

**CITY OF REEDLEY  
COMMUNITY DEVELOPMENT  
DEPARTMENT  
BUILDING DIVISION**



**Residence Plan Check Correction List**

**CITY OF REEDLEY  
BUILDING DEPARTMENT**

1733 9th Street  
(209) 637-4200, ext. 225

(Residence Plan Check Correction List is based on the 1994 Edition of the UBC, UMC, UPC, and 1993 Edition of the NEC)

Address:	Owner:	Plan Check No:
APN:	Occupancy:	Stories:
Habitable Floor Area:	Garage:	Carpport/Patio:
Valuation:	Designers Phone #:	

Instructions: Corrections listed below are to be made on plans. New corrected plans are to be returned to the City along with the old sheets. Please return the prints properly attached in order with energy forms and any attachments and this checklist. Note on this checklist the detail and page number where the correction can be found on the plans.

Corrections below are to be made on plans before permit is issued. The approval of plans and specifications does not permit the violation of the Building Code or other City Ordinances or State laws.

<b>GENERAL</b>
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Construction Sections  
Building Elevations  
Connection Details  
Title 24 Energy Calculations

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| <p><b>G1.</b> Design to comply with UBC Section 2326. Light frame construction of unusual shape, size, or split levels, studs over 10'0" length or bracing wall panels less than 48" in width shall require an analysis. [UBC Section 2326.4.4]</p> <p><b>G2.</b> Show job address on plans. Make note on plans that street address shall be posted at job site with 3" high numerals. [UBC Section 502]</p> <p><b>G3.</b> Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed. Two sets of plans shall be provided (3 of the site and floor plan), including the following views:<br/>             Site Plan<br/>             Foundation Plan<br/>             Floor Plan<br/>             Floor Framing Plan<br/>             Roof Framing Plan</p> | <p><b>G4.</b> The first sheet of each set of plans shall give the name, address and wet signature of the designer, and if the designer is an architect, registered professional engineer, or registered building designer, the registration number of the designer. [Business &amp; Professions Code 5536.1 (b)]</p> <p><b>G5.</b> Submit fully dimensioned plot plan.</p> <p><b>G6.</b> Indicate building setback, assessor's parcel number, fences, street locations and encroachments.</p> <p><b>G7.</b> Minimum eave clearance to property line 30". [UBC Section 1204]</p> <p><b>G8.</b> Show minimum drainage requirement (2% for 5'). Provide details of floor elevations. Compaction test required for filled lots.</p> |
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**LIGHT, VENTILATION & ROOM DIMENSIONS**

- G9. Mechanical equipment shall not be installed within the required building side or rear yard.
- G10. Provide exterior glazed openings for natural light and openable exterior openings for natural ventilation in the following rooms as specified in Section 1203.
- G11. Glass 1/10 floor area of habitable room with minimum 10 sq. ft. bathrooms and laundry areas to have ventilation 1/20 of floor area (minimum 1½ sq. ft.) or mechanical ventilation. Habitable rooms to have openable openings of 1/20 floor area (minimum 5 sq. ft.). Openings into a roofed porch or patio are allowed where the longer side of the enclosure is 65% open and the ceiling is 7'0" minimum height. [UBC Section 1203.3]
- G12. Where mechanical ventilation system in bathrooms is used, provide five air changes per hours directly to the outside. [Section 1203.3]
- G13. Provide a 7'6" minimum ceiling height. [Section 310.6.1] Provide 7'0" at kitchen, hallways, and bathroom.
- G14. Minimum room sizes 70 sq. ft. with 7'0" minimum width, one 120 sq ft. room required. [Section 310.6.2 & 310.6.3]

**FRAMING**

- G15. Garage diagonal brace: show location or gyp. board ceiling. [UBC 1603]
- G16. Ceiling joist: size, spacing, direction, blocking. [UBC 2326.12.2]
- G17. Specify wood species and lumber grade for horizontal and vertical framing lumber. [Section 2305]
- G18. Specify panel identification index for plywood floor and roof sheathing. Section

2303 and Table No. 23-I-S-1. Plywood roof sheathing shall be bonded with exterior glue. [UBC Section 2326.12.9]

