

**TOWN OF TRUCKEE BUILDING DIVISION
NON STRUCTURAL KITCHEN REMODEL
CODE REQUIREMENTS AND DOCUMENTATION**

10183 Truckee Airport Road Truckee, CA 96161
(530) 582-7820 FAX (530) 582-7889
Johnny Goetz, Chief Building Official

DATE:
BUILDING PERMIT:
ADDRESS:
APN:
YEAR ORIGINAL STRUCTURE BUILT:

TOWN DIVISION AND ALTERNATE AGENCY STATUS IS AS FOLLOWS:

<input type="checkbox"/> Approved	Date:	<input type="checkbox"/> Not Approved, see attached	Building and Safety Division (530) 582-7820
<input type="checkbox"/> Approved	Date:	<input type="checkbox"/> Not Applicable	Planning Division (530) 582-7820
		<input type="checkbox"/> Not Approved, see attached	
<input type="checkbox"/> Approved	Date:	<input type="checkbox"/> Not Approved	Nevada County Environmental Health (530) 265-1342
		<input type="checkbox"/> Not Applicable	

Effective for all permits applied for on or after January 1, 2014, all work shall comply with the 2013 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 01/01/10), 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.

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.

Signature (Owner, Contractor, Agent)

Date

Applicant responsible to read and understand the attached code requirements. Inspector to verify in field. Please ask for additional clarification if requirements are not understood.

The following code items are frequently overlooked during the construction process. Compliance with these requirements is the responsibility of the owner/contractor during the construction process. This list is only a partial list of the codes, ordinances, and state laws used and/or adopted by the Town. Please be aware that the Building Inspectors will be using this list and all codes, ordinances, and state laws to perform their inspections. **If there are errors or a lack of information or details for construction and code compliance, additional engineering, details, documentation, and fees may be required by Building Inspectors during construction or at the time of inspection(s).**

- 1 Provide (2) copies of natural gas schematic drawings at time of rough plumbing inspection. The schematic must be completed by a licensed plumber or engineer, must indicate length of all pipes, BTU rating of all appliances and size of all pipes required per 2013 CPC. In addition, per the 2013 Energy Standards, a gas supply line with a capacity of at least 200,000 Btu/hr shall be provided to the water heater (for possible conversion to an instantaneous water heater) 2013 Energy Efficiency Standards Section 150.0(o). (Only if scope of work includes water heater change out). Gas meters shall be placed on non-shed side of building. Gas meter sheds shall be designed to resist 1.4 times the ground snow load (Pg). Approved designs of cover may be found on Town website:
<http://www.townoftruckee.com/departments/building-and-safety/natural-gas>
- 2 Proposed alteration shall comply with the Mandatory and Prescriptive requirements of the 2013 Energy Standards. The appropriately completed installation certificates (C2R forms) shall be forwarded to the field inspector at or prior to the final inspection. (For a typical kitchen remodel, complete pages 1, 2, 3, 6, 10, 11, 12 and 15 as applicable – Copies of these forms are attached). Complete all applicable sections based upon the work performed. All pages of the CF-2R-ALT, including user instructions, can be located at:
http://www.energy.ca.gov/title24/2013standards/res_compliance_forms/Alterations_and_Additions_Paper_Forms/CF2R-ALT-05-E.pdf
- 3 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 ½". 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. Illuminated address signs shall consume no more than 5 watts of power. 2013 Energy Standards 150.0(k)10)*
- 4 Water supply piping shall be protected from freezing by a minimum of 36" of earth covering. If installed in exterior walls, install to the inside surface and insulate on the unheated side of the pipes with material of equivalent r-value of wall insulation as considered/required in energy analysis. Water piping shall not be installed or concealed in unheated walls, ceiling and attics. CPC 313.13. Water supply system, including hot and cold, shall be designed and installed for winterization and freeze protection, such as allowing for routine drainage of the system to prevent freezing. The water supply shall be equipped with a readily accessible shut off valve. Valve(s) and/or drain port(s) when used shall be readily accessible, insulated for protection from freezing, and shall be protected from the potential for back flow. All water piping shall be graded to drain. Plastic materials for water service piping outside underground shall have a blue

insulted copper tracer wire or other approved conductor installed adjacent to the piping. The tracer wire size shall be not less than 18 AWG and the insulation type shall be suitable for direct burial. Waterline to be inspected before covering. PE pipe is prohibited if more than 5' inside the foundation. CPC 604.9, exception.

