CITY COUNCIL REGULAR MEETING AGENDA

Wednesday, November 9, 2022 at 6:00 PM

Kerman City Hall, 850 S. Madera Avenue, Kerman, CA 93630

The Council Chamber will be open to the public. This meeting will also be available for public viewing and participation through Zoom. The zoom link and telephone number listed below will provide access to the City Council meeting.

Zoom link: City Council Meeting - **Meeting ID:** 815 480 4966 Password: 93630
Telephone number: (669) 900-6833

Public comment accepted in person, via Zoom, and by email at: publicmeeting@cityofkerman.org

1. OPENING CEREMONIES

A. Welcome - Mayor

B. Call to Order

C. Roll Call

D. Invocation

At this time the Council wishes to provide anyone an opportunity to give a brief invocation or inspirational thought. In accordance with law, we would request this opportunity not be used to recruit converts, to advance anyone, or to disparage any other faith or belief. If no one steps forward, we will observe a moment of silence so that we may all focus our thoughts on how best to serve our community.

E. Pledge of Allegiance

2. AGENDA APPROVAL / ADDITIONS / DELETIONS

To accommodate members of the public or convenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed.

3. PRESENTATIONS / CEREMONIAL MATTERS

A. Economic Development Corporation - Good Jobs Program (JAJ)

4. REQUEST TO ADDRESS COUNCIL

This portion of the meeting is reserved for members of the public to address the Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Council on items on the Agenda should notify the Mayor when that Agenda item is called, and the Mayor will recognize your discussion at that time. It should be noted that the Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

5. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. **SUBJECT:** Minutes October 26, 2022

RECOMMENDATION: Council approve minutes as presented.

B. **SUBJECT:** Payroll Report 09/18/22 - 10/01/22: $175,096.04; Retro Pay & Other: $2,839.97; Overtime: $11,867.83; Standby: $1,251.97: Comp Time Earned: 25.80

RECOMMENDATION: Council approve payroll as presented.

C. **SUBJECT:** Warrants

1. Nos. 25338-25397 $418,079.32 ACH $83,761.61

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented.

(Pursuant to Government Code 37208)

D. **SUBJECT:** Remote City Council Meetings Under New Brown Act Requirements (AB 361) (MR)

RECOMMENDATION: Council by motion adopt resolution reauthorizing remote teleconference public meetings by the City Council and all boards, commissions, and standing committees of the City in accordance with Assembly Bill 361.

6. PUBLIC HEARINGS

These hearings are scheduled at the time stated and will be heard by the Council as close to the time stated as possible.

A. **SUBJECT:** Tentative Parcel Map 2022-01, Shakti Land Investments (JRO)

RECOMMENDATION: Council Adopt a Resolution Approving Tentative Parcel Map 2022-01, APN: 023-220-78S and Associated Finding of Exemption Under Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183

7. DEPARTMENT REPORTS

A. **SUBJECT:** User and Regulatory Fee Study Outcomes and Recommendations (JA)

RECOMMENDATION: Council Consider the following:

1. Receive Report and Recommend Fee Increases and Provide feedback regarding presentation of study findings and initial recommendations.
2. Direct staff to schedule a public hearing to formally consider fee adjustments.

B. **SUBJECT:** Authority for Deferral of Impact Fees for Commercial Development and Approval of Agreement with Aloo, LLC for Deferral of Development Impact Fees for Site Plan Review 2021-10, Until Certificate of Occupancy (JRO)

RECOMMENDATION: It is recommended that the City Council adopt two resolutions:

1. Resolution Authorizing Deferral of Impact Fees for Commercial Development; and
2. Resolution Approving an Agreement for Deferral of Development Impact Fees Between the City of Kerman and Aloo, LLC.

C. **SUBJECT:** Pre-Approved Accessory Dwelling Unit Standard Plans Program and Homeowner's Guide (JRO)

RECOMMENDATION: Council Approve a Resolution Adopting Pre-Approved Accessory Dwelling Unit Standard Plans Program and Homeowner's Guide and Directing Staff to Initiate the Program Upon Date of Approval

D. **SUBJECT:** Budget Adjustments for 1st Quarter Fiscal Year 2022-2023 (JA)

RECOMMENDATION: Council review and adopt resolution amending Fiscal Year 2022-2023 Budget.

E. **SUBJECT:** Award of Contract for the Well No. 14 Emergency Generator to James Day Construction, Inc. dba Coastal Mountain Electric (JJ)

RECOMMENDATION: Council by motion adopt resolution awarding the contract for the Well No. 14 Emergency Generator to James Day Construction, Inc. dba Coastal Mountain Electric in the amount of $899,989.00 and authorize the City Manager to sign the contract.

F. **SUBJECT:** Consideration of Special Called Meeting (MR)

RECOMMENDATION: Council discuss and consider scheduling a special called meeting regarding remote teleconference public meetings.

8. CITY MANAGER / STAFF COMMUNICATIONS

9. MAYOR / COUNCIL REPORTS

10. CLOSED SESSION

A. Conference with Legal Counsel – Existing Litigation pursuant to Government Code Section 549556.9 Name of Case: City of Kerman v. The Dow Chemical Company; Shell Oil Company, also doing business as Shell Chemical Company; Occidental Chemical Corporation; FMC Corporation; Puregro Company; Wilbur-Ellis Company; J.R. Simplot Company; Nutrien Ag Solutions, Inc., formerly known as CROP PRODUCTION SERVICES, INC.; and DOES 1 through 300, INCLUSIVE.

11. ADJOURNMENT

Agenda packet is available for review 72 hours prior to the meeting at the city clerk's office and on the city website. Items received at the meeting will be available for review at the city clerk's office.

In compliance with the American with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the City Clerk at (559) 846-9380. Notification of 48 hours prior to the meeting will enable the City Clerk to make reasonable arrangement to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically handicapped.

AGENDA POSTING CERTIFICATION

I, Marci Reyes, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that I caused the above agenda to be posted at City of Kerman Council Chambers at 850 S. Madera Ave., Kerman, CA 93630 and on the City website at www.cityofkerman.org.

Date: November 4, 2022 /s/ Marci Reyes, City Clerk

CITY COUNCIL REGULAR MEETING MINUTES

Wednesday, October 26, 2022 at 6:00 PM

Kerman City Hall, 850 S. Madera Avenue, Kerman, CA 93630

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1. OPENING CEREMONIES

A. Welcome - Mayor

B. Call to Order

6:01 p.m.

C. Roll Call

All present except Council Member Nijjer and Herrera. Council Member Nijjer arrived 6:02 p.m.

D. Invocation

Performed by City Clerk.

E. Pledge of Allegiance

Performed by City Clerk.

2. AGENDA APPROVAL / ADDITIONS / DELETIONS

Added B. Presentation of Code Enforcement Officer Anthony Anderson.

3. PRESENTATIONS / CEREMONIAL MATTERS

A. HOME ARP Funding and County CDBG/HOME Programs - Yvette Quiroga, Fresno County Department of Public Works (JAJ)

Presented.

4. REQUEST TO ADDRESS COUNCIL

5. CONSENT CALENDAR

Council Member Nehring Recused from 5.C.2

Motion made by Council Member Nijjer, Seconded by Council Member Nehring. Voting Yea: Mayor Yep, Council Member Coleman

Approved 5.C.2

Motion made by Council Member Nijjer, Seconded by Council Member Coleman. Voting Yea: Mayor Yep, Council Member Coleman
Recused: Council Member Nehring

A. SUBJECT: Minutes - October 12, 2022

RECOMMENDATION: Council approve minutes as presented.

B. SUBJECT: Payroll Report 09/04/22 - 09/17/22: $174,783.34; Retro Pay & Other: $3,671.83; Overtime: $19,768.48; Holiday at 1/2 Time: $1,322.04; Standby: $1,862.98: Comp Time Earned: 97.50

RECOMMENDATION: Council approve payroll as presented.

C. SUBJECT: Warrants

1. Nos. 25161-25337 $713,381.71 ACH $48,639.90

2. Exceptions. CK #25308 $99.00

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented. (Pursuant to Government Code 37208)

D. SUBJECT: Monthly Investment Report

RECOMMENDATION: Council accept monthly investment report as presented.

E. SUBJECT: Resolution Accepting Water Main Easement as part of Conditional Use Permit No. 17-06 for La Estrella Motel

RECOMMENDATION: Council by motion adopt the resolution accepting the water main easement as part of Conditional Use Permit No. 17-06 for La Estrella Motel.

Res. 22-76

F. SUBJECT: Resolution Accepting Sewer Line Easement from the William and Lynne Souza Living Trust for the New KUSD Elementary School Site

RECOMMENDATION: Council by motion adopt the resolution accepting the sewer line easement from the William and Lynne Souza Living Trust for the New KUSD Elementary School Site.