- G19. Provide wall bracing as specified in UBC Section 2326.11. Bracing required at corners and 25' on center. [UBC Section 2326.11.3] Brace walls at garage.
- G20. Provide approved firestopping in walls as specified in UBC Section 708.
- G21. Show double top plates at top of stud walls. [UBC Section 2326.11.2]
- G22. Specify size of headers for openings over 4'0" wide.
- G23. Provide 22" x 30" minimum scuttle to attic. [UBC Section 1505.1]
- G24. Access in fire-rated garage ceiling shall be self-closing and fire-rated.
- G25. Post shall be 1" above slabs exposed to water splash areas. [UBC Section 2317.5] Provide anchorage of posts at cap and base. [UBC 1603.5]
- G26. Wood trimmers, posts and siding to be 6" above grade (8" at piers). [UBC 2317.5]
- G27. All beams, ceiling joists, and rafters to be supported laterally at ends and splices according to UBC 2306.7.
- G28. Show nailing to be in compliance with UBC Table 23-I-Q.
- G29. Specify floor joist spans to conform with Table No. 23-I-V-J-1 & 23-I-V-J-2. [UBC Section 2326.8.1]
- G30. Specify ceiling joist spans to comply with Table 23-I-V-J-3 & 23-I-V-J-4. [UBC Section 2326.12.2]
- G31. Specify roof rafter spans to comply with the applicable table. [Table numbers 23-I-V-R-1 thru 23-I-V-R-12] For this project refer to

table no. 23-I-V-R\_\_\_\_. [UBC Section 2326.12.2]

- G32. Brace roof framing to bearing partitions. [UBC 2326.12.7]
- G33. Provide rafter ties where ceiling joists and rafters are not parallel. Ties shall comply with UBC Section 2326.12.6.
- G34. Provide double joists under parallel bearing partitions. [UBC Section 2326.8.5]
- G35. Provide a structural section which shows typical framing conditions for this project. [UBC Section 106.3.2]
- G36. Provide attic ventilation area of 1/150 attic space for eave vents or 1/300 when gable or eyebrow ventilators are utilized. Minimum vent screen mesh ¼". If holes drilled in freeze blocks are to be used provide calculations. [UBC 1503.3]

#### FOUNDATION

- G37. Specify concrete strength on plans. [Section 106.3.2] Minimum 2,000 psi at 28 days. [UBC Section 1923.1.1]
- G38. Provide footings with a minimum depth below finish natural grade of \_\_\_\_ inches. [UBC Section 1806]
- G39. Extend piers and footings 6" below inside excavated grade. [Table No. 18-1-D]
- G40. Specify foundation grade redwood, foundation grade cedar or approved pressure-treated foundation plates and sills. [Section 2317.2]
- G41. Bolt foundation plates and sills to the foundation with ½" anchor bolts spaced not more than 6' apart, minimum of 2 bolts per piece of plate material. Embed bolts at least 7". [UBC Section 1806.6]
- G42. Specify garage foundations to meet requirements as for a one-story building.

Provide cross section on plans. [UBC Section 106.3.2]

- G43. Footings: 6" above finished grade, 12" deep x 12" wide (1-story), 18" deep x 15" wide (2-story). Increase width at girder trusses. [UBC 1806]
- G44. Provide under floor ventilation equal to 1 sq. ft. of net openings for each 150 sq. ft. of under floor area. Ventilation openings shall be approximately equally distributed by two opposite sides and as near corners as practical. [Section 2317.7] Provide minimum ¼" mesh at vents.
- G45. Specify at least 3½" thickness for concrete floor slabs on grade. [UBC Section 1924]
- G46. Specify pier sizes and provide foundation sections. [UBC Section 106.3.2]
- G47. Provide 18" x 24" under floor access opening. [UBC Section 2317.3]
- G48. Provide under floor clearance as specified in UBC Section 2317.3. 18" joists to earth.
- G49. Patio covers shall bear on footings when dead loads exceed 750 pounds per column. UBC Appendix 3119, patio covers under 12' high shall be designed to resist uplift of 10 psf.
- G50. All structural elements of masonry or concrete shall be reinforced. [UBC 1624] Anchored veneer up to 5" thick shall have ties each 2 sq. ft. of wall and #9 horizontal joint reinforcement wire. [UBC 1403.6.4.2]

#### GARAGE

- G51. Occupancy separation between garage and house shall be of one-hour construction on garage side with a self-closing, tight fitting, solid core door 1d" minimum in thickness. Under no circumstances shall a private garage have an opening into any room used for sleeping purposes. If separation is a floor-ceiling assembly the ceiling and all supporting beams, posts and walls must be protected. [UBC 302.4, Section 1104]

- G52. Show garage framing.
- G53. Show size of header over garage door opening.
- G54. Provide lateral cross braces at plate line of garage.

