ____ Detail shear wall connection from floor to roof and required drag.
16. _____

(E) GARAGE

1. ____ Openings from garage directly into a room used for sleeping purposes are not allowed.
2. ____ Finish garage walls, posts, beams and ceiling adjacent to or under dwelling with materials approved for one hour fire resistance. Show one hour protection extending to roof sheathing.
3. ____ Specify self-closing with non friction type hinges, tight fitting 1 3/8 thick, solid wood door or a 20 minute rated door for opening between garage and dwelling.

4. ____ All pilot lights to be above garage floor eighteen inches.
5. ____ Provide vehicular impact protection for all fuel burning appliances in garage.
6. _____

(F) FIREPLACES

1. ____ Only non-wood burning fire places allowed. B vent type Only.
2. ____ Provide complete details for construction of fireplace and chimney. Show chimney height. Minimum 2' above roof/wall within 10'.
3. ____ Masonry and factory built fireplaces shall have:
 1. ____ Tight fitting, closeable metal or glass door.
 2. ____ Outside air intake with damper control.
 3. ____ Flue damper and control.
 4. ____ Indicate that spark arrester is to be provided.

(G) EXITS AND OPENINGS

1. ____ Show window and door sizes.
2. ____ Provide at least one window or exterior door approved for emergency egress or rescue for every room used for sleeping purposes and at basements. Please show on window schedule if one is provided.
3. ____ Provide mechanical ventilation for bathrooms and laundry rooms without operable windows.
4. ____ Provide safety glass where required by CRC. Please show on window schedule if one is provided.
5. ____ Provide detail or ICC number for proposed skylight/s.
6. _____

(H) ENERGY

1. ____ Provide calculations to show compliance with Title 24 energy requirements.
2. ____ Incorporate compliance certificate (CF-1R, MF-1R, WS -5R) into plan.
3. ____ Additions must have a glass area less than or equal to the addition's floor area or per title 24 calculations.
4. ____ Show Mandatory Requirements for lighting on the plan:
 - a. Kitchen lighting: 50% of wattage to be high efficacy and switched separately.

- b. Lighting in bathrooms, garage, laundry room, utility room shall be high efficacy or equipped with occupant sensor.
- c. Lighting in all bedrooms, hall, living room, den and other similar rooms to be high efficacy or shall be controlled by occupant sensor or dimmer.
- d. Exterior lighting mounted on the building to be high efficacy or controlled by photo control/motion sensor combination.

7. _____

(I) STAIRS, HANDRAILS, GUARDRAILS

- 1. _____ Stairways - occ. load over 10, rise 4" min.- 7"max., run 11" min., occ. load less than 10, rise 8" max., run 9" min.. Width 36" (occ. load less than 50). Headroom 6'8"min..
- 2. _____ Please detail winding/spiral/circular stairway per CRC.
- 3. _____ Enclosed usable space under stairs shall be protected with one hour fire resistive protection. Detail penetration through any required one hour separation.
- 4. _____ Please show a handrail on stairs per CRC. Detail handrails and attachment per CRC.
- 5. _____ Provide minimum 42" high guards along open-sided walking surfaces, stairs, ramps and landings that are located more than 30 inches above the floor or grade below. Guard openings shall be less than 4". Provide design and details.
- 6. _____ Provide one egress door with a minimum clear width of 32 inches and height of 78 inches. (R311.2)
- 7. _____ Provide a landing or floor on each side of the each exterior door. (Minimum 36" deep x width of door). (R311.3)
- 8. _____ Stairways: (R311.7)
 - a. Maximum rise of 7.75" and minimum run (tread) of 10" and shall be provided with 0.75' to 1.25" nosing when the tread depth is less than 11 inches.
 - b. Minimum width of 36.
 - c. Minimum headroom of 6'-8".
 - d. Handrail shall be 34"-38" above the nosing of treads.
 - e. Handgrip, cross-section dimension shall be per R311.7.7.3.
- 9. _____ Detail and dimension winding stairways and circular stairways to comply with R311.7.
- 10. _____ Spiral stairway shall comply with R311.7.9.1.
- 11. _____ Show on plans the required attic ventilation area and the attic ventilation type, size and location provided. (R806)

6. _____

(J) SMOKE DETECTORS

- 1. _____ Show locations for smoke & carbon monoxide detectors in new work and in existing construction per CRC.