Res. 22-77

G. SUBJECT: Resolution Accepting Water Main Easement as part of Conditional Use Permit No. 2020-01 for JS West Propane Distribution Center

RECOMMENDATION: Council by motion adopt the resolution accepting the water main easement as part of Conditional Use Permit No. 2020-01 for JS West Propane Distribution Center.

Res. 22-78

6. PUBLIC HEARINGS

None.

7. DEPARTMENT REPORTS

A. SUBJECT: Request for Community Services Funding - Kerman Floral & Gifts (MR)

RECOMMENDATION: Council review request and direct staff accordingly.

Request for Community Services Funding approved for $360.00.

Motion made by Council Member Nehring, Seconded by Council Member Coleman. Voting Yea: Mayor Yep, Council Member Nijjer

B. SUBJECT: Award of Contract for the Vineland Ave. Rehabilitation - California to Kearney, Federal Project No. STPL-5291(029) to Cal Valley Construction, Inc.

RECOMMENDATION: Council by motion adopt resolution awarding the contract for the Vineland Ave. Rehabilitation - California to Kearney, Federal Project No. STPL-5291(029) to Cal Valley Construction, Inc. in the amount of $570,211.00 and authorize the City Manager to sign the contract.

Motion made by Council Member Nijjer, Seconded by Council Member Coleman. Voting Yea: Mayor Yep, Council Member Nehring Res. 22-79

8. CITY MANAGER / STAFF COMMUNICATIONS

9. MAYOR / COUNCIL REPORTS

10. CLOSED SESSION

Closed Session

A. Pursuant to Government Code Section 54956.8
Conference with Real Property Negotiator APN: 023-204-14SU & 16SU
City Negotiator: City Manager, John Jansons
Negotiation Parties: S&K Moran Family LLP
Under Negotiation: Price and Terms

7:04 p.m. No Reportable Action

11. ADJOURNMENT

7:21 p.m.

MINUTES CERTIFICATION

I, MARCI REYES, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above Minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at Kerman City Hall, 850 S. Madera Ave, Kerman, CA.

Date: October 27, 2022

Marci Reyes
City Clerk

CITY OF KERMAN
PAYROLL REPORT

PAY PERIOD: September 18, 2022 - October 1, 2022

EMPLOYEE	SALARY	RETRO PAY & Other	OVERTIME HOURS	OVERTIME AMOUNT	HOLIDAY at 1/2 TIME HOURS	HOLIDAY at 1/2 TIME AMOUNT	STANDBY HOURS	STANDBY AMOUNT	GROSS SALARY	COMP TIME EARNED
ADMINISTRATION										
Alvarez, Josefina	$ 3,572.18	$ -	-	$ -	-	$ -	-	$ -	$ 3,572.18	-
Camacho, Josie	$ 2,515.54	$ -	-	$ -	-	$ -	-	$ -	$ 2,515.54	0.38
Gonzalez, Diana	$ 3,553.84	$ 875.96	-	$ -	-	$ -	-	$ -	$ 4,429.80	-
Jansons, John	$ 6,678.60	$ -	-	$ -	-	$ -	-	$ -	$ 6,678.60	-
Linares, Vanessa	$ 1,494.15	$ -	-	$ -	-	$ -	-	$ -	$ 1,494.15	-
Lopez, Jacqueline	$ 2,221.08	$ -	0.75	$ 30.53	-	$ -	-	$ -	$ 2,251.61	1.13
Mendoza Hernandez, Ariana	$ 1,751.23	$ -	-	$ -	-	$ -	-	$ -	$ 1,751.23	-
Mendoza, Gabriela	$ 2,019.38	$ -	-	$ -	-	$ -	-	$ -	$ 2,019.38	-
Reyes, Marcia	$ 3,669.51	$ -	-	$ -	-	$ -	-	$ -	$ 3,669.51	-
Sandoval, Veronica	$ 1,494.15	$ -	-	$ -	-	$ -	-	$ -	$ 1,494.15	-
TOTAL	**$ 28,969.67**	**$ 875.96**	**0.75**	**$ 30.53**	**-**	**$ -**	**-**	**$ -**	**$ 29,876.16**	**1.50**
REC/SOCIAL										
Acosta-Parra, Melany	$ 48.75	$ -	-	$ -	-	$ -	-	$ -	$ 48.75	-
Arredondo, Raquel	$ 279.00	$ -	-	$ -	-	$ -	-	$ -	$ 279.00	-
Brar, Manreet	$ 120.00	$ -	-	$ -	-	$ -	-	$ -	$ 120.00	-
Burdine-Slaven, Jeanna	$ 2,248.62	$ -	-	$ -	-	$ -	-	$ -	$ 2,248.62	0.75
Escamilla, Paloma	$ 60.00	$ -	-	$ -	-	$ -	-	$ -	$ 60.00	-
Espindola, Martin	$ 108.75	$ -	-	$ -	-	$ -	-	$ -	$ 108.75	-
Flores, Haley	$ 1,678.15	$ -	5.00	$ 157.33	-	$ -	-	$ -	$ 1,835.48	0.75
Garcia, Anthony	$ 1,370.31	$ -	-	$ -	-	$ -	-	$ -	$ 1,370.31	-
Hurlbert, Ronald	$ 438.75	$ -	-	$ -	-	$ -	-	$ -	$ 438.75	-
Jauriqui, Jose	$ 576.00	$ -	-	$ -	-	$ -	-	$ -	$ 576.00	-
Johnson, Theresa	$ 3,186.62	$ -	-	$ -	-	$ -	-	$ -	$ 3,186.62	-
Lujan, Vanessa	$ 301.58	$ -	-	$ -	-	$ -	-	$ -	$ 301.58	-
Martinez, Aylah	$ 521.25	$ -	-	$ -	-	$ -	-	$ -	$ 521.25	-
Martinez, Jeness	$ 300.00	$ -	-	$ -	-	$ -	-	$ -	$ 300.00	-
Negrete, Dean	$ 1,511.08	$ -	-	$ -	-	$ -	-	$ -	$ 1,511.08	-
Pena, Mercedes	$ 288.75	$ -	-	$ -	-	$ -	-	$ -	$ 288.75	-
Reyes, Madison	$ 97.50	$ -	-	$ -	-	$ -	-	$ -	$ 97.50	-
Ruiz, Rosalba	$ 592.00	$ -	-	$ -	-	$ -	-	$ -	$ 592.00	-
Salvador, Mark	$ 2,922.72	$ -	-	$ -	-	$ -	-	$ -	$ 2,922.72	-
Sidhu, Nirmal	$ 2,054.77	$ -	-	$ -	-	$ -	-	$ -	$ 2,054.77	-
Silva, Jessica	$ 540.00	$ -	-	$ -	-	$ -	-	$ -	$ 540.00	-
Villarreal, Arlene	$ 2,094.87	$ -	-	$ -	-	$ -	-	$ -	$ 2,094.87	-
TOTAL	**$ 21,339.45**	**$ -**	**$ 5.00**	**$ 157.33**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,496.78**	**1.50**
POLICE										
Antuna, Miguel	$ 2,714.12	$ -	7.50	$ 363.50	-	$ -	-	$ -	$ 3,077.62	-
Arciga, Jose	$ 2,358.91	$ -	33.00	$1,542.05	-	$ -	-	$ -	$ 3,900.95	-
Barbosa, Isaias	$ 2,839.65	$ -	-	$ -	-	$ -	-	$ -	$ 2,839.65	-
Barcoma, Wilbert	$ 4,272.23	$ -	-	$ -	-	$ -	-	$ -	$ 4,272.23	-
Barra, Brenden	$ 2,031.42	$ -	33.25	$1,169.05	-	$ -	-	$ -	$ 3,200.47	-
Belding, Jeff	$ 3,578.45	$ -	10.50	$ 666.27	-	$ -	-	$ -	$ 4,244.73	-
Castro, Jaclynn	$ 2,031.42	$ -	-	$ -	-	$ -	-	$ -	$ 2,031.42	-
Chapman, Tom	$ 3,435.42	$ -	4.00	$ 240.92	-	$ -	-	$ -	$ 3,676.35	-
Clark, Patrick	$ 2,214.50	$ -	7.00	$ 276.81	-	$ -	-	$ -	$ 2,491.31	-
Coronado, Krystal	$ 2,018.15	$ -	17.00	$ 612.65	-	$ -	-	$ -	$ 2,630.80	-
Corrales, Edith	$ 840.00	$ -	-	$ -	-	$ -	-	$ -	$ 840.00	-
Cubillos, Theresa	$ 2,764.38	$ -	-	$ -	-	$ -	-	$ -	$ 2,764.38	3.75
Davis, Jeff	$ 3,636.09	$ -	-	$ -	-	$ -	-	$ -	$ 3,636.09	-
Gallegos, Eric	$ 2,418.52	$ -	-	$ -	-	$ -	-	$ -	$ 2,418.52	-
Golden, John	$ 5,004.95	$ -	-	$ -	-	$ -	-	$ -	$ 5,004.95	-
Gutierrez, Gloria	$ 2,135.40	$ -	2.04	$ 80.20	-	$ -	-	$ -	$ 2,215.59	-
Inthasone, Bryant	$ 1,875.23	$ -	18.00	$ 792.51	-	$ -	-	$ -	$ 2,667.74	1.88
Leonard, Thomas	$ 1,875.23	$ -	17.12	$ 566.36	-	$ -	-	$ -	$ 2,441.60	-
Levandusky, James	$ 2,342.13	$ -	-	$ -	-	$ -	-	$ -	$ 2,342.13	-
Lopez, Matt	$ 680.00	$ -	-	$ -	-	$ -	-	$ -	$ 680.00	-
Lozano, Daniel	$ 1,521.20	$ -	10.50	$ 299.49	-	$ -	-	$ -	$ 1,820.68	-
Lozano, Patricia	$ 1,257.23	$ -	9.00	$ 212.16	-	$ -	-	$ -	$ 1,469.39	7.50
Mendoza, Sandra	$ 3,003.00	$ -	3.00	$ 141.81	-	$ -	-	$ -	$ 3,144.81	-