- 5 Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or counter fronts and walls. CBC 1208.1.
- 6 In R-2 and R-3 occupancies, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" above the finished floor of the room in which the window is located. Operable section of windows shall not permit openings that allow passage of a 4" sphere where openings are located within 24" of the floor. Or provide window guards in compliance with ASTM F 2090; the window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required for egress. CRC R312.2.2.
- 7 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/l 5' of the bottom of stairways, or within 36" of the top of stairways, where the bottom edge of the glass is < 36" above a walking surface. CRC R308.4; CBC2406.3. (Sliding glass doors, which are reversible, are to have tempered glazing w/l 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.
- 8 Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The operating mechanisms shall be readily accessible. The minimum openable area to the outdoors shall be 4% of the floor area being ventilated. *(For ventilation, where rooms and spaces without openings to the outdoors are ventilated through an adjoining room the opening to the adjoining room shall be unobstructed and shall have an area of not less than 8% of the floor area of the interior room or space, but not less than 25 square feet. The minimum openable area to the outdoors shall be based on the total floor area being ventilated)* Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings. Or by artificial light. The minimum net glazed area shall not be less than 8% of the floor area of the room served. CRC R303.1; CBC 1203.4; CBC 1205. Specify size and opening action of all windows on plans to verify compliance with these requirements. *(For lighting, any room is permitted to be considered as a portion of an adjoining room where one-half of the area of the common wall is open and unobstructed and provides an opening of not less than 10% of the floor area of the interior room or 25 square feet whichever is greater)* CRC R303.2.
- 9 Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. For rooms with sloped ceilings, at least 50 percent of the required floor

area of the room must have a ceiling height of at least 7 feet and no portion of the required floor area may have a ceiling height of less than 5 feet. Bathrooms shall have a minimum ceiling height of 6 feet 8 inches at the center of the front clearance area for fixtures. The ceiling height above fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30" x 30" at the showerhead. CRC R305.1.

- 10 Overcurrent devices shall not be located in the vicinity of easily ignitable material such as in clothes closets. In R-3 or R-2, overcurrent devices shall not be located in bathrooms. Overcurrent devices shall be readily accessible and shall be installed so that the center of the grip of the operating handle of the switch or circuit breaker in highest position not greater than 6'7" above floor or working platform. CEC Article 240-24(A, D, E) I
- 11 Sufficient access and working space shall be provided and maintained at main electrical panel and sub-panel locations to permit ready and safe operation and maintenance of such equipment. Such working space shall be a clear area with minimum 30" width and 36" depth, and shall extend from the floor or platform to a height of not less than 6'6, but not less than the height of the equipment.) Indicate proposed location of sub-panel. CEC Article 110-26.
- 12 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. **(Complete attached declaration prior to or concurrently with final inspection)**
- 13 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 R314.3.1 (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. **(Complete attached declaration prior to or concurrently with final inspection)**
- 14 Per SB407, effective January 1, 2014, alterations or improvements to single-family residences which were originally finalized prior to 01/01/94, shall include the replacement of all noncompliant plumbing fixtures with water-conserving plumbing fixtures. *(Water closets (toilets) shall be 1.6 gallons or less per flush; Urinals shall be 1 gallon less per flush; single showerhead shall have a*

*maximum flow rate of 2.5 gallons or less per minute; Any interior faucet shall emit 2.2 or less gallons of water per minute)(If project is subject to California Green Building Code, these values shall meet that code). **Complete attached declaration prior to or concurrently with final inspection***

- 15 Electrical plan for kitchen shall incorporate electric fluorescent lighting in compliance with the Mandatory Measures of the 2013 Energy Efficiency Standards Section 150.0(k). The installation of fluorescent fixtures will be enforced. At least 50% of the total wattage shall be by high efficacy fixtures and shall be switched separately from other fixtures. 150.0(k)(3). *(The switches may be mounted on the same faceplate, there are no restrictions on where the control for high efficacy kitchen lighting is located.). (Because high efficacy fixtures typically consume less power than other fixtures, about ¾ of the fixtures in the kitchen are likely to be high efficacy; The wattage of electrical boxes finished with a blank cover or where no electrical equipment has been installed and where it can be used for light fixture shall be calculated as 180 watts per electrical box).* **Completion of pages 10, 11 and 12 of CF2R-ALT-05-E apply to lighting and shall be completed for the field inspector prior to or concurrently with final inspection.**
- 16 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).
- 17 In kitchens and dining areas of dwelling units a receptacle outlet shall be installed at each counter space wider than 12". Receptacles shall be installed so that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Island and peninsula counter tops 12" or deeper with a long dimension of 24" or greater shall be provided with at least one receptacle. (A peninsula counter is measured from the connecting edge. Receptacle outlets shall be located not more than 18" above the countertop. CEC Section 210-52(C)(1) through (C)(5).
- 18 Specify on electrical plans that the countertop receptacle outlets in kitchens must be supplied by no fewer than two 20 AMP small-appliance branch circuits. These circuits may also supply the receptacle outlets for the refrigerator and in the pantry, dining room, and breakfast room. CEC Section 210-52(B)(2)) of the CEC.
- 19 In every habitable room or area of dwelling units, receptacle outlets shall be installed so that no point along the floor line in any wall space is more than 6' measured horizontally, from an outlet in that space, including any wall space 2' or more in width and the wall space occupied by fixed panels in exterior walls, but excluding sliding panels in exterior walls. The wall space allowed by fixed room dividers i.e. bar-type counters or railings shall be included in the 6-foot measurement. CEC Section 210-52(A).
- 20 All lighting fixtures recessed into insulated ceilings must be approved for zero-clearance insulation cover (I.C) They shall be certified and labeled as air tight (AT) and shall be sealed with a gasket or caulk between the housing and ceiling. Mandatory Measures 2013 Energy Standards 150(k)8.
- 21 GFCI protection is required for receptacles installed in bathrooms, garages, outdoors (w/l 6'6" of grade), *kitchens* (all outlets serving the countertop spaces), w/l 6' of wetbar sinks, laundry and utility sinks (where outlets are installed within