2. _____ All new construction, interior or exterior alterations, repairs, or addition requiring a permit and having a valuation in excess of \$1,000, or when one or more sleeping rooms are added or created, the entire dwelling shall be provided with detectors located as required for a new dwelling. Smoke alarms shall be installed in the following locations: (R314)
 - a. In each sleeping room.
 - b. Outside each separate sleeping area in the vicinity of the bedrooms.
 - c. In each story, including basements and habitable attics.
 - d. When one or more smoke alarm is required the alarm device shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.
Exception: Interconnection is not required in existing dwelling units where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawlspace, and no previous method for interconnection existed.

2. _____ All new construction, interior or exterior alterations, repairs, or addition requiring a permit and having a valuation in excess of \$1,000, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages in accordance with R315.1. Carbon monoxide alarms shall only be required in specific dwelling units or sleeping units for which the permit was obtained. The alarms shall be installed in the following locations:
 - a. Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
 - b. On every level of a dwelling unit including basements.
 - c. Where more than one alarm is required to be installed within the dwelling unit or within a sleeping unit the alarm shall be interconnected in a manner that activation of one alarm shall activate all the alarms in the individual unit.
 - d. Exception: Interconnection is not required in existing dwelling units where repairs do not result in the removal of wall and ceiling finishes, there is no access by means of attic, basement or crawlspace, and no previous method for interconnection existed.

3. _____ All 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchen, laundry or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type. (CEC 210.12)

(K) WEATHER PROTECTION

1. _____ Damp-proof foundation walls enclosing a basement below finished grade by an approved method or per Soils report.

2. _____ Specify a minimum slope of _____ inches in 12" for _____ per CRC.

3. _____ Please provide a note that two layers of Grade D paper required under stucco applied over wood sheathing (shear walls). Per CRC.

4. _____ Window wells shall comply with the following: (R310.2)
 - a. The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 s.f. with a minimum dimension of 36 inches.
 - b. Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs. The ladder or stairs shall not encroach into the required dimensions of the window well by more than 6 inches

5. _____

(L) MISCELLANEOUS

1. _____ Provide every dwelling with approved heating facilities.
2. _____ Show space heater location(s).
3. _____ Please do not show access to fuel burning appliances in or through bedrooms, bathrooms or horizontally through closets. Per CMC.
4. _____ Show water heater/s location/s.
5. _____ Show how water heater and/or furnace will be provided with combustion air and how products of combustion will be vented to outside air.
6. _____ Detail laundry chute/dumbwaiter/elevator shaft per CRC.
7. _____ Clothes dryer exhaust duct max. 14' with two 90 degree elbows. Per CMC.
8. _____ Show location of main electric panel and subpanels. No panels allowed in garage fire wall or clothes closets. Are there any new panels?
9. _____ Indicate ground fault protection of all outlets at exterior grade level access, in bathrooms, in unfinished basements/crawl spaces, in garages, all laundry room outlets, at all kitchen counter tops and all outlets within 6' from a sink.
10. _____ Detail masonry/veneer ties per CRC.
- k. Specify 1.28 gallon per flush water closets .
12. _____ Provide an electrical plan which shows switches, outlets, lighting and panels as required by the CEC.
21. _____ Show how water heater and/or furnace will be provided with combustion air. Upper 12" & lower 12" of compartment.
11. _____ Please show how new plumbing ties into existing.
00. _____ All exterior wet location outlets shall be bubble type or other approved cover.
00. _____ Bathroom exhaust fans shall be energy star approved and controlled by a readily accessible humidistat.
00. _____ All utilities shall be run underground per ordinance 307 City Municipal Code.
00. _____ Provide Green building code inspection/verification table into plans.
00. _____ Provide VOC compliance certification into plans.

