



**TOWN OF TRUCKEE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING AND SAFETY DIVISION**

<b>RESIDENTIAL DECK BUILDING PERMIT NUMBER:</b>	<b>STATUS:</b>
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Dear Permit Applicant:

**PRIOR TO ISSUE OF THIS PERMIT APPLICATION, REVIEW AND WRITTEN APPROVAL BY THE FOLLOWING TOWN DIVISIONS AND LISTED ALTERNATE AGENCIES ARE REQUIRED.**

Please review the table at the bottom of this page. If the status of a Town Division is checked as “Not Approved”, a list of conditions for their approval has been attached to this document. Review the conditions, provide appropriate additional documentation and/or revisions to plans to comply with those conditions and return to the Building Division front counter. The Building Division will route the returned documentation to appropriate locations for their review and approval. Once all approvals have been obtained, the permit application will be “Approved” and the applicant will be notified.

If you have questions regarding specific conditions for approval, please direct them to the individual who wrote them. Staff member names and telephone numbers are included with the corresponding comment list from each division.

*(It is the intent of the Community Development Department to obtain all Town Division approvals, or attach a list of their conditions for approval, prior to contacting the applicant in regards to the permit status. If however, the status of a Division below is marked as “Not Approved” and no comments have been attached, please contact that division at the number listed to obtain either their written approval or a list of conditions for their approval.)*

**TOWN DIVISION STATUS IS AS FOLLOWS:**

<input type="checkbox"/> Approved	Date:	<input type="checkbox"/> Not Approved, see attached	Building and Safety Division (530) 582-7821
<input type="checkbox"/> Approved	Date:	<input type="checkbox"/> Not Approved, see attached	Engineering Division (530) 582-7700
<input type="checkbox"/> Approved	Date:	<input type="checkbox"/> Not Approved, see attached	Planning Division (530) 582-7700

**ALTERNATE AGENCY STATUS IS AS FOLLOWS:**

Review and written approval from the following agencies is required as noted.			
Please contact them directly for their requirements and forward their approval to the Building and Safety Division.			
<input type="checkbox"/> Approved	<input type="checkbox"/> Not approved	<input checked="" type="checkbox"/> Not Applicable	Nevada County Environmental Health (530) 470-2787
<input type="checkbox"/> Approved	<input type="checkbox"/> Not approved	<input checked="" type="checkbox"/> Not Applicable	Truckee Fire Protection District (530) 582-7850
<input type="checkbox"/> Approved	<input type="checkbox"/> Not approved	<input checked="" type="checkbox"/> Not Applicable	Truckee Sanitary District (530) 587-3804
<input type="checkbox"/> Approved	<input type="checkbox"/> Not approved	<input checked="" type="checkbox"/> Not Applicable	Truckee Donner Public Utility District (530) 587-3896

Sincerely, The Town of Truckee

**PLAN CHECK COMMENT LIST**  
**Deck Addition List**

PERMIT NUMBER:

APN:

SNOWLOAD:

OWNER:

JOB ADDRESS:

TYPE OF CONSTRUCTION: **VB** TYPE OF OCCUPANCY: **R-3** PROJECT DESCRIPTION:

*(Scope of Work)*

CHECKED BY:

RECHECKED BY:

DATE:

DATE:

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Effective for all permits applied for on or after January 1, 2023, all work shall comply with the 2022 editions of the California Building Code (**C.B.C.**), California Residential Code (**C.R.C.**), California Mechanical Code (**C.M.C.**), California Plumbing Code (**C.P.C.**), California Electrical Code (**C.E.C.**), California Energy Code (based upon the 2008 California Energy Efficiency Standards (Effective 01/01/23), California Green Building Standards Code (**CALGreen**) and Title 15 of the Town Municipal Code (T.M.C.), the 2012 Editions of the Uniform Swimming pool and Hot Tub Code and Solar Energy Code; the 1997 Editions of the Uniform Housing Code and Uniform Code for the Abatement of Dangerous Buildings.

The approval of plans and specifications does not permit the violation of any section of the above codes, Town Ordinances or State Law.

**These corrections and comments shall become part of the plans and shall be on the job site along with the approved plans, engineering, and energy calculations for all inspections. All items noted in this list shall be on the plans and are the responsibility of the architect, engineer, and contractor to see that they are complied with during the construction process.**

I do hereby certify that this structure will not be occupied without a Certificate of Occupancy and that I have read these documents and will comply with them and all codes, Town Ordinances and State Laws adopted by the Town of Truckee.