6; of the edge of the sink), on construction power pole, in crawl spaces at or below grade level, in unfinished basements, grade level portions of unfinished accessory buildings used for storage or work areas. CEC Section 210-8. At least one wall receptacle outlet shall be installed adjacent to each basin location (i.e. 2 sinks, 2 outlets, if installed at each end of the counter space or a single outlet may be installed between the 2 sinks.) CEC 210-52(D).

22 The proposed remodel shall comply with all applicable mandatory measures of the 2013 Energy Standards, including the following:

Please note: Insulation installed in 2x6 walls shall have an installed thermal resistance of R-19 minimum. (Minimum R-13 in 2x4 walls).

Please note: Raised floors separating conditioned space from unconditioned space or ambient air shall be R-19 or greater. *[Exception allowed for Controlled ventilation or unvented crawlspace if all requirements of 2013 Standards Section 150.0(d) exception are met (insulated foundation walls; class I or II vapor retarder over entire floor of the crawlspace; and vents between the crawlspace and outside air are fitted with automatically operated louvers that are temperature actuated; and per RA4.5.1)].*

Please note: In Climate Zone (CZ) 16, a Class II **vapor retarder** shall be installed on the conditioned space side of all insulation in all exterior walls, vented attics and unvented attics with air-permeable insulation; and in CZ16 with unvented crawl spaces the earth floor of the crawl space shall be covered with a Class I or Class II vapor retarder; or if a controlled ventilation crawl space is proposed complies with 150.0(d).

Please Note: Water piping and cooling system lines **shall be insulated** as follows: The first 5' of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4" or larger; all piping associate with a domestic hot water recirculation system, regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; all hot water pipes from the heating source to the kitchen sink and dishwasher. 150.0(j)(2). (Underground Piping: All piping below grade must be installed in a waterproof and non-crushable casing or sleeve that allows for installation, removal and replacement of the enclosed pipe and insulation. The internal cross-section or diameter of the casing or sleeve shall be large enough to allow for insulation of the hot water piping. Piping below grade that serves any island sinks or other island fixtures or appliances may be insulated with 1/2" wall thickness insulation.); Pipe insulation may be omitted where hot water distribution piping is buried within attic, crawlspace or wall insulation. In attics and crawlspaces the insulation shall completely surround the pipe with at least 1" of insulation. If burial within the insulation does not meet these specifications, then this exception does not apply, and the section of pipe not meeting the specification must be insulated.

***LIGHTING:** The lighting revisions as required by the Mandatory Measures of the 2013 Energy Standards have been incorporated into the electrical comments listed above. It is important that fixtures are described fully in the specifications. The specifications should be clear and complete so that contractors and installers understand what is required to comply with the standards.

LED Fixtures: To qualify as high efficacy for compliance with the residential lighting Standards, a residential LED luminaire (fixture) shall be certified to the Energy Commission. The database and certification instructions are available at: www.energy.ca.gov/appliances/database/index.html and www.energy.ca.gov/appliances/forms/

LED lighting not certified to the Energy Commission shall be classified as low efficacy. (110.9(e). Retro-fit of a low efficacy fixture to LED bulbs is still considered a low efficacy fixture and wattage shall be calculated on wattage of fixture, not LED bulb installed.

Adaptors which convert an incandescent lamp holder to a high-efficacy lamp holder shall not be used to classify a luminaire as high efficacy, even if the manufacturer declares that such adaptors as permanent.(T-150.0-A)

High Efficacy Light Sources: 1). Pin based linear or compact fluorescent lamps with electronic ballasts. Compact fluorescent lamps \geq 13 watts shall have 4 pins for compliance with the electronic ballast requirements in Section 150.0(k)1D. 2) Pulse-start metal halide lamp. 3) High pressure sodium lamps. 4) GU-24 sockets rated for LED lamps. 5) GU-24 socket rated for compact fluorescent lamps. 6) Luminaires using LED light sources which have been certified to the Commission as high efficacy (per JA8). 7) Luminaire housings rated by the manufacturer for use with only LED light engines. 8) Induction lamps. (See T-10.0-B for minimum requirements for other light sources to qualify as high efficacy).

Vacancy Sensors: Manual-on/automatic-off occupant sensors, automatically turn lights "OFF" if an occupant forgets to turn them off when a room is unoccupied; The vacancy sensor shall allow the occupant to manually turn the lights "OFF" when leaving the room, and "OFF" while still occupying a room, and "On" when entering the room. Vacancy sensors shall be certified to the Energy Commission, Title 20 Appliance Efficiency Regulations before they can be sold or offered for sale in California.