CITY OF KERMAN
PAYROLL REPORT

PAY PERIOD: September 18, 2022 - October 1, 2022

EMPLOYEE	SALARY	RETRO PAY & Other	OVERTIME HOURS	OVERTIME AMOUNT	HOLIDAY at 1/2 TIME HOURS	HOLIDAY at 1/2 TIME AMOUNT	STANDBY HOURS	STANDBY AMOUNT	GROSS SALARY	COMP TIME EARNED
Molina, Jesus	$ 2,305.19	$ 162.87	12.00	$ 488.61	-	$ -	-	$ -	$ 2,956.68	-
Quintanilla, Rodolfo	$ 2,080.65	$ 215.22	25.50	$ 918.98	-	$ -	-	$ -	$ 3,214.84	-
Rodrigues, Mary	$ 2,257.69	$ -	-	$ -	-	$ -	-	$ -	$ 2,257.69	0.75
Ruiz, Jose	$ 1,937.73	$ -	-	$ -	-	$ -	-	$ -	$ 1,937.73	-
Schmidt, Lee - FINAL PAY	$ 1,523.10	$ -	-	$ -	-	$ -	-	$ -	$ 1,523.10	-
Seroka, Dylan	$ 2,776.62	$ -	-	$ -	-	$ -	-	$ -	$ 2,776.62	3.75
Torres, Karina	$ 969.45	$ -	-	$ -	-	$ -	-	$ -	$ 969.45	-
Velez, Bernice	$ 1,645.36	$ -	-	$ -	-	$ -	-	$ -	$ 1,645.36	1.50
TOTAL:	**$ 72,343.43**	**$ 1,964.01**	**209.41**	**$ 8,371.36**	**-**	**$ -**	**$ -**	**-**	**$ 82,678.80**	**19.13**
PUBLIC WORKS										
Arrellano, Antonio	$ 1,715.69	$ -	2.50	$ 104.11	-	$ -	-	$ -	$ 1,819.80	-
Barajas, Michael	$ 3,412.78	$ -	-	$ -	-	$ -	-	$ -	$ 3,412.78	-
Camacho, Armando	$ 1,636.31	$ -	3.50	$ 128.89	-	$ -	-	$ -	$ 1,765.20	-
Castro, Joseph	$ 2,818.52	$ -	-	$ -	-	$ -	-	$ -	$ 2,818.52	-
Cervantes, Pedro	$ 1,420.31	$ -	2.50	$ 85.64	-	$ -	-	$ -	$ 1,505.95	-
Garcia, Destiny	$ 1,715.23	$ -	-	$ -	-	$ -	-	$ -	$ 1,715.23	-
Garcia, Guadalupe	$ 1,420.31	$ -	3.00	$ 98.49	-	$ -	-	$ -	$ 1,518.80	-
Gastelum, Humberto	$ 2,922.72	$ -	-	$ -	-	$ -	-	$ -	$ 2,922.72	-
Guizar, Jesus	$ 1,304.80	$ -	-	$ -	-	$ -	-	$ -	$ 1,304.80	-
Gutierrez Olivarez, Norberto	$ 1,370.31	$ -	2.50	$ 85.64	-	$ -	-	$ -	$ 1,455.95	-
Hernandez, Julian	$ 1,715.69	$ -	23.50	$ 843.26	-	$ -	32.00	$ 666.28	$ 3,225.23	-
Isaak, Denise	$ 2,182.15	$ -	-	$ -	-	$ -	-	$ -	$ 2,182.15	-
Jimenez, Gabriela	$ 1,489.08	$ -	2.50	$ 89.94	-	$ -	-	$ -	$ 1,579.02	-
Kaur, Harmeen	$ 1,681.17	$ -	-	$ -	-	$ -	-	$ -	$ 1,681.17	3.68
Lopez, Josue	$ 1,489.08	$ -	24.75	$ 793.74	-	$ -	29.00	$ 521.67	$ 2,804.48	-
Morales, Andres	$ 1,636.31	$ -	2.50	$ 99.14	-	$ -	-	$ -	$ 1,735.45	-
Ortiz, Carlos	$ 1,825.08	$ -	2.00	$ 88.75	-	$ -	-	$ -	$ 1,913.83	-
Perez, Ruben Lopez	$ 1,665.69	$ -	2.50	$ 104.11	-	$ -	-	$ -	$ 1,769.80	-
Ramirez, Manuel	$ 2,516.00	$ -	6.50	$ 393.12	-	$ -	-	$ -	$ 2,909.12	-
Rivera, Coty	$ 205.75	$ -	-	$ -	-	$ -	-	$ -	$ 205.75	-
Rodriguez, Eduardo	$ 1,305.23	$ -	-	$ -	-	$ -	-	$ -	$ 1,305.23	-
Sanchez, Ana - FINAL PAY	$ 652.62	$ -	-	$ -	-	$ -	-	$ -	$ 652.62	-
Sanchez, Daniel	$ 2,507.48	$ -	3.50	$ 215.03	-	$ -	-	$ -	$ 2,722.51	-
Soto, Samuel	$ 1,757.34	$ -	4.75	$ 178.74	-	$ -	3.00	$ 64.03	$ 2,000.10	-
Tinoco, Alfonso	$ 2,210.46	$ -	-	$ -	-	$ -	-	$ -	$ 2,210.46	-
TOTAL	**$ 44,576.10**	**$ -**	**86.50**	**$ 3,308.61**	**-**	**$ -**	**64.00**	**$ 1,251.97**	**$ 49,136.67**	**3.68**
PLANNING										
Campos, Manuel	$ 1,759.54	$ -	-	$ -	-	$ -	-	$ -	$ 1,759.54	-
Martinez, Mabel	$ 1,889.69	$ -	-	$ -	-	$ -	-	$ -	$ 1,889.69	-
Orozco, Jesus	$ 3,593.15	$ -	-	$ -	-	$ -	-	$ -	$ 3,593.15	-
TOTAL	**$ 7,242.38**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,242.38**	**$ -**

PLANNING		COUNCIL	
Bandy, R	$ -	Yep, G	$ 125.00
Molloy, Cory	$ -	Herrera, I	$ 125.00
Jones, C	$ -	Nijjer, B	$ 125.00
Nunez, M	$ -	Coleman, J	$ 125.00
Felker, R	$ -	Nehring, K	$ 125.00
Bishop, S	$ -		
Villar, Victor	$ -		
Total	**$ -**		**$ 625.00**

GRAND TOTAL:	**$175,096.04**	**$2,839.97**	**301.66**	**$11,867.83**	**-**	**$0.00**	**64.00**	**$1,251.97**	**$ 191,055.81**	**25.80**