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Signature (Owner, Contractor, Agent)

Date

**FILE STATUS:**             **ISSUE**

**CORRECTIONS REQUIRED**

**RESUBMIT**

**RECHECK AT COUNTER**

**DECK ADDITION/ALTERATION COMMENT LIST REQUIRED WITH THE PLANS**

Please respond in writing to each comment on the following pages by marking the attached comment list or creating a response letter. Indicate which detail or specification on plans, and/or calculation(s) shows the requested information. Your complete and clear responses will expedite the re-check and hopefully approval of this project. ANY DOCUMENTATION/RESPONSE REQUIRED BY ENGINEER SHALL BE PROVIDED WITH ENGINEER'S WET STAMP AND SIGNATURE. Thank you for your assistance.

If re-submittal includes new plans – please provide original marked plans when resubmitting. Thank you for your assistance.

<b>BUILDER'S COMMENT</b>	<b>CORRECTION / CLARIFICATION REQUIRED AND / OR ADDITIONAL COMMENTS</b>
1	<p>These documents have been spot checked for code and structural compliance. Plans may be lacking sufficient information, details, and engineering, for complete review and construction of the structure. If there are errors or a lack of information or details for construction and code compliance, <u>additional engineering, details, documentation, and fees may be required by Building Inspectors during construction or at the time of inspection(s).</u></p> <p>Address any of the following items which have been marked with an "X". Some items may be duplicates of comments above, and have been marked for further information/clarification.</p>

**BUILDER'S  
COMMENT**

**CORRECTION / CLARIFICATION REQUIRED  
AND / OR ADDITIONAL COMMENTS**

**Pre-inspection is required prior to demolition or construction. Please call for inspection when permit has been issued.**

- \*A1** Complete engineering is required for all structures by a California State licensed architect or registered engineer. T.M.C. Section 15.03.020. Documents shall be stamped and signed by the architect/engineer. The results of all engineering shall be called out in calcs and on plans, including but not limited to: posts, beams, headers, trimmers, positive connections, size of footings, steel requirements, lateral resisting system requirements, etc. All such call outs should be provided on appropriate pages of framing plans to which they pertain. Plans and calcs shall agree.
- \*A2** If structural engineer/architect has stamped plans for compliance with structural calcs only, drafter or the owner/builder is required to sign "responsibility statement" on pages of plans to accept responsibility for plan contents and compliance with life safety issues on plans.
- \*A4** The plans for this project lack essential structural details and information and/or the structural calculations lack critical design information. Key and reference all details, which pertain to this set of plans. Eliminate details and general notes which do not apply to this specific job. In lieu of typical details which do not pertain to the proposed construction of this structure, provide pertinent detailing and references. RESUBMIT.
- \*A5** Specify size, grade and species of all framing lumber (structural review normally assumes Douglas Fir #2 or better for 4x and #1 for 6x). Call out the grade of glulam in calcs and on plans.
- \*A6** Effective January 1, 2000 - For new construction, all lots require a Topographic Survey prepared by a California licensed Land Surveyor, or Civil Engineer or Architect licensed to perform such services. T.M.C. Section 15.03.030
- \*A7** Effective January 1, 2000 - For new construction, all lots require a Boundary Survey prepared by a California licensed Land Surveyor or Civil engineer licensed to perform such services. T.M.C. Section 15.03.030
- \*A8** Plans submitted shall include an Erosion Prevention Plan prepared by a certified professional in erosion and sediment control, or a California registered civil engineer, licensed architect or landscape architect competent to do the work. (T.M.C. 15.03.170 (Standard for One and Two Family Dwelling Construction Projects). The plan must show the following:
- \*A8.1** The limits of ground disturbance. Provide a section detail and reference(s) for its appropriate installation and proposed location(s).