**GENERAL**

- G55. Stairway details: 8" maximum rise, 9" minimum run; \_\_\_ stringer size and spacing; connections at top and bottom of stringers; 6'8" minimum head room clearance; 36" minimum width; spiral stairs limited to 400 sq. ft. area or less. [UBC 1006]
- G56. A landing is required on each side of all doors 1" maximum change in elevation where door swings over landing; 8" where door does not swing over the landing. [UBC 1004.9]
- G57. Handrails details: \_\_\_ handrail required at stairways with 4 or more risers; \_\_\_ details to be shown on plans; \_\_\_ to be between 34" and 38" above tread nosing; \_\_\_ intermediate rails or an ornamental pattern on open stair railings shall prevent passage of a 4" diameter sphere; \_\_\_ show connecting details which will provide anchorage for a 20 lbs. per linear foot applied horizontally to top of rail. Return ends of handrails or terminate in a newel post. [UBC Section 1006.9]
- G58. One window in each sleeping room shall have \_\_\_ a net clear openable area of not less than 5.7 sq. ft.; \_\_\_ a minimum net clear opening height dimension of 24"; \_\_\_ a width dimension of 20"; \_\_\_ and a sill height no greater than 44" above the floor. [UBC 310.4]
- G59. One exit door 3' in width and 6'8" in height capable of opening at least 90 degrees shall be provided. Two exits for dwellings over 3,000 sq. ft. [UBC 1004]

**SMOKE DETECTORS**

- G60. \_\_\_An approved smoke detector shall be located in each sleeping room and at a point

centrally located in the corridor or area giving access to each separate sleeping area. \_\_\_ A smoke detector shall be installed on each story \_\_\_ and in the basement. \_\_\_ When bedrooms are located on an upper level, the smoke detector shall be placed at the ceiling of the upper level in close proximity to the stairway. [UBC Section 310.9.1.4]

- G61. Where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, a smoke detector shall be provided in both the hallway and the adjacent room. [UBC 310.9.1.4]
- G62. Smoke detectors shall sound an alarm audible in all sleeping areas, shall receive their primary power from the building wiring and shall be equipped with a battery backup. [UBC 310.9.1.3]
- G63. Smoke detectors shall be installed in the area giving access to sleeping areas and in each sleeping room of the existing dwelling. These detectors may be either solely battery operated or receive their primary power from the building electrical system with battery backup. [UBC 310.9.1.2]

**WEATHER PROTECTION**

- G64. Provide an approved weather protection barrier under wood siding. [UBC Section 1402.1]
- G65. Waterproof balconies, landings, exterior stairways and similar surfaces exposed to the weather and sealed underneath. [UBC Section 1402.3]
- G66. Dampproof foundation walls, enclosing a basement below finished grade by an approved method. [UBC Section 1402.4]
- G67. Specify method of anchorage for roof tile. Concrete or clay tile should comply with an ICBO technical report or other approved data to show compliance with UBC Standard No. 15-5. [UBC Section 1507.7]

- G68. Specify type of roof covering and underlayment. [UBC 1503, Table 15-A]
- G69. Provide ¼" per foot minimum slope for drainage. [UBC 1506.1]
- G70. Exposed plywood sheathing on roof overhangs shall have an exposure 1 rating or better. [UBC 2322.2]

**ELECTRIC**

- G71. Electric service: specify size and type of grounding. Indicate location of any subpanels or AC condenser motor or AC condenser motor disconnects.
- G72. Receptacle outlets shall be installed in all habitable rooms [NEC 210-52]:
  - a. On all wall spaces 2' or wider and the wall space occupied by fixed panels in exterior walls.
  - b. Not more than 6' from openings.
  - c. Not more than 12' on center.
- G73. Receptacle outlets shall be installed at each counter space wider than 12" in kitchen and dining areas so that no point along the wall line is more than 24" from an outlet in that space, in addition to outlets rendered inaccessible by stationary appliances. [NEC 210-52(c)]
- G74. An outlet shall be installed at each island or peninsular countertop with a long dimension of 24" or greater and a short dimension of 12" or greater. Such outlets shall be installed above or within 12" below the counter top. Maximum spacing of outlets same as other counter tops. [NEC 210-52(c)]
- G75. At least one receptacle outlet to be installed adjacent to the wash basin in a bathroom. [NEC 210-52(d)]
- G76. At least one receptacle outlet shall be installed in each \_\_\_\_\_ basement and \_\_\_\_\_ attached garage, in addition to outlets

rendered inaccessible by stationary appliances. [NEC 210-52,G]