Accounts Payable

Checks by Date - Detail by Check Date

User: Gmendoza
Printed: 11/1/2022 8:53 AM

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
25338	BP-JOSE1	JOSEPH CROWN CONSTRUCTION	10/20/2022	
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 13		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 14		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		652.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 95		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 16		624.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022-15		419.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 18		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 11		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 13		558.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 11		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 12		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 17		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 14		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		687.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 50		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 10		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 14		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		812.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		624.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 62		687.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 10		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 74		652.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	
	082422	BPO- C&D REFUNDS FOR AUGUST 2022 15		394.00
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		657.75
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 86		718.00
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 81		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 93		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		624.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 11		556.25
	082422	BPO -C&D REFUNDS FOR AUGUST 2022 15		162.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 12		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 17		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 18		556.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 94		584.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		652.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 16		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 12		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 14		619.50
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 10		490.25
	082422	BPO- C&D REFUNDS FOR AUGUST 2022- 15		556.25
			Total for Check Number 25338:	43,140.50
			Total for 10/20/2022:	43,140.50
25339	UB*01564	CLAUDIA & JUAN ROSALES	10/25/2022	
		Refund Check 012148-000, 281 S JOSEPH AVE		348.41
			Total for Check Number 25339:	348.41
			Total for 10/25/2022:	348.41
25340	11493	24 / 7 PET VETS	10/27/2022	
	67345	AC- EMERGENCY EXAM FOR FELINE EUT		237.60
			Total for Check Number 25340:	237.60
25341	12309	ALPHACARD	10/27/2022	
	INV6939244	PD- ID CARD HOLOGRAPHIC OVERLAYS		77.13
			Total for Check Number 25341:	77.13
25342	10504	AUTOZONE	10/27/2022	
	5324101571	SFP- SUPPLIES FOR HF FLOAT		75.99
			Total for Check Number 25342:	75.99
25343	10054	BLUE SHIELD OF CALIFORNIA	10/27/2022	
	222870008052	HR- NOVEMBER MEDICAL COVERAGE		45,045.97

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	
			Total for Check Number 25343:	45,045.97
25344	10617	C A REDING CO INC	10/27/2022	
	647951	REC- CTC- LANIER MP C307 SEPT 22		67.05
			Total for Check Number 25344:	67.05
25345	12310	EVELYN CALDERON	10/27/2022	
	00283773	CTC- CTC DEPOSIT 10/15/22		400.00
			Total for Check Number 25345:	400.00
25346	10078	CALIFORNIA STATE DISBURSEMENT	10/27/2022	
	200000001759283	C WITHHOLDING ORDER P/R DATE 10/21/2		305.07
			Total for Check Number 25346:	305.07
25347	12126	CENTRAL SANITARY SUPPLY	10/27/2022	
	1281944	CS- GARBAGE LINERS HEAVY DUTY- JAN		306.44
			Total for Check Number 25347:	306.44
25348	10103	COLONIAL LIFE	10/27/2022	
	34202051101428	HR- OCTOBER EMPLOYEE CONTRIBUTIOI		576.70
	34202051101428	HR- ROUNDING ADJ		-0.03
			Total for Check Number 25348:	576.67
25349	10104	COMCAST	10/27/2022	
	815550021014764	TECH- TECHNOLOGY SERVICES 10/14/22-1		191.20
	815550021026546	TECH- TECHNOLOGY SERVICES 10/14/22-1		153.64
	815550021026548	TECH- TECHNOLOGY SERVICES 10/14/22-1		153.64
			Total for Check Number 25349:	498.48
25350	10107	CONSOLIDATED ELECTRICAL DISTRI	10/27/2022	
	2574-1034772	STRTS- WIRE & MARKING TAPE		920.36
			Total for Check Number 25350:	920.36
25351	10111	CPRS DISTRICT 7	10/27/2022	
	102422	CS- REGISTRATION 4 CS STAFF		120.00
	102422	CS- REGISTRATION 3 PW STAFF		90.00
			Total for Check Number 25351:	210.00
25352	10114	CROWN SHORT LOAD CONCRETE	10/27/2022	
	117221	SDWLK REP- CONCRETE FOR PD ENTRAN		468.59
			Total for Check Number 25352:	468.59
25353	10958	VERONICA DELGADO	10/27/2022	
	00313882	CTC- SH DEPOSIT 10/16/22		100.00
			Total for Check Number 25353:	100.00
25354	10128	DEPARTMENT OF JUSTICE	10/27/2022	
	613297	PD- 5 BLOOD ALCOHOL ANALYSIS		175.00
			Total for Check Number 25354:	175.00
25355	10133	DEPARTMENT OF TRANSPORTATION	10/27/2022	

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	
	00112693	STRT- REPAIR STREETLIGHT DAMAGE		768.89
			Total for Check Number 25355:	768.89
25356	10140	E & M ELECTRIC & MACHINERY INC	10/27/2022	
	409242	SWR- WONDERWARE SOFTWARE RENEW/		3,285.00
	409242	WTR- WONDERWARE SOFTWARE RENEW/		3,285.00
			Total for Check Number 25356:	6,570.00
25357	10458	RAUL HERRERA ECN POLYGRAPH AN	10/27/2022	
	KERM-OCT07-2022	PD- PRE-EMPLOYMENT POLY: APPLICANT		200.00
			Total for Check Number 25357:	200.00
25358	11768	ERIKA EL-HELOU	10/27/2022	
	081222	FIN- REFUND COLONIAL OVERPAYMENT		17.96
			Total for Check Number 25358:	17.96
25359	10148	ENTENMANN-ROVIN CO	10/27/2022	
	0169048-IN	PD- REPAIR AND REFINISH BADGE 48		84.86
			Total for Check Number 25359:	84.86
25360	11832	EPIC BUSINESS ESSENTIALS LLC	10/27/2022	
	SI00463593	CS- DESK CALENDARS (8) REC ADMIN FO		47.95
			Total for Check Number 25360:	47.95
25361	11724	FACT AUTOMATED ENTRANCES INC	10/27/2022	
	248979	CS- FINANCE FRONT DOOR NOT OPENING		255.10
			Total for Check Number 25361:	255.10
25362	10159	FRESNO COUNCIL OF GOVERNMENTS	10/27/2022	
	79350	BPO- MULTI-JURISDICTIONAL HOUSING E		1,563.11
			Total for Check Number 25362:	1,563.11
25363	10185	GRAINGER	10/27/2022	
	9481694587	CS- FAUCET OUTLET ADAPTER- BLDG MA		38.87
	9481862432	CS- VACUUM UPRIGHT- KPE- BLDG MAIN		266.40
			Total for Check Number 25363:	305.27
25364	11358	GREAT AMERICA FINANCIAL SERVICI	10/27/2022	
	32558694	PD- PATROL OPS COPIER/FAX- NEW LEASI		274.27
			Total for Check Number 25364:	274.27
25365	10191	H & J CHEVROLET INC	10/27/2022	
	28414	VE REP- KEY CUT #1444		38.14
			Total for Check Number 25365:	38.14
25366	10710	HACH COMPANY	10/27/2022	
	13282955	WTR- WATER TESTING SUPPLIES		365.85
			Total for Check Number 25366:	365.85
25367	12187	HAMNER JEWELL & ASSOCIATES	10/27/2022	
	201784	CS- RAILROAD ACQUISITION HART RANC		316.75

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	
			Total for Check Number 25367:	316.75
25368	12151	HO GENERAL AUTO REPAIR AND TIRI	10/27/2022	
	1082	PD REP- ALIGNMENT #1424		65.00
			Total for Check Number 25368:	65.00
25369	10514	ICAD INC	10/27/2022	
	16694	WTR- TROUBLESHOOT SCADA		317.50
	16694	SWR- TROUBLESHOOT SCADA		317.50
			Total for Check Number 25369:	635.00
25370	10219	JENSEN & PILEGARD INC	10/27/2022	
	648904	VE EQUIP- STRAPS FILTERS GRINDER COI		239.20
	648913	VE EQUIP- BLOWER		216.69
			Total for Check Number 25370:	455.89
25371	10222	JERRY'S AUTOMOTIVE	10/27/2022	
	688913	VE REP- TAIL LIGHT WIRING INSTALL #13		250.00
	688918	PD REP- AC SENSOR REPAIR #1516		960.00
			Total for Check Number 25371:	1,210.00
25372	11923	JOE A GONSALVES & SON	10/27/2022	
	160230	ADM- PROFESSIONAL LEGISLATIVE REPR		1,000.00
			Total for Check Number 25372:	1,000.00
25373	10239	KERWEST INC	10/27/2022	
	22894	BPO- PUBLIC NOTICE: PUBLIC HEARING -		50.00
	22894	BPO- PUBLIC NOTICE: PUBLIC HEARING -		139.80
			Total for Check Number 25373:	189.80
25374	11142	KIMBALL MIDWEST	10/27/2022	
	100378902	VE REP- VARIOUS TOOLS FOR FLEET SHO		420.81
	100378902	PD REP- VARIOUS TOOLS FOR FLEET SHO		420.82
	100391873	WTR- VARIOUS TOOLS		121.81
	100391873	SWR- VARIOUS TOOLS		121.82
			Total for Check Number 25374:	1,085.26
25375	10678	MAC'S EQUIPMENT INC	10/27/2022	
	248925	SWR- HEX BELT SOCKET		7.62
	249516	VE EQUIP- AIR FILTER FOR TORO MOWER		30.14
	249572	VE EQUIP- SPARK PLUGS FOR CONCRETE		17.93
	250394	VE REP- DIESEL EXHAUST FLUID FOR WT		41.39
			Total for Check Number 25375:	97.08
25376	10261	MID VALLEY DISPOSAL INC	10/27/2022	
	073122	SWA- CITY PORTION FOR JULY 2022		-33,164.89
	073122	SWA- ROLL OFF/FRANCHISE FEES		-2,578.52
	073122	SWA- JULY 2022 SW CHARGES		165,824.43
	083122	SWA- CITY PORTION FOR AUGUST 2022		-33,253.39
	083122	SWA- AUGUST 2022 SW CHARGES		166,266.97
	083122	SWA- ROLL OFF/FRANCHISE FEES		-1,848.20
			Total for Check Number 25376:	261,246.40