- \*A8.2 A schedule showing timelines within which grading/excavation work will be completed and temporary and permanent erosion control will be installed relative to construction progress (minimal disturbance and minimal exposure for erosion, for minimal amount of time is the goal).
- \*A8.3 The quantity of grading material to be removed and/or imported. CBC Appendix J104.1.
- \*A8.4 Erosion Prevention barriers, their locations (placement shall be correctly designated as parallel to contours) and a section detail and reference(s) showing their correct installation and location(s) for all disturbed soils areas.
- \*A8.5 Calculations to determine the required size and method(s) of retaining and infiltrating 20 year, one hour storm event (3/4" – 1"/HR) runoff from newly created impervious surfaces including roofs and driveways such as drip line infiltration trenches and/or dry wells. **Include documentation of how permeability of parcel has been determined.** Filtration system shall be designed to maintain all run off on the parcel.
- \*A8.6 Winterization procedures if construction will occur beyond the normal building season defined as May 1 to October 15.
- \*A8.7 Methods of protecting dirt stockpiles
- \*A8.8 Concrete washout area
- \*A8.9 The Town recommends installation of drain rock below decking surfaces.
- A8.10** Permanent erosion prevention measures. Include appropriate detailing and references for proper size, placement and installation, including required level placement and/or provisions to address placement on steep slope(s). **(Per CBC Section 1803.3, the ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the building. EPP plans shall incorporate these requirements.**
- \*A9 The faces of cut and fill slopes shall be prepared and maintained to control erosion. Erosion control for the slopes shall be installed as soon as practicable. CBC Appendix J110.1
- \*A10 Submit three copies of the site/plot plan accurately drawn to scale. Include a north orientation arrow. Show both eave and foundation lines of existing and/or new structure(s), including all decks/retaining walls and other appendages. Show location of all property lines, set backs, easements (recreational, utility, access, etc.). Show proposed location of all utility connections. CBC Chapter 107.1.
- \*A11 Site plan drawing shall show contours called out in 2' increments, to agree with topographic survey documentation. Any proposed revision(s) to grade shall be represented on site drawing. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of code. Appendix Chapter J104.2.

- \*A12** Unless soils engineering report is provided, all cut/fill slopes shall comply with Appendix Chapter J of the 2010 CBC. Any proposed retention of slope in excess of 2(h):1(v) shall be designed by an engineer, or a soils report is required to justify a steeper slope. The top of cut slopes and/or the toe of fill slopes shall not be made nearer to a property line than 1/5 of the vertical height of cut with a minimum of 2' and a maximum of 10'. CBC App. J108.2. (Or justify up to 1.5:1 slope in compliance with exceptions of J106.1) Show appropriate dimensions and revisions to existing contour lines to show compliance with these requirements. Define existing and finished grades at top and toe of all proposed cuts and fills, provide rip rap design and show accurate placement of toe and top of slopes as part of site plan drawing.
- \*A13** Proposed finished floor heights in relation to topography of lot (as provided by topographic survey) shall be specified on plans. Both natural and finished grade representations shall accurately be represented on all elevation drawings.
- \*A14** All of the Town of Truckee is declared a snow area. Design of structure shall consider snowloading in compliance with T.M.C. 15.03.110. These snowloads are given as "ground snow loads".  
Design calcs submitted for incorrect snowload. Engineer to resubmit plans with design calcs and call outs for correct snowload for complete plan review. RESUBMIT.
- \*A15** In the design of structures, protection of entrances, exits and windows from the danger of falling icicles and snow sliding off pitched roofs shall be considered. T.M.C. 15.03.110
- \*A16** Specified compressive strength of concrete, strength or grade of reinforcement shall be noted on foundation plan CBC 1901.4.
- \*A17** Minimum compressive strength of 2500 psi at 28 days required for concrete footings. CBC 1807.1.6.2.
- \*A18** Provide a fully dimensioned foundation plan, including dimensions to all interior piers. CBC 107.2.1.
- \*A19** Show size, reinforcing, post attachment and location of all pier footings. CBC 107.2.1.
- \*A20** Foundations supported on fill require a soil investigation report and a report of satisfactory fill placement. CBC 1803.5.  
Show areas to be graded. Indicate the top of cut and toe of fill slopes on plot plans. Appendix J108

**\*A21** Exterior footings and foundations shall extend below the frost line. Depth of 18" required minimum if below 7000 foot elevation, and 24" for 7000 foot elevation and above. T.M.C. 15.03.150. Interior footings shall extend 12" minimum. The top surface of footings shall be level. The bottom surface of footings is permitted to have a slope not exceeding 1(v):10(h)(10%). Footings shall be stepped where necessary to change the elevation of the top surface of the footing. Or where the surface of the ground slopes more than 10%. CBC 1809.3

**\*A22** Wood framing members, including wood sheathing, that rest on exterior foundation walls shall extend at least 8 inches above the adjacent finish grade. CBC 2304.11.2.2; CRC R317. Columns or posts that are either exposed to the weather or located in basements or cellars, supported by concrete piers or metal pedestals shall project at least 1 inch above the slab or deck and 6 inches above exposed earth, and shall be separated therefrom by an impervious moisture barrier, unless they are of naturally durable or preservative-treated wood. CBC 2304.11.2.7; CRC R317.