Dimmers: Switching device which varies the luminous flux of the electric lighting system by changing the power delivered to that lighting system. Dimmers shall meet all requirements for Dimmer Control devices in the Title 20 Appliance Efficiency Regulations

Outdoor Lighting: Shall be high efficacy fixtures. **OR**...Shall be controlled by a manual "ON" and "OFF" switch that does not override to ON the other automatic functions; **AND** shall be controlled by a motion sensor not having an override or bypass switch that disables the motion sensor, or controlled by a motion sensor having a temporary override switch which temporarily by passes the motion sensing function and automatically reactivates the motion sensor with 6 hours **AND** Photocontrol not having an override or bypass switch that disables the photocontrol; (for option other than photocontrol, see 150.0(k)9)

Recessed Luminaires in Insulated Ceilings: Shall be listed for zero clearance insulation contact by UL or nationally recognized testing laboratory; and Have a label that certifies that the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascal's when tested in accordance with ASTM E283 (An exhaust fan housing shall not be required to be certified airtight).; and Be sealed with a gasket or caulk between the luminaire housing and ceiling, and shall have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; (An exhaust fan shall be sealed with a gasket or caulk between the exhaust fan housing and ceiling); and For recessed luminaires with ballasts to qualify as high efficacy , the ballasts shall be certified to the Commission to comply; and Allow ballast maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling.



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AFFIDAVIT – SELF CERTIFICATION OF INSTALLATION OF SMOKE/CARBON MONOXIDE ALARMS

FOR COMPLIANCE WITH SECTIONS R314, 907.2.11.2 AND 420.4 OF THE CALIFORNIA BUILDING AND CALIFORNIA RESIDENTIAL CODES WHERE NO INTERIOR ACCESS FOR INSPECTION IS REQUIRED

PERMIT# _____
PROPERTY ADDRESS: _____
PROPERTY OWNER'S NAME: _____
NUMBER OF ALARMS INSTALLED: SMOKE: _____ CARBON MONOXIDE: _____

Existing single-family dwellings shall be provided with Carbon Monoxide alarms no later than July 1, 2011.

When the valuation of additions, alterations, or repairs to existing dwelling units exceeds \$1,000, Sections R314, 907.2.11.5 and 420.6 of the California Building and California Residential Codes require that Smoke Alarms and/or Carbon Monoxide Alarms be installed in the following locations:

- 1. Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s).
• Smoke Alarms and Carbon Monoxide Alarm required
2. On every level of a dwelling unit including basements.
• Smoke Alarm and Carbon Monoxide Alarm required
3. Within each sleeping room.
• Smoke Alarm required

Carbon Monoxide alarms are not required in dwellings which do not contain fuel-burning appliances and that do not have an attached garage.

Multi-Purpose Alarms: Carbon Monoxide alarms combined with smoke alarms shall comply with Section 420.6 of the California Building Code and shall be approved by the Office of the State Fire Marshall.

Power Supply: In dwelling units with no commercial power supply, alarm(s) may be solely battery operated. In existing dwelling units, alarms are 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. See Sections R314, 907.2.11.5 and 420.6 of the California Building and California Residential Codes. An electrical permit is required for alarms which must be connected to the building wiring.

As owner/contractor of the above-referenced property, I/we affirm and declare that the alarm(s) referenced above has/have been installed in accordance with the manufacturer's instructions and in compliance with the California Building and California Residential Codes. The alarms have been tested and are operational.