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	
25377	11726	BONIFACIA MODESTO	10/27/2022	
	00264735	CTC- CTC DEPOSIT 10/22/22		400.00
			Total for Check Number 25377:	400.00
25378	10265	MONTOY LAW CORPORATION	10/27/2022	
	101822	CC- SEPTEMBER 2022 LEGAL FEES		9,573.00
			Total for Check Number 25378:	9,573.00
25380	10272	MUTUAL OF OMAHA	10/27/2022	
	001431502445	HR- NOVEMBER LTD INS EMPLOYEE		561.13
	001431502445	HR- NOVEMBER VOLUNTARY LIFE		1,100.71
	001431502445	HR- NOVEMBER LTD INS EMPLOYER		561.13
	001431502445	HR- NOVEMBER LIFE INSURANCE		472.01
			Total for Check Number 25380:	2,694.98
25381	10282	OFFICE DEPOT	10/27/2022	
	266636279001	CS- ROLLING CART		20.91
	266650372001	CS- HDMI CORD		65.37
	266853717001	WTR- RETURNED PAPER ROLL		-13.56
	266853717001	WTR- RETURNED PAPER ROLL		-10.03
	266853717001	WTR- RETURNED PAPER ROLL		-5.31
	266853717001	WTR- RETURNED PAPER ROLL		-1.06
	267831189-001	CS- REPLACEMENT PHONE CORD		6.59
	267847701001	CS- OFFICE SUPPLIES		32.07
	267847703001	CS- OFFICE SUPPLIES		28.00
	269155740001	WTR- OFFICE SUPPLIES		2.47
	269155740001	SW- OFFICE SUPPLIES		31.58
	269155740001	SWR- OFFICE SUPPLIES		23.34
	269155740001	SW- OFFICE SUPPLIES		12.36
	269192731001	WTR- OFFICE SUPPLIES		0.82
	269192731001	SWR- OFFICE SUPPLIES		7.73
	269192731001	SW- OFFICE SUPPLIES		10.46
	269192731001	SW- OFFICE SUPPLIES		4.09
	270455526001	SWR- OFFICE SUPPLIES, RULER, COPY PAI		176.73
	270455526001	WTR- OFFICE SUPPLIES, RULER, COPY PAI		18.71
	270455526001	SW- OFFICE SUPPLIES, RULER, COPY PAPI		93.56
	270455526001	SW- OFFICE SUPPLIES, RULER, COPY PAPI		239.10
			Total for Check Number 25381:	743.93
25382	10286	O'REILLY AUTOMOTIVE INC	10/27/2022	
	082922	PD REP- SUPPLIES- 3 INV <$50		55.99
	090122	SWR- SUPPLIES- 3 INV <$50		63.15
	091322	VE SUPP- SUPPLIES- 2 INV <$50		23.95
	091322	VE REP- SUPPLIES- 4 INV <$50		48.73
	091422	VE EQUIP- SUPPLIES- 1 INV <$50		22.60
	335765	VE REP- TRUCK MIRRORS #1426		447.06
	335987	PD MAINT- 1 INV <$50		28.82
	336063	VE REP- GM ECM (COMPUTER) #1395		417.48
	336500	VE SUPP- FILTER DRIER		77.42
	336546	VE REP- IGNITION #1395		108.96
	336547	VE REP- ABS MODULE #1395		567.75
	337372	VE REP- SUSPENSION LINK #1444		73.93
	337373	VE REP- TPMS SENSOR #1444		106.14
	338969	PD REP- BATTERY #1518		191.31
	339312	WTR- SUPPLIES- 1 INV <$50		9.30
	339404	VE EQUIP- AIR FILTERS FOR TORO MOWE		113.01
	340308	VE REP- CORE RETURN		-111.15

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	
	340610	VE REP- RETURN IGNITION FOR #1395		-108.96
	340611	VE SUPP- BRAKECLEAN & NITRILE GLOV		72.76
	340647	VE REP- ANTIFREEZE PW VEHICLES		111.09
	340655	VE REP- LIGHTBULBS & RADIATOR #1405		241.07
	341394	VE REP- DISC PADS & BRAKE ROTORS #14		285.06
	342097	PD MAINT- AIR CABIN & OIL FILTERS FOR		121.67
	342140	PD REP- FAN BELT #1491 & STOCK WIPER		259.46
	OCBO939229	VE SUPP- CHARGEBACK FOR CREDIT ERR		54.06
			Total for Check Number 25382:	3,280.66
25383	10289	P.G.& E.	10/27/2022	
	3920400666-0	STRT- MONTHLY SERVICE 09/16/22-10/14/2		4,288.90
	6206788690-3	CS- CS ELEC & GAS- SEPT 2022- COMM SR		-235.80
	6206788690-3	CS- CS ELEC & GAS- SEPT 2022- COMM SR		1,368.76
	6206788690-3	CS- CS ELEC & GAS- SEPT 2022		15.45
	6206788690-3	CS- CS ELEC & GAS- SEPT 2022		2,054.00
	6206788690-3	CS- CS ELEC & GAS- SEPT 2022		3,684.10
	6825025396-7	ADM- MONTHLY UTILITIES-6825025396-7-		152.37
	6825025396-7	ADM- MONTHLY UTILITIES-6825025396-7-		304.72
	6825025396-7	ADM- MONTHLY UTILITIES-6825025396-7-		304.72
	6825025396-7	ADM- MONTHLY UTILITIES-6825025396-7-		609.44
	6825025396-7	ADM- MONTHLY UTILITIES-6825025396-7-		152.36
	6825025396-7	ADM- MONTHLY UTILITIES-6825025396-7-		609.44
	6825025396-7	ADM- MONTHLY UTILITIES-6825025396-7-		152.36
	6825025396-7	ADM- MONTHLY UTILITIES-6825025396-7-		152.36
	8970493475-4	PARKS- KERCKHOFF PARK 09/09/22-10/07/2		213.24
			Total for Check Number 25383:	13,826.42
25384	10301	PETTY CASH	10/27/2022	
	102422	VAR- REPLENISH PETTY CASH		20.69
	102422	VAR- REPLENISH PETTY CASH		81.44
	102422	VAR- REPLENISH PETTY CASH		8.00
	102422	VAR- REPLENISH PETTY CASH		24.84
	102422	VAR- REPLENISH PETTY CASH		17.00
	102422	VAR- REPLENISH PETTY CASH		16.00
	102422	VAR- REPLENISH PETTY CASH		16.50
			Total for Check Number 25384:	184.47
25385	10315	QUINN COMPANY	10/27/2022	
	PC000525498	VE EQUIP- PARTS FOR BACKHOE		352.57
	PC000526652	VE EQUIP- DOOR SPRINGS FOR BACKHOE		224.55
			Total for Check Number 25385:	577.12
25386	10319	RENO'S HARDWARE	10/27/2022	
	10755	CS- LIGHT BULBS- KPD		7.29
	86	BLDG- SUPPLIES- 1 INV <$50		6.53
	86	STRTS- SUPPLIES- 1 INV <$50		6.76
	86	BLDG- SUPPLIES- 1 INV <$50		8.71
	86	SDWLK REP- SUPPLIES- 1 INV <$50		15.57
	86	SFO- SUPPLIES- 1 INV <$50		21.85
			Total for Check Number 25386:	66.71
25387	10324	RIVERSIDE NURSERY & LANDSCAPE	10/27/2022	
	1526	MEDIANS- PLANTS FOR MEDIANS- FOR V		998.77
	1527	MEDIANS- PLANTS FOR MEDIANS- FOR V		947.16
	1532	MEDIANS- PLANTS FOR MEDIANS- FOR V		998.77