**\*A23** Fasteners and connectors in contact with preservative-treated wood and fire retardant treated wood shall be in accordance with CRC R317.3. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153. Fasteners 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 A 653 type G183 zinc coated galvanized steel, or equivalent, shall be used. CRC R317.3

**A23.1** Deck ledger connection to building structure shall be pressure treated or lumber with natural resistance to decay (CRC R502.2.2.1). Additionally, the deck ledger shall be flashed (CRC R703.8, item 5). Provide a flashing detail.

**A23.2** All longitudinal bars in compression should be enclosed within lateral tie comply with ACI-318 Section 7.10.5. Provide detail(s) and reference(s) for installation of laterally supported column bars.

**\*A24** Posts or columns in enclosed crawl spaces of unexcavated areas located periphery of the building, shall be supported by a concrete pier or metal a height greater than 8 inches from exposed ground, and shall be separated therefrom by an impervious moisture barrier, unless they are of naturally durable or preservative-treated wood. CBC 2304.11.2.7;CRC R317.

**\*A25** The ends of wood girders entering exterior masonry or concrete walls shall be provided with ½ inch air space on top, sides and end, unless naturally durable or preservative-treated wood is used. CBC 2304.11.2.5: CRC317.

**\*A26** Provide foundation section detail(s) with dimensions and rebar placement called out in calcs and on plans, including thickness specifications for stem wall(s). Engineer to specify if/when vertical steel required once wall exceeds a certain

height and if that height is measured from top or bottom of footing. Verify any general and specific notes and detail(s) agree in all cases.

7 Concrete protection for reinforcement (rebar) of 3" minimum cover required for concrete cast against and permanently exposed to earth. Concrete exposed to earth or weather requires minimum 2" cover for No. 6 through No. 18; 1½" minimum coverage required for No. 5 bars or smaller. CBC 1907.7/ACI 318.05, Section 7.7.2

**\*A28** The strength of a nail is essentially a function of the shank diameter, penetration in the connecting members, and the species of the connecting members. All nails and staples shall meet the requirements of ASTM F 1667. CBC 2303.6. Nails used for structural applications shall be designed and clearly specified by nail type, diameter and length in calcs and on plans. Structural calculations for wood structural panel horizontal diaphragms and shear walls shall be based on the tabulated values per ICBO NER-272 (or other approved listing) for cooler nails of the specified pennyweight. Structural calculations for 2x connections (i.e. top plate splices, ledgers, etc.) shall be based on 16d sinker nail values. Engineer to consider the above information in their design and include in construction documentation to communicate the requirements to the framing contractor.

**\*A29** Where post and beam or girder construction is used, positive connection shall be provided to ensure against uplift and lateral displacement. CBC 2304.9.7. All such connections shall be placed on appropriate pages of framing plans to which they pertain and/or within pertinent detail(s).

**\*A30** Portions of structural glu-lam beams, which are exposed to weather, shall be pressure treated or of wood of natural resistance to decay. Section 2304.11.3 of the CBC. Equivalent protection may be provided with two coats minimum of sealer.

**\*A31** Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. CRC R311.5 Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. CRC 502.2.2. Engineer to consider lateral loads from roof snow shedding normally or in an earthquake, or from an earthquake on a snow loaded deck. Hold down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 pounds (CRC 502.2.2.3). See CRC Figure 502.2.2.3.

**\*A32** Address signs and porta-potti shall be on the job site at the time of first inspection L.U.D.C. *(Permanent identification of site address shall be placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4" high with a minimum stroke width of 1/2". Where access is by means of a private road and the building address cannot be viewed from the public way, a monument , pole or other sign or means shall be used to identify the structure. CRC R319.)*

**\*A33** Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5" on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5" where a handrail is installed on one side and 27" where handrails are provided on both sides. CRC R311.7.1.