Print Owner's Name: _____ Date: _____

Owner's Signature: _____

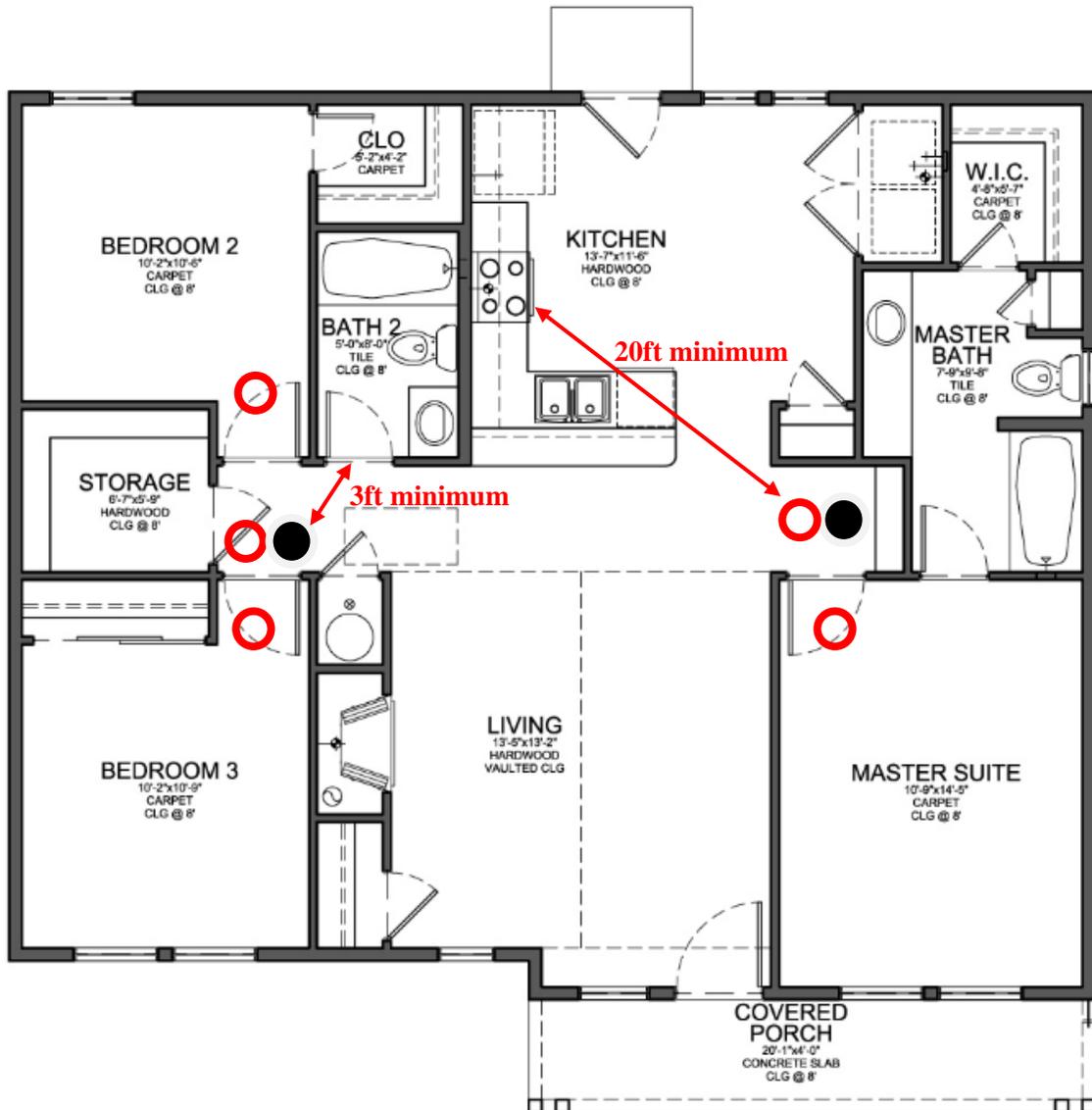
Print Contractor's Name: _____ Date: _____

Contractor's Signature: _____ Contractor License Number: _____

The property owner and contractor shall sign the affidavit for the document to be accepted

(See Back of Page for Placement Diagram)

Required Locations of Smoke/Carbon Monoxide Detectors



○ = Smoke Detector

● = Carbon Monoxide Detector

(Combination Smoke/Carbon Monoxide detectors are recommended)

Placement Considerations:

- Remember that every level including basements also requires both carbon monoxide and smoke detectors
- Smoke detectors shall have a minimum **10-year** rated battery (*effective July 1, 2014*)
- Detectors shall be located a minimum of **20ft away** from cooking appliances
- Detectors shall be located **three (3) feet away** from openings into bathrooms, mechanical supply/return registers and ceiling fans



SENATE BILL 407
INSTALLATION OF WATER USE EFFICIENCY IMPROVEMENTS
FOR SINGLE FAMILY RESIDENTIAL PROPERTIES

Senate Bill 407 (SB 407) was signed into law in 2009 and its provisions became effective on January 1, 2014. Based on SB 407 and current building codes, on and after January 1, 2014, for all building alterations or improvements to single-family residential real property, as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department (not based upon date that permit was issued) the permit applicant shall replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures. Alterations and improvements are interpreted to mean any construction to an existing structure which enhance or improve the structure.

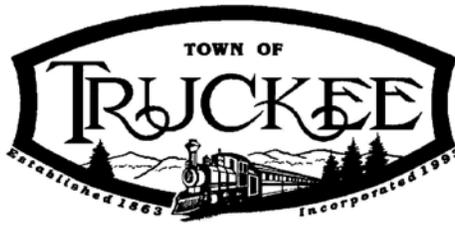
Water-Conserving Plumbing Fixtures Required to Comply with Current (CPC) Code <i>(Please note if your project requires compliance with CA Green Building Code (CGBC), the fixtures within the addition or alteration shall meet the flow rates of the CGBC and the change out of the existing fixtures only need to meet the values below)</i>
Water closets (toilets) shall be manufactured to be 1.6 gallons or less per flush
Urinals shall be manufactured to be 1 gallon or less per flush
Showerhead shall be manufactured to have flow capacity of 2.5 gallons or less per minute
Any interior faucet shall emit 2.2 or less gallons of water per minute

Exemptions allowed for (a) Registered historical sites; (b) Real property for which a licensed plumber certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible; (c) A building for which water service is permanently disconnected.

Construction related to repairs or maintenance of the structure is not considered to be an alteration or improvement. Therefore, SB 407 only applies to permitted additions, alterations and improvements. Additionally, permits can be pulled for property maintenance and repairs without triggering the SB 407 requirements. Below is a list of permits that are considered to be repair or maintenance.