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	
			Total for Check Number 25387:	2,944.70
25388	12186	S K NELSON & COMPANY	10/27/2022	
	000364	ADM- ADM-HR INVESTIGATIVE SERVICES		4,336.28
			Total for Check Number 25388:	4,336.28
25389	10335	SILVA AUTO GROUP INC	10/27/2022	
	50268	PD REP- CRANK SENSOR #1488		50.52
			Total for Check Number 25389:	50.52
25390	10337	SLUMBERGER LUMBER	10/27/2022	
	ACCT 3115	BLDG- SUPPLIES- 3 INV <$50		47.66
	ACCT 3115	SFO- SUPPLIES- 2 INV <$50		20.46
	ACCT 3115	WTR CNSRV- SUPPLIES- 1 INV <$50		10.88
	ACCT 3115	STRTS- SUPPLIES- 3 INV <$50		36.02
	ACCT 3115	VE REP- SUPPLIES- 1 INV <$50		31.58
	ACCT 3115	VE EQUIP- WOOD PRESERVATIVE TRAY		516.57
	ACCT 3115	BLDG- PLUMBING SUPPLIES		139.69
	ACCT 3115	SDWLK REP- COUNDUIT & COUPLINGS		51.94
	ACCT 3115	VE SUPP- NUTS & BOLTS		212.82
	ACCT 3115	SFO- PUSH BROOMS-4		95.85
	ACCT 3115	SDWLK REP- SUPPLIES- 4 INV <$50		100.40
	ACCT 3115	VE EQUIP- SUPPLIES- 1 INV <$50		23.41
	ACCT 3115	LLD- SUPPLIES- 2 INV <$50		35.33
	ACCT 3115	SDWLK REP- CONDUIT & COUPLINGS		51.94
			Total for Check Number 25390:	1,374.55
25391	12054	SPARKLETTS	10/27/2022	
	21577585092522	FIN- DRINKING WATER- ADMIN, FIN, PLAN		2.06
	21577585092522	FIN- DRINKING WATER- ADMIN, FIN, PLAN		8.37
	21577585092522	FIN- DRINKING WATER- ADMIN, FIN, PLAN		8.23
	21577585092522	FIN- DRINKING WATER- ADMIN, FIN, PLAN		8.37
	21577585092522	FIN- DRINKING WATER- ADMIN, FIN, PLAN		4.12
	21577585092522	FIN- DRINKING WATER- ADMIN, FIN, PLAN		11.33
	21577585092522	PW- DRINKING WATER- PUBLIC WORKS		27.43
	21577585092522	PW- DRINKING WATER- PUBLIC WORKS		27.42
	21577585092522	FIN- DRINKING WATER- ADMIN, FIN, PLAN		5.15
	21577585092522	FIN- DRINKING WATER- ADMIN, FIN, PLAN		16.74
			Total for Check Number 25391:	119.22
25392	UB*01565	STATE WATER RESOURCES CTRL BOA	10/27/2022	
		Refund Check 015884-000, 15265 W EL MAR I		61.00
			Total for Check Number 25392:	61.00
25393	12272	TEMPLO DE MISERICORDIA Y REPOS(	10/27/2022	
	00316384	CTC- DANCE PAVILLION DEPOSIT 10/22/22		100.00
			Total for Check Number 25393:	100.00
25394	10754	THE HOME DEPOT PRO-SUPPLY WORI	10/27/2022	
	712065465	CS- DISINFECTANT FOGGERS (2) COVID 19		156.73
			Total for Check Number 25394:	156.73
25395	10387	USA BLUE BOOK	10/27/2022	
	138092	SWR- SCREW EXTRACTER		181.34

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	
	142822	SWR- ALUMINUM EXPANSION PLUG		944.74
			Total for Check Number 25395:	1,126.08
25396	10401	WALLYS TIRE AND WHEEL	10/27/2022	
	1-80298	VE EQUIP- 1-245-75-R16 TIRE FOR BACKHO		228.94
	1-80474	VE EQUIP- 1-245-75-R16 TIRE FOR BACKHO		184.77
			Total for Check Number 25396:	413.71
25397	10406	WEST HILLS OIL INC	10/27/2022	
	74995	VE- FUEL SEPT 01-15 1219.147 GALLONS		5,958.15
	74995	VE- ACT PROGRAM PD 68.788 GALLONS		345.25
			Total for Check Number 25397:	6,303.40
			Total for 10/27/2022:	374,590.41
			Report Total (59 checks):	418,079.32

Accounts Payable

Checks by Date - Detail by Check Date

User: Gmendoza
Printed: 11/1/2022 8:58 AM

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
ACH	10147	EMPLOYMENT DEVELOPMENT DEPA	10/21/2022	
	102122	C PR TAX DEPOSIT- 10/21/22- SDI PAYABLE		1,913.25
	102122	C PR TAX DEPOSIT- 10/21/22- SIT PAYABLE		4,377.96
		Total for this ACH Check for Vendor 10147:		6,291.21
ACH	10517	FEDERAL TAXES PAYROLL	10/21/2022	
	102122	C PAYROLL TAX DEPOSIT- 10/21/22 FICA M		5,352.70
	102122	C PAYROLL TAX DEPOSIT- 10/21/22 FIT PAY		13,095.34
	102122	C PAYROLL TAX DEPOSIT- 10/21/22 FICA P/		22,826.26
		Total for this ACH Check for Vendor 10517:		41,274.30
ACH	10518	KERMAN POLICE OFFICERS ASSN	10/21/2022	
	102122	C MEMBERSHIP DUES- 10/21/2022		831.25
		Total for this ACH Check for Vendor 10518:		831.25
ACH	10519	KERMAN MUNICIPAL EMPLOYEES AS	10/21/2022	
	102122	C MEMBERSHIP DUES- 10/21/2022		165.00
		Total for this ACH Check for Vendor 10519:		165.00
ACH	10520	ICMA-RC	10/21/2022	
	102122	C LOAN PAYMENTS		2,666.80
	102122	C DEFERRED COMP- 10/21/2022		2,742.40
		Total for this ACH Check for Vendor 10520:		5,409.20
ACH	10522	CALPERS	10/21/2022	
	102122	C EMPLOYER PAID CONTRIBUTIONS		15,839.44
	102122	EMPLOYEE PAID CONTRIBUTIONS		12,507.71
		Total for this ACH Check for Vendor 10522:		28,347.15
		Total for 10/21/2022:		82,318.11
		Report Total (6 checks):		82,318.11

Accounts Payable

Checks by Date - Detail by Check Date

User: Gmendoza
Printed: 11/1/2022 9:07 AM

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
ACH	10522	CALPERS	10/27/2022	
	090922	C EMPLOYER PAID CONTRIBUTIONS- UNI		348.05
	090922	EMPLOYEE PAID CONTRIBUTIONS		173.25
			Total for this ACH Check for Vendor 10522:	521.30
			Total for 10/27/2022:	521.30
			Report Total (1 checks):	521.30

Accounts Payable

Checks by Date - Detail by Check Date

User: Gmendoza
Printed: 11/1/2022 9:12 AM

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
ACH	10644	US BANK EQUIPMENT FINANCE	10/27/2022	
	484639166	ADM- COPIER LEASE CONTRACT - OCTOB		47.95
	484639166	ADM- COPIER LEASE CONTRACT #500-065		111.21
	484639166	ADM- COPIER LEASE CONTRACT #500-065		111.21
	484639166	ADM- COPIER LEASE CONTRACT #500-065		66.73
	484639166	ADM- COPIER LEASE CONTRACT #500-065		111.21
	484639166	ADM- COPIER LEASE CONTRACT - OCTOB		47.95
	484639166	ADM- COPIER LEASE CONTRACT #500-065		8.90
	484639166	ADM- COPIER LEASE CONTRACT - OCTOB		179.82
	484639166	ADM- COPIER LEASE CONTRACT - OCTOB		115.52
	484639166	ADM- COPIER LEASE CONTRACT #500-065		86.10
	484639166	ADM- COPIER LEASE CONTRACT #500-065		35.60
			Total for this ACH Check for Vendor 10644:	922.20
			Total for 10/27/2022:	922.20
			Report Total (1 checks):	922.20

STAFF REPORT

MEETING DATE: November 9, 2022

PRESENTER: Marci Reyes, City Clerk

SUBJECT: Remote City Council Meetings Under New Brown Act Requirements (AB 361) (MR)

RECOMMENDATION: Council by motion adopt resolution reauthorizing remote teleconference public meetings by the City Council and all boards, commissions, and standing committees of the City in accordance with Assembly Bill 361.

EXECUTIVE SUMMARY:

On September 16, 2021, Governor Gavin Newsom signed AB 361 into law. AB 361 amends the Brown Act to allow for remote public meetings without having to comply with standard provisions and restrictions for remote meetings under the Brown. AB 361 temporarily writes into the Brown Act some remote meeting requirements the City has already met and implemented under the Governor's prior Executive Orders issued during the COVID-19 pandemic. AB 361 includes additional requirements in the form of an initial authorizing resolution (effective for up to 30 days) and subsequent resolutions to extend the use of remote meetings for additional periods of 30 days thereafter. The bill included an urgency provision making the law immediately effective upon signature by the Governor.