The minimum headroom in all parts of the stairway shall not be less than 6'-8" measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway. (Exception: Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4.75". CRC 311.7.2 Winders shall comply with R311.7.3. A flight of stairs not have a vertical rise larger than 12 feet between floor levels or landings. CRC R311.7.5 exception

**\*A34** The maximum riser height shall be 7.75". The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". CRC R311.7.4.1. The minimum tread depth shall be 10" and shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8". CRC R311.7.4.2. The radius of curvature at the nosing shall be no greater than 9/16". A nosing not less than 3/4" but not more than 1.25" shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8" between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2". Risers shall be vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere. (Exceptions: 1). A nosing is not required where the tread depth is a minimum of 11". 2). The opening between

adjacent treads is not limited on stairs with a total rise of 30" or less. CRC R311.7.4.3

- \*A35 Wood/plastic composites used in exterior deck boards, stair treads, handrails and guardrail systems shall be a label indicating the required performance levels and demonstrating compliance with the provisions of ASTM D 7032. CRC R317.4
- \*A36 In Group R-3 occupancies, a continuous run of treads or flight of stairs with four or more risers requires a handrail on at least one side CRC R311.7.7.
- \*A37 All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. The illumination of exterior stairways shall be controlled from inside the dwelling unit. CRC R303.6.
- \*A38 Handrails and guards shall be adequate in strength and attachment in accordance with CBC 1607.7.1.
- \*A39 Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34" and not more than 38". CRC R311.7.7.1. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5" between the wall and the handrails. CRC R311.7.7.1 All required handrails shall be one of the following types or provide equivalent graspability: *Type I:* Handrails with a circular cross section shall have an outside diameter of at least 1.25" and not greater than 2". If the handrail is not circular, it shall have a perimeter dimension of at least 4" and not greater than 6.25" with a maximum cross section of dimension of 2.25". Edges shall have a minimum radius of 0.01 inch. *Type II:* Handrails with a perimeter greater than 6.25" shall

have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of  $\frac{3}{4}$ " measured vertically from the tallest portion of the profile and achieve a depth of at least  $\frac{5}{16}$ " inch within  $\frac{7}{8}$ " below the widest portion of the profile. This required depth shall continue for at least  $\frac{3}{8}$ " to a level that is not less than 1.75" inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1.25" to a maximum of 2.75". Edges shall have a minimum radius of 0.01 inch. CRC 311.7.7.3. (See handout on Town website for additional clarification).

- \*A40 Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30" measured vertically to the floor or grade below at any point within 36" horizontally to the edge of the open side. CRC R312.1.

**\*A41** Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42" high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads. (Exceptions: Guards on the open sides of stairs shall have a height not less than 34" measured vertically from a line connecting the leading edges of the treads. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be note less than 34" and not more than 38" measured vertically from a line connecting the leading edges of the treads.) CRC 312.2.

**\*A42** Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4" in diameter. (Exceptions: The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6" in diameter. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8" in diameter.). CRC R312.3.

**\*A43** Handrails and guardrails constructed of glass shall comply with CRC R308.4.

**\*A45** In dwelling units, where the opening of an operable window is located more than 72" above the finished grade or other surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor surface of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch diameter sphere where such openings are located within 24 inches of the finished floor. CRC R612.2. Or provide window fall prevention devices in compliance with ASTM F 2090 or install window opening limiting devices per CRC R612.4.1.

**\*A46** At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32" when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78" (6'-6") in height measured from the top of the threshold to the bottom of the stop. CRC R311.2. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage. CRC R311.1.

**\*A47** There shall be a floor or landing on each side of each exterior door. The landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to slope a maximum of 2%. CRC R311.3.