PERMITTED REPAIRS THAT WILL NOT TRIGGER SB 407	
<i>Electrical Service Change Out</i>	<i>HVAC or Water Heater Change Out</i>
<i>Re-Roof; Siding or Stucco; Window Replacement</i>	<i>Sewer or Water Line Replacement; Site Work</i>
<i>Gas Lines, Gas Meters or Gas Conversion</i>	<i>Woodstove, Pellet Stove, Gas Fireplaces; Exterior Hot Tub</i>
<i>Retaining Walls, Fences, Walk Ways, Decks.</i>	<i>Detached Garages; Accessory Structures or Sheds</i>
<i>Roof Mount and/or Ground Mount Solar</i>	<i>Electrical Vehicle Charging Stations</i>
<i>Seismic Retro-fit; Foundation Repair; Chimney Repair</i>	<i>Other Repairs as Determined by the Building Official</i>

In addition, SB 407 requires, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single family residential real property shall be replaced by the property owner with water conserving plumbing fixtures. On and after January 1, 2017, a seller or transferor of single-family residential property shall disclose in writing to the prospective purchaser or transferee this requirement and whether the real property includes any noncompliant plumbing fixtures.



**SENATE BILL 407
 INSTALLATION OF WATER USE EFFICIENCY IMPROVEMENTS
 FOR MULTIFAMILY RESIDENTIAL AND COMMERCIAL PROPERTY**

On and after January 1, 2014, all noncompliant plumbing fixtures in any multifamily residential real property and any commercial real property shall be replaced with water conserving plumbing fixtures (see *table on reverse side of this document for compliant fixtures*) as a condition for issuance of a certificate of final completion and occupancy or final permit approval in the following circumstances:

- A) For building additions in which the sum of concurrent building permits by the same permit applicant would increase the floor area of the space in a building by more than 10 percent, the building permit applicant shall replace all noncompliant plumbing fixtures in the building.
- B) For building alterations or improvements in which the total construction cost estimated in the building permit is greater than one hundred fifty thousand dollars (\$150,000), the building permit applicant shall replace all noncompliant plumbing fixtures that service the specific area of the improvement.
- C) Notwithstanding the above items (A) or (B), for any alterations or improvements to a room in a building that require a building permit and that room contains any noncompliant plumbing fixtures, the building permit applicant shall replace all noncompliant plumbing fixtures in that room.

Exemptions allowed for (a) Registered historical sites; (b) Real property for which a licensed plumber certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible; (c) A building for which water service is permanently disconnected.

Construction related to repairs or maintenance of the structure is not considered to be an alteration or improvement. Therefore, SB 407 only applies to permitted additions, alterations and improvements. Additionally, permits can be pulled for property maintenance and repair without triggering the SB 407 requirements. Below is a list of permits that are considered to be repair or maintenance.

PERMITTED REPAIRS THAT WILL NOT TRIGGER SB 407	
<i>Electrical Service Change Out</i>	<i>HVAC or Water Heater Change Out</i>
<i>Re-Roof, Siding or Stucco; Window Replacement</i>	<i>Sewer or Water Line Replacement; Site Work</i>
<i>Gas Lines, Gas Meters or Gas Conversion</i>	<i>Woodstove, Pellet Stove, Gas Fireplaces</i>
<i>Retaining Walls, Fences, Walk Ways, Decks</i>	<i>Electrical Vehicle Charging Station</i>
<i>Roof Mount and/or Ground Mount Solar</i>	<i>Building or Monument Signs</i>
<i>Seismic Retro-fit; Foundation Repair; Chimney Repair</i>	<i>Other Repairs as Determined by the Building Official</i>

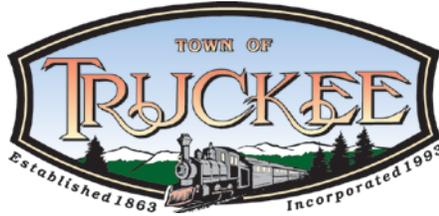
In addition, SB 407, on and after January 1, 2019, requires a seller or transferor of multifamily residential real property or of commercial real property to disclose the above to the prospective purchaser or transferee, in writing, and whether the property includes any noncompliant plumbing fixtures. This disclosure may be included in other transactional documents.

Town Council

Patrick Flora, Mayor

Alicia Barr, Vice Mayor

Dr. Mark Brown D.C., Council Member
Joan deRyk Jones, Council Member
Carolyn Wallace Dee, Council Member



Department Heads

Tony Lashbrook, Town Manager
Andy Morris, Town Attorney
Adam McGill, Chief of Police
John McLaughlin, Community Development Director
Kim Szczurek, Administrative Services Director
Judy Price, Town Clerk
Alex Terrazas, Assistant Town Manager
Daniel Wilkins, Public Works Director/Town Engineer

PERMIT CANNOT BE FINALED AND COMPLETED UNTIL THIS CERTIFICATE HAS BEEN SIGNED AND RETURNED TO THE BUILDING DIVISION

**Water-Conserving Plumbing Fixtures
Certificate of Compliance by Property Owner**

Owner Name _____ Permit No. _____

Address _____

Please refer to the attached California Civil Code Sections 1101.1 – 1101.8 which are part of this Certification form.