- G77. At least one receptacle outlet shall be installed outdoors. [NEC 210-52,E]
- G78. All 120 volt, single phase 15 and 20 amp receptacle outlets installed \_\_\_\_\_ outdoors, \_\_\_\_\_ in garages, \_\_\_\_\_ in bathrooms, and \_\_\_\_\_ within 6' of kitchen sink shall have ground-fault protection. [NEC 210-8(a)]

**GENERAL**

- G79. Safety glass: glazing within 24" of doors, windows within 18" of floor when over 9 sq. ft., showers and tubs, skylights. [UBC 2406] Tempered glass used in skylights require protective screen. [UBC 2409.3]
- G80. Shower enclosure minimum 30" inside dimension, minimum 1,024 sq. in. [UPC 404.4] Door must swing out. [UBC 2407]
- G81. Showers and tubs: showers to have a smooth, hard non-absorbent surface to a height of 70". [UBC 807.1.3]
- G82. Fuel burning water heater is not permitted in bathroom, clothes closet or bedroom. [UPC 509]
- G83. Clothes dryer shall be provided with a back-draft damper and shall be vented to exterior of building - maximum length 14'. [UMC 504.3]
- G84. Provide a minimum of 100 sq. in. of make-up air for clothes dryer. [UMC Sec. 908.2]
- G85. Range: Provide a hood with vent and damper. 6" horizontal & 30" vertical clearance to combustible construction. [UMC 906 & 504.2]
- G86. Hose bibs to be provided with nonremovable vacuum breaker. [UPC 603.3.7]
- G87. Laundry chutes require 1-hour fire separation and No. 26 gauge galvanized sheet metal. [UBC 711]

- G88.** Heating and cooling equipment located in garage which generates a glow, spark or flame capable of igniting flammable vapors shall be installed with pilots and burners or heating elements and switches at least 18" above floor level. [UMC 308.2]
- G89.** Provide a suitable protective barricade for mechanical equipment in the garage or relocate it out of the normal path of vehicles. [UMC 308.1]
- G90.** Roof mounted AC: Working platform and railing if pitch over 4:12, 16" catwalk, provide disconnect. [UMC 321.5 & 321.6]
- G91.** Show method of obtaining combustion air for fuel burning appliances. [UMC 703.1]
- G92.** Furnace and water heaters located in attic or under floor space: \_\_\_ provide access opening and passageway of sufficient size to permit removal of the largest piece of the furnace or water heater (30" x 30" minimum); \_\_\_ access opening to be within 20" of the furnace; \_\_\_ attic passageway to have continuous flooring 24" minimum wide; \_\_\_ provide a permanent light outlet and lighting fixture at or near the furnace or water heater controlled by a switch located at the required access opening. [UMC 319 & 320, UPC 511.5]
- G93.** Furnace room shall be 12" wider than furnace; minimum clear working space to be 3" on sides, back and top. \_\_\_ A 30" deep working space shall be provided along entire front of fire box side of the furnace when door is open. \_\_\_ Access door shall be a minimum of 24" wide. \_\_\_ Furnace not allowed under stairs. [UMC 314]
- G94.** Water heater: minimum 2/0 door. Provide two earthquake straps or anchors located at the lower **a** and upper **a** of water heater. [UPC 511 & 510.5]
- G95.** Provide access panel (minimum 12" x 12") or utility space for all plumbing fixtures having concealed slip joint connections. [UPC 405.2]
- G96.** Water closet compartments shall be located in a space 30" minimum wide and 24" minimum clearance in front. [UBC 2904]
- G97.** Guardrail details: guardrails required at \_\_\_ open and glazed sides of landings: \_\_\_ balconies or porches which are more than 30" above grade; \_\_\_ details to be shown on plans: \_\_\_ to be 36" minimum height; \_\_\_ prevent passage of a 4" diameter sphere; \_\_\_ show connection details which will provide anchorage for a load of 20 lbs. per linear foot applied horizontally to the top rail. [UBC 509, Table 23-B]
- G98.** Walls and soffits of enclosed usable spaces under stairs shall be protected with 1-hour fire rated materials on the enclosed side. [UBC 1006.12]
- G99.** Chimneys shall extend at least 2' above the highest elevation of any part of the building within 10 feet of the chimney. [UBC Table 31-B]
- G100.** Show ICBO approval number for factory built fireplaces. [UBC 3102.5.1]
- G101.** Plans to show manufacturer's recommended clearance to combustible materials and hearth dimensions for factory built fireplaces. [UBC 3102.5.1]
- G102.** Fireplace gas outlet control valve shall be \_\_\_ located in the same room as the outlet; \_\_\_ outside the hearth; \_\_\_ but not more than 4' from such outlet. [UMC 1313.11, App. B]
- G103.** Masonry chimney details: \_\_\_ Provide four No. 4 vertical rebars for chimney up to 40" wide; \_\_\_ provide two additional No. 4 vertical rebars for each additional 40" of width or fraction thereof; \_\_\_ provide No. 2 horizontal hoops at 18" maximum on centers; \_\_\_ show details for seismic anchorage for exterior masonry chimney. [UBC 3102.4.3] Clearance to wood, minimum 2".
- G104.** Foundations for masonry and concrete fireplaces shall: \_\_\_ be 12" thick; \_\_\_ extend 6" beyond fireplace wall; \_\_\_ extend into