- \*A48** Landings or floors at the required egress door shall not be more than 1.5 inches lower than the top of the threshold. The exterior landing or floor may be located not more than 7.75" below the top of the threshold provided the door does not swing over the landing or floor. When exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by ramp or stairs. CRC 311.3.1.
- \*A49** There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of the stairway they serve. Every landing shall have a minimum dimension of 36" measured in the direction travel. CRC R311.7.5.
- \*A50** A door may open at the top step of an interior flight of stairs provided the door does not swing over the top step. CRC 311.7.5.
- \*A51** Ramps in R-3 occupancies shall have a maximum slope of 1:12 (8.33%). (Exception: where it is technically infeasible to comply because of site constraints, ramps may have a maximum slope of 12.5%). CRC R311.8 A minimum 3' x 3' landing shall be provided: at the top and bottom of ramps; where doors open onto ramps; where ramps change direction. CRC R311.8.2. Handrails shall be provided on at least one side of all ramps exceeding a slope of 8.33% and shall comply with CRC R311.8.3.
- \*A52** Glazing in hazardous locations shall be safety glazing. The following shall be considered hazardous locations: Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers; Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60" above a standing surface; Glazing within a 24" arc of either vertical edge of a door (in a closed position) and the bottom exposed edge of the glazing is less than 60" above the walking surface; (exception allowed in walls perpendicular to the plane of the door in a closed position, other than the wall towards which the door swings when opened. Glazing in walls enclosing stairway landings or w/ 5' of the bottom of stairways, or within 36" of the top of stairways, where the bottom edge of the glass is < 60" above a walking surface. (Sliding glass doors, which are reversible, are to have tempered glazing w/ 24" arc of either edge of entire glass enclosure.) Glazing with exposed area of an individual pane greater than 9 square feet and exposed bottom edge less than 18 inches above the floor and exposed top edge greater than 36 inches above the floor and one or more walking surface within 36 inches horizontally of the plan of the glass. CRC R308.4. Show specific windows on plans, which require safety glazing.

- \*A53** Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6" within the first 10. CRC R401.3..
- \*A54** Minimum clearance from ground under girders shall be 12 inches; under joists shall be 18 inches, or shall be of naturally durable or preservative-treated wood. CRC R317. (Appropriate clearances shall be provided at access path to mechanical equipment).
- \*A55** When the value of additions, alterations or repairs exceeds \$1000, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm. (In existing dwelling units a carbon monoxide alarm is permitted to be solely battery operated where repairs or alterations do not result in the removal of wall and ceiling finishes or there is no access by means of attic, basement or crawl space.). Carbon monoxide alarms shall be installed outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code, the current edition of NFPA 720 and manufacturer's specifications. Other carbon monoxide alarm and detection devices as recognized in NFPA 720 are also acceptable. CRC R315.
- \*A56** When additions, alterations or repairs to a Group R occupancy exceed \$1000 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R occupancies, smoke detectors shall be installed in accordance with CRC R314.3 (one in every sleeping room; outside each separate sleeping area in the immediate vicinity of the bedroom(s); on each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. (To the extent practicable, alarms shall be hardwired and interconnected with existing). CRC314.4, exc. 3.
- \*A57** Carbon monoxide alarms combined with smoke alarms shall comply with CRC R315, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshall, for smoke alarms.
- \*A58** Electrical plans shall show all fixtures mounted to the building or to other buildings on the same lot as high efficacy fixtures. Mandatory Measures 2013 Energy Efficiency Standards 150(k)9. Or they shall comply with **all** of requirements as specified in 150(k)(9)A(I, ii, iii). (Controlled by a manual ON and OFF switch, a motion sensor **AND** photocontrol) (See LIGHTING section of this correction list for requirements).

**\*A59** Provide switch controlled lighting outlet in every habitable room, bathroom, hallway, stairway, garage and at outdoor entrances or exits with grade level access. CEC Article 210-70(A). Balconies, decks and porches (>20 square feet) that are accessible from inside the dwelling unit shall have at least one receptacle outlet installed within the perimeter of the balcony, deck or porch. The receptacle shall not be located more than 6'-6" above the balcony, deck or porch surface.

Receptacle outlets required outside at grade (w/i 6'-6"); (at least one receptacle outlet, accessible at grade level, shall be installed at the front and back of the dwelling); at laundry area; in attached garage, basement and detached garage with power. For hallways of 10' or more in length at least one receptacle outlet shall be required. CEC Article 210-52.

**\*A60** GFCI protection is required for receptacles installed outdoors (w/i 6'6" of grade). CEC Section 210-8.

**\*A61** Per Town Municipal Code, any proposed construction in excess of \$5000 value requires the removal and/or replacement of any existing non-compliant solid fuel burning appliances. Indicate if existing solid fuel burning appliances or EPA Phase II certified, or amend scope of work to include its removal/replacement.