The City Council adopted the following resolutions authorizing remote meetings in accordance with AB 361:

- October 13, 2022 Res No. 21-78
- November 10, 2021 Res No. 21-85
- December 22, 2021 Res No. 21-91
- January 12, 2022 Res No. 22-02
- February 9, 2022 Res No. 22-07
- March 9, 2022 Res No. 22-15
- March 23, 2022 Res No. 22-20
- April 13, 2022 Res No. 22-22
- May 11, 2022 Res No. 22-29
- June 22, 2022 Res No. 22-39
- July 13, 2022 Res No. 22-47
- August 10, 2022 Res No. 22-62
- August 24, 2022 Res No. 22-64
- September 14, 2022 Res No 22-69
- October 12, 2022 Res No 22-75

If the City Council wishes to continue to utilize remote meetings under AB 361, the City Council needs to adopt a reauthorizing resolution such as that attached to this staff report.

ATTACHMENTS:

A. Resolution

Attachment 'A'

RESOLUTION NO. 22-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN REAUTHORIZING REMOTE TELECONFERENCE MEETINGS BY THE CITY COUNCIL AND ALL BOARDS, COMMISSIONS, AND STANDING COMMITTEES OF THE CITY IN ACCORDANCE WITH ASSEMBLY BILL 361

WHEREAS, on March 4, 2020, Governor Gavin Newsom declared a statewide emergency arising from the coronavirus (COVID 19) that remains in effect; and

WHEREAS, on March 17, 2020, Governor Newsom issued Executive Order N 29 20 suspending certain provisions of the Brown Act pertaining to teleconferenced meetings; and

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N 08 21 which indicated that Executive Order N 29 20's authorization for holding virtual meetings would expire on September 30, 2021; and

WHEREAS, on September 16, 2021, Governor Newsom signed AB 361 (Rivas) as urgency legislation effective immediately, which provides that legislative bodies may continue to meet remotely during a declared State of Emergency subject to certain conditions; and

WHEREAS, the City Council of the City of Kerman adopted a proclamation of a local emergency related to the COVID 19 virus on March 17, 2020; and

WHEREAS, the City of Kerman ("City") is committed to preserving and fostering public access, transparency, observation, and participation in meetings of the City Council and Boards, Commissions, and Standing Committees (hereafter collectively referred to as "legislative bodies"; and

WHEREAS, all meetings of the City Council and legislative bodies are open and public as required by the Ralph M. Brown Act, Government Code Sections 54950 – 54963, so that any member of the public may attend, observe, and participate in a meaningful way; and

WHEREAS, Government Section 54953(b)(3) of the Brown Act allows a local legislative body to hold public meetings by teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to attend and to address the local legislative body, as long as the following requirements are met:

1. Each teleconference location from which a member is participating is noticed on the agenda; and

2. Each teleconference location is accessible to the public; and

3. Members of the public must be able to address the body at each teleconference location; and

4. At least one member of the legislative body must be physically present at the location specified in the meeting agenda; and

5. During teleconference meetings, at least a quorum of the members of the local body must participate from locations within the local body's territorial jurisdiction; and

WHEREAS, the Brown Act, as amended by AB 361 (2021), at Government Code Section 54953(e) et seq., allows for remote observation and participation in meetings by members of a legislative body and members of the public without compliance with the requirements of Government Code Section 54953(b)(3), subject to certain conditions; and

WHEREAS, the initial required condition is a declaration of a state of emergency by the Governor pursuant to the California Emergency Services Act at Government Code Section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state and within the boundaries of the City, caused by conditions as described in Government Code Section 8558; and

WHEREAS, the Governor's Proclamation of a State of Emergency includes area within the jurisdictional boundaries of the City; and

WHEREAS, Government Code Section 54953(e)(3)(A-B) added by AB 361 provides an alternative to having public meetings in accordance with Government Code Section 54953(b)(3) when City Council has reconsidered the circumstances of the COVID 19 state of emergency and that the following circumstances exist:

1. The state of emergency as a result of COVID 19 continues to directly impact the ability of the members of City Council and the members of the City's Boards, Commissions, and Standing Committees to meet safely in person; and

2. The State of California and the County of Kerman continue to recommend measures to promote social distancing.

WHEREAS, Government Code Section 54953(e) et seq. further requires that state or local officials have imposed or recommended measures to promote social distancing or the legislative body finds that meeting in person would present an imminent risk to the health or safety of attendees; and

WHEREAS, such conditions now exist in the City in that (i) State and Local officials recommend social distancing measures and (ii) emergency conditions evidenced by COVID 19 and its variants create ongoing COVID 19 cases, hospitalizations, and deaths and meeting in person would present imminent risk to health or safety of attendees; and

WHEREAS, the City Council affirms that it will allow for observation and participation by Council Members as well as Board, Commission, and Standing Committee Members and the public via Zoom in an effort to protect the constitutional and statutory rights of all attendees; and

WHEREAS, on October 13, 2021, the City Council adopted Res No. 21-78 and has continued every thirty days with corresponding Resolutions Authorizing Remote Teleconference Meetings by the City Council and all Boards, Commissions, and Standing Committees of the City in Accordance With Assembly Bill 361; and

WHEREAS, Government Code Section 54953(e)(3) requires that the City Council review the need and make findings for continuing the teleconferencing as authorized by AB 361 at least once every thirty days until the Governor terminates the state of emergency; and

WHEREAS, the Council wishes to affirm the need and findings necessary for continuing the teleconferencing as authorized by AB 361.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KERMAN HEREBY RESOLVES AS FOLLOWS:

Section 1. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. The City Council finds that the state of emergency conditions related to COVID 19 as set forth in the Governor's and City's Proclamations of Emergency and are on-going.

Section 3. The City Council further finds that state and county official recommend social distancing conditions causing imminent risk to attendees as described above exist.

Section 4. The City Council hereby recognizes and affirms the existence and conditions of a state of emergency in the City of Kerman as proclaimed by the Governor and the City Council and affirms, authorizes, and proclaims the existence of a local emergency throughout the City.

Section 5. The City Council finds that the state of emergency as a result of COVID 19 continues to directly impact the ability of members of the City Council and the members of the City's Boards, Commissions, and standing committees to meet safely in person and such fact creates an imminent health risk to such members.

Section 6. The City Council hereby authorizes the City Council and all of the Boards, Commissions, and Standing Committees of City to conduct their meetings without compliance with Government Code Section 54953(b)(3), and to instead comply with the remote meeting requirements as authorized by Government Code Section 54953(e) et seq.

Section 7. The City Manager and City Clerk are authorized and directed to take all actions reasonably necessary to carry out the intent and purpose of this Resolution, including, conducting open and public meetings remotely in accordance with Government Code Section 54953(e) et seq., and other applicable provisions of the Brown Act, for all City Council meetings, and all Boards, Commissions, and standing committee meetings of the City.

Section 8. This resolution shall take effect immediately upon its adoption and shall be effective for thirty days during which the City Council and all City legislative bodies may continue to meet remotely, without compliance with Government Code Section 54953(b)(3), but otherwise as permitted by Government Code Section 54953(e) et seq.

The foregoing resolution was considered by the City Council of the City of Kerman at a regular meeting of said Council held on the 9th day of November 2022, and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____
Gary Yep
Mayor

ATTEST:

_____
Marci Reyes
City Clerk

STAFF REPORT

MEETING DATE: November 9, 2022

PRESENTER: Jesus R. Orozco, Community Development Director

SUBJECT: Tentative Parcel Map 2022-01, Shakti Land Investments (JRO)

RECOMMENDATION: Council Adopt a Resolution Approving Tentative Parcel Map 2022-01, APN: 023-220-78S and Associated Finding of Exemption Under Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183

EXECUTIVE SUMMARY:

The applicant, Uma Patel of Shakti Land Investments, submitted an application for a Tentative Parcel Map (TPM 2022-01) to subdivide an approximate 5.41-acre parcel of land into five (5) parcels, located at the southeast area of Whitesbridge Road (SR180), approximately 750 feet east of the S Vineland Ave, as shown in Attachment 3. The site is currently undeveloped commercial land, proposing parcels ranging from 0.68 acres to 1.62 acres. Approval of TPM 2022-01 will allow for the sale of and development of vacant parcels at a future date.

At the October 10, 2022 City of Kerman Planning Commission (Commission) meeting, the Commission considered a staff report prepared for TPM 2022-01. The Commission determined the proposed parcel map is consistent with the Kerman General Plan, Title 16 of the Zoning Ordinance, and section 66426(c) of the Subdivision Map Act. Based on an initial assessment, the Commission also determined that the project was exempt under the California Environmental Quality Act (CEQA) pursuant to The Commission then adopted Resolution 2022-07, included as Attachment 2, which recommends the City Council approve TPM 2022-01 and the associated determination of a CEQA exemption.

BACKGROUND:

Site Information

Location	Existing Land Uses	General Plan Land Use	Zone Districts
North	Dismantling Storage Yard / Undeveloped	Industrial / General Commercial	M-2 / CG
South	Single Family Residential	Medium Density	SD-R-5
East	Undeveloped	General Commercial	GC
West	Multi-Family *non-conforming	Service Commercial	CS

Analysis

Tentative Parcel Map 2022-01 entails the subdivision of an approximate 5.41-acre parcel into five (5) parcels in order to allow for future development with commercial uses consistent with the General Commercial (CG) zone district. The proposed lots are summarized in Table 1 below, and Tentative Parcel Map 2022-01 has been included as Exhibit 'A' with conditions of approval as Exhibit 'B' of the resolution.