- natural ground same depth as foundation. [UBC 3102.7.2]
- G105.** Combustible material is not allowed \_\_\_ within 6" of the fireplace opening; \_\_\_ and within 12" of opening shall not project more than **C**" from opening for each 1" clearance to mantle. [UBC 3102.7.8]
- G106.** Masonry fireplace hearths shall extend: \_\_\_ 16" minimum from the front of; and \_\_\_ 8" minimum beyond each side of the fireplace opening. Where such opening is 6 sq. ft. or larger the hearth shall extend \_\_\_ 20" minimum in front of; and \_\_\_ 12" minimum beyond each side of the fireplace opening. Hearth shall be supported by non combustible materials. [UBC 3102.7.11 & 3102.7.12]
- G107.** No wood shall be placed nearer than 6" to earth unless it is foundation grade redwood or pressure treated fir. [UBC 2317.8]
- G108.** Exterior stucco walls shall have a weep screed at or below the foundation plate line and 4" minimum above grade, that will allow trapped water to drain to the exterior of the building. \_\_\_ Two layers of grade D paper when applied over wood base sheathing. [UBC 2506.5]
- G109.** This structure is not "conventional construction" as defined in UBC Sections 2326.4.4 & 2326.5.4. Provide a structural analysis.
- G110.** Roof truss: \_\_\_ calculations, \_\_\_ details, including blocking and lateral bracing, \_\_\_ truss layout shall be submitted. Show AC unit support. Provide hurricane ties for spans over 25'0". Provide heavy load truss hangers where trusses bear on girder.
- G111.** Provide wall bracing in conformance with the minimum requirements of UBC 2326.11.3 & 2326.11.4.
- G112.** Provide calculations to verify the use of studs greater than 10' in height for bearing walls. [UBC Table 23-I-R-3]
- G113.** Draft stops: Separating tenants & other areas. [UBC 708]
- G114.** Engineered calculations: Include lateral design and overturning. [UBC 1603]
- G115.** Roof covering shall have a minimum of a Class C rating. [CA BC, 1503.3]
- G116.** Provide every dwelling with approved heating facilities. [UBC Section 310.11]
- G117.** Submit completed applicable energy conservation compliance forms. [California Administrative Code Title 24, Part 6, Article 1]
- G118.** Submit calcs for heater sizing.
- G119.** Provide the following information on the plans:
- Capacity, fuel type, make and model number for space heating equipment. Capacity, fuel type, make and model number or water heating equipment. Area and type of special glazing. Area and type of regular glazing. R-Value of all building insulation. Mandatory energy check list. Form CFI to be "sticky-back" on plans.

Additional Corrections:

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These sheets are a part of the plan and shall remain attached hereto. Make corrections as indicated above.

Rechecked and approved \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

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Date