1. Is your real property a registered historical site?

Yes. Civil Code Sections 1101.1-1101.8 do not apply. Sign below and skip the rest of the form.

Owner's Signature _____ Date _____

No. Go to Question 2.

2. Does your real property have a licensed plumber certifying that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible?

Yes. Civil Code Sections 1101.1-1101.8 do not apply.
 The licensed plumber's certification has been provided to the Building Division.

Sign below and skip the rest of the form.

Owner's Signature _____ Date _____

No. Go to Question 3.

Tahoe/Truckee



10183 Truckee Airport Road, Truckee, CA 96161-3306

www.townoftruckee.com

Administration: 530-582-7700 / Fax: 530-582-7710 / email: truckee@townoftruckee.com

Community Development: 530-582-7820 / Fax: 530-582-7889 / email: cdd@townoftruckee.com

Animal Services/Vehicle Abatement: 530-582-7830 / Fax: 530-582-7889 / email: animalservices@townoftruckee.com

Police Department: 530-550-2328 / Fax: 530-550-2326 / email: policedepartment@townoftruckee.com

Printed on recycled paper.

3. Is water service permanently disconnected for your building?

Yes. Civil Code Sections 1101.1-1101.8 do not apply. Sign below and skip the rest of the form.

Owner's Signature _____ Date _____

No. Go to Question 4.

4. Is your real property built and available for use or occupancy on or before January 1, 1994?

No. My real property is built and was available for use or occupancy after January 1, 1994. Civil Code Sections 1101.1-1101.8 do not apply. Sign below and skip the rest of the form.

Owner's Signature _____ Date _____

Yes. My real property is built and available for use or occupancy on or before January 1, 1994. Civil Code Sections 1101.1 through 1101.8 apply. Refer to the attached.

My property is a *single-family residential* real property. See Civil Code Section 1101.4. On and after January 1, 2014, building alterations or improvements trigger a requirement that all non-compliant plumbing fixtures be replaced with water-conserving plumbing fixtures throughout the building. On or before January 1, 2017, all non-compliant plumbing fixtures must be replaced with water-conserving plumbing fixtures (regardless of whether the property undergoes alterations or improvements).

My property is a *multifamily residential* real property. See Civil Code Section 1101.5. On and after January 1, 2014, specified building alterations or improvements trigger a requirement that non-compliant plumbing fixtures be replaced with water-conserving plumbing fixtures. On or before January 1, 2019, all non-compliant plumbing fixtures must be replaced with water-conserving plumbing fixtures throughout the building (regardless of whether the property undergoes alterations or improvements).

My property is a *commercial* real property. See Civil Code Section 1101.5. On and after January 1, 2014, specified building alterations or improvements trigger a requirement that non-compliant plumbing fixtures be replaced with water-conserving plumbing fixtures. On or before January 1, 2019, all non-compliant plumbing fixtures must be replaced with water-conserving plumbing fixtures throughout the building (regardless of whether the property undergoes alterations or improvements).

I/We, the owner(s) of this property, certify under penalty of perjury that non-compliant plumbing fixtures have been replaced with water-conserving plumbing fixtures in accordance with Civil Code Sections 1101.1-1101.8, the current California Plumbing Code and California Green Building Standards Code, and manufacturer's installation requirements.

Owner's Signature _____ Date _____

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 CECC-FR-ALT-05-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION



CERTIFICATE OF INSTALLATION

CF2R-ALT-05-E

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

(Page 1 of 15)

Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City:	Zip Code:

This compliance document is only applicable to simple alterations that do not require HERS verification for compliance. When HERS verification is required, a CF1R-ALT-01 shall first be registered with a HERS Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from HERS verification requirements may use the CF1R-ALT-05 and CF2R-ALT-05 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40 ft of ducts were added or replaced; or the existing duct system was insulated with asbestos; or the existing duct system was previously tested and passed by a HERS Rater. If space conditioning systems are altered and are not exempt from HERS verification, then a CF1R-ALT-02 must be completed and registered with a HERS Provider Data Registry.

Alterations that utilize close Cell Spray Polyurethane Foam (ccSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value other than 5.8 per inch, or Open Cell Spray Polyurethane Foam (ocSPF) with a density of 0.4 to less than 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CF1R-ALT-01 with a HERS Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

A. GENERAL INFORMATION

01	Project Name:	02	Date Prepared:
03	Project Location:	04	Building Front Orientation (deg):
05	CA City:	06	Number of Dwelling Units with Additions:
07	Zip Code:	08	Fuel Type:
09	Climate Zone:	10	Total Conditioned Floor Area (ft ²) (Addition):
11	Building Type	12	Slab Area (ft ²):
13	Project Scope:		

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Field Verification
 CEC-CF2R-ALT-05-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION



CERTIFICATE OF INSTALLATION

CF2R-ALT-05-E

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

(Page 2 of 15)

Project Name:	Enforcement Agency:
Dwelling Address:	City:
	Permit Number:
	Zip Code:

Insulation

The altered components shall comply with all applicable requirements in The Energy Efficiency Standards Sections 110.7, 110.8, 150.0. All joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exhalation.