Zoning

The site is zoned General Commercial (CC), allowing for a variety of commercial and office uses, which are diverse, visually pleasing, and convenient in terms of parking and access, attractive and used by citizens of Kerman as well as visitors to the area.

TPM 2022-01 does not include development on the site, however, permitted uses in the zone district include administrative, business, governmental and professional offices as well as service commercial and retail uses by right. Table 1 depicts the proposed parcels. Parcels are consistent with the minimum lot size requirement of the General Commercial (CC), which is 6,000 square feet or 0.14 acres for newly created parcels.

Table 1. Proposed Lot Sizes and Zoning

Proposed Parcel	Lot Size	Zoning
Parcel 1	0.87 ac	CG (General Commercial)
Parcel 2	1.49 ac	CG (General Commercial)
Parcel 3	0.75 ac	CG (General Commercial)
Parcel 4	0.68 ac	CG (General Commercial)
Parcel 5	1.62 ac	CG (General Commercial)

Access

The subject parcels are located in the southeast area of Whitesbridge (SR 180), approximately 750 feet east of S Vineland Avenue. Primary access to each of the parcels on the project site would be via a shared access drive that runs east-west from the adjoining property to the east. Access into the commercial complex will occur from Whitesbridge Road (Highway 180). Water, sewer, and storm drainage infrastructure have been completed per TPM 2019-01. The newly created parcels will have access to connect to the said infrastructure. Appropriate improvements would be installed at the time of construction for each parcel.

Subdivision Map Act

The proposed Tentative Parcel Map will create five (5) parcels consistent with Section 66426(c) of the Subdivision Map Act. The tentative parcel map shows the preliminary design of the proposed land division and allows various City departments to determine that the design is in conformity with the General Plan's goals and policies. A Final Parcel Map will be filed and recorded following approval of the Tentative Parcel Map.

Subdivision Ordinance

In order to approve the proposed Tentative Parcel Map, the Subdivisions Ordinance requires the proposed parcel map be consistent with the General Plan, Zoning Ordinance, and the Subdivision Map Act. Based on the following analysis and findings, staff recommends approval of the Tentative Parcel Map:

(a) The proposed map is consistent with the applicable General Plan, Subdivision Ordinance, Specific Plan, and the Subdivision Map Act.

The procedural requirements of the Map Act are being followed and all parcels comply with the Kerman applicable general plan and engineering and zoning standards pertaining to grading, drainage, utility connections, lot size, and density. There is no applicable specific plan governing the site. Additionally , the proposed project qualifies for a parcel map as i) the land is zoned for commercial development; ii) each of the parcels has approved access to a public street or highway with the required cross access easements, and iii) said public streets or highways are consistent with the street alignments and widths approved by the City Council . The project is consistent with the goals and policies of the General Plan, including Goal LU-1, Policy LU-1.4, Goal LU-2, Policy LU-2.6, Policy LU-2.9, Goal LU-3, and Policy LU-3.6, as further described below,

(b) The design or improvement of the proposed land division is consistent with applicable general plan and specific plans.

The parcel map is consistent with the Kerman General Plan – the proposed parcels comply with minimum lot size standards for the commercial uses consistent with the General Plan and Zoning Ordinance. There is no applicable specific plan governing the site.

(c) That the site is physically suitable for the proposed type of development.

The parcel map will create five (5) parcels that have adequate land area to support various commercial land uses with standard setbacks and ample useable space. As depicted in Exhibit 'B', the parcels will range from .68 acres to 1.62 acres. Any subsequent development would be required to be consistent with the General Plan, zoning ordinance, and this parcel map. There are no unusual conditions that would render the site physically unsuitable for such subsequent commercial development.

(d) That the site is physically suitable for the proposed density of development.

The parcel map will create five (5) parcels, adequate land area to support various commercial uses with standard setbacks and ample useable space As depicted in Exhibit 'B', each parcel will range from .68 acres to 1.62 acres. Any subsequent commercial development would be required to be consistent with the General Plan's goals and policies, the zoning ordinance, and this parcel map. Such consistency would likewise require consistency with setbacks, height, floor area ratio (FAR) requirements, and other requirements that would ensure suitable density of development,

(e) The design of the parcels or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

The project site is not located in a sensitive environment but rather in an area surrounded by developed residential land and other general commercial land uses. This division of land does not propose the development of structures and anticipated physical changes to the site would include minimal improvements to facilitate future commercial development. Further, any future physical improvements subject to discretionary approval on the project site would be subject to a separate

environmental review on a project-and-site-specific basis, in accordance with the provisions of CEQA and applicable CEQA Guidelines. Therefore, the proposed creation of five (5) new parcels would not result in a substantial adverse effect to special status species, riparian or other natural habitat, wetlands, movement of migratory fish or wildlife species, or conflict with any local, regional, or state preservation or conservation plans as analyzed in the General Plan EIR.

(*f) The design of the design of the land division or the type of improvements being required is not likely to cause serious public health problems.*

The parcels created will comply with all applicable sanitary sewer, water service, and storm water runoff requirements, as well as other similar environmental and life safety regulations and standards. Thus, the project is not likely to cause serious public health problems.

(g) The design of the parcels or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision.

There are no public easements that currently encumber the property to be parceled, and all modifications made to the existing public improvements fronting the parcels upon development of the properties will be required to current City standards.

(h) The proposed design provides, to the extent feasible, for future passive or natural heating or cooling opportunities for the subdivision pursuant to Government Code Section 66473.1.

This parcel map is not a subdivision that is contemplated by Government Code Section 66473.1. Additionally, current and future construction will be required to comply with regulations related to passive of natural heating or cooling opportunities. The design of the proposed parcel map does not inhibit such use.

General Plan Consistency

Staff has evaluated the project for consistency with the goals and policies contained in the Land Use Element of the General Plan. The following goals and policies reflect Kerman's desire for a balanced community that is economically viable, provides for a variety of housing needs, and retains its small town character. Approval of TPM 2022-01 will directly or indirectly provide compliance with the following General Plan's goals and policies.

Goal LU-1: To guide the development of a mix of land uses that fulfill resident's daily needs and provide recreational and entertainment amenities.

Policy LU-1.4 Limit Residential Development Along Highways

Goal LU-2: To enhance the design, character, and vibrancy of Kerman as a family-friendly hometown community representative of the Central Valley

Policy LU-2.9: Utility Service Line Placement

Goal LU-3: To create a land use pattern that protects agricultural and open space lands by promoting compact and centralized urban growth around the historical Kerman townsite.

Policy LU-3.6: Infill and Renovation

Policy LU-2.6 Gateway Features

Environmental Review

The project is exempt from CEQA review as a project consistent with a community plan, general plan, or zoning policies for which an environmental impact report (EIR) was prepared, meeting the requirements of this exemption commonly referred to as the "community plan exemption" governed by the CEQA statute at Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183. Here, the City approved the 2024 City of Kerman General Plan, and prepared and certified an EIR for the same. As noted above, this project proposes the division of land into five parcels consistent with the General Plan, and there is no specific construction or subsequent use proposed for the same. The mere approval of the Parcel Map would not result in any new potentially significant on- or off-site impacts and cumulative impacts that were not discussed in the General Plan EIR and environmental review, and no aspects peculiar to the project or the parcels that would result in new effects. There is no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. While typically any feasible mitigation measures in the EIR would normally be undertaken and apply to the project, in this particular case there are no such applicable mitigation measures required to be undertaken. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required, and the City Council adopts an exemption for this project pursuant to Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183

FISCAL IMPACT:

None

ATTACHMENTS:

A. Resolution w/Exhibits

B. Environmental Analysis CEQA Guidelines § 15183

C. Planning Commission Resolution 2022-07

D. Aerial Map

Attachment 'A'

RESOLUTION NO. 22-__

A RESOLUTION OF THE CITY OF KERMAN CITY COUNCIL APPROVING TENTATIVE PARCEL MAP 2022-01, APN: 023-220-78S, AND ASSOCIATED FINDING OF EXEMPTION UNDER PUBLIC RESOURCES CODE SECTION 21083.3 AND CEQA GUIDELINES SECTION 15183

WHEREAS, a Tentative Parcel Map (TPM) application has been filed by Shakti Land Investments LLC for the division of an approximate 5.41-acre parcel of land into five (5) parcels, located at the southeast area of Whitesbridge Road (SR180), approximately 750 feet east of the S Vineland Ave.; and

WHEREAS, City staff has conducted necessary investigations to assure the proposed division of land would be consistent with the goals and policies of the City's General Plan, Subdivision Ordinance, and