B. ROOF/CEILING INSULATION

01	02	03	04	05	06	07	08	09	10
I.D.	Manufacturer & Brand	Framing Material	Framing Size & Spacing	Insulation Type	ESR Number	Cavity Insulation R-value	Insulation Depth (inches)	Above Deck Insulation R-value	Below Deck Insulation R-value

C. WALL INSULATION

01	02	03	04	05	06	07	08	09	10
I.D.	Manufacturer & Brand	Framing Material	Framing Size & Spacing	Insulation Type	ESR Number	Cavity Insulation R-value	Insulation Depth (inches)	Exterior Wall Insulation R-value	Interior Wall Insulation R-value

D. MASS INSULATION

01	02	03	04	05	06	07	08
I.D.	Manufacturer & Brand	Location	Mass Thickness (inches)	Furring Strip Type/Depth (inches)	Insulation Type	Exterior Insulation R-value	Interior Insulation R-value



CERTIFICATE OF INSTALLATION

CF2R-ALT-05-E

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

(Page 3 of 15)

Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City:	Zip Code:

E. RAISED FLOOR INSULATION

I.D.	01	02	03	04	05	06	07	08	09	10
	Manufacturer & Brand	Framing Material	Framing Size & Spacing	Insulation Type	ESR Number	Cavity Insulation R-value	Insulation Depth (Inches)	Exterior Floor Insulation R-value	Interior Floor Insulation R-value	

F. SLAB FLOOR/PERIMETER INSULATION

I.D.	01	02	03	04	05	06	07	08
	Manufacturer & Brand	Floor Type	Insulation Type	Insulation Depth (Inches)	Insulation R-Value	Vertical Insulation Length (Inches)	Horizontal Insulation Length (Feet)	

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

CEC-CF2R-ALT-05-E (Revised 06/14)

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF INSTALLATION

CF2R-ALT-05-E

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

(Page 10 of 15)

Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

Lighting

General Lighting Requirements

Additional new lighting, and altered lighting, shall comply with all applicable requirements specified in Section 150.0(k).

Kitchen Lighting requirements

150.0(k)1C: The wattage of permanently installed luminaires should be determined as specified in Section 130.0(c).

150.0(k)1C: In the kitchen, Any electrical boxes finished with a blank cover count as 180 watts of low efficacy lighting.

Compliance demonstrated using Method (a) because only high efficacy luminaires have been installed in the kitchen.

Compliance demonstrated using Method (b). At least 50% of the installed watts from permanently installed high efficacy. Total A ≥ Total B in Installed Wattage Calculation Table (below)

Compliance demonstrated with additional low efficacy wattage allowance of EXCEPTION to 150(k)3

EXCEPTION to 150.0(k)3: Additional low efficacy watts may be allowed when all luminaires in the kitchen are controlled by a vacancy sensor or dimmers, and

1. See 150.0(k)2A where high efficacy and low efficacy luminaires must be separately controlled.

2. See 150.0(k)2G where EMCS may be used as a dimmer; Section 150.0(k)2H where EMCS may be used as a vacancy sensor; or, 150.0(k)2I where multi-scene programmable controller may be used as a dimmer.

NOTES: Compliance demonstrated using Method (c). Kitchen lighting qualifies for additional low efficacy lighting and as demonstrated in Installed Wattage Calculation Table in Method (b) (above) in addition to Additional Low Efficacy Wattage Calculation Table (below).

The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

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CERTIFICATE OF INSTALLATION

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Prescriptive Residential Alterations That Do Not Require HERS Field Verification

Project Name:	Enforcement Agency:	Permit Number:
Dwelling Address:	City	Zip Code

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Installation documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Documentation Author Company Name:	Date Signed:
Address:	CEA/HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Installation is true and correct.
- I am eligible under Division 3 of the Business and Professions Code in the applicable classification to accept responsibility for the system design, construction, or installation of features, materials, components, or manufactured devices for the scope of work identified on this Certificate of Installation, and attest to the declarations in this statement (responsible builder/installer), otherwise I am an authorized representative of the responsible builder/installer.
- The constructed or installed features, materials, components or manufactured devices (the installation) identified on this Certificate of Installation conforms to all applicable codes and regulations, and the installation conforms to the requirements given on the plans and specifications approved by the enforcement agency.
- I reviewed a copy of the Certificate of Compliance approved by the enforcement agency that identifies the specific requirements for the scope of construction or installation identified on this Certificate of Installation, and I have ensured that the requirements that apply to the construction or installation have been met.
- I will ensure that a registered copy of this Certificate of Installation shall be posted, or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Installation is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Builder/Installer Name:	Responsible Builder/Installer Signature:
Company Name: (Installing Subcontractor or General Contractor or Builder/Owner)	Position With Company (Title):
Address:	CSLB License:
City/State/Zip:	Phone
	Date Signed:

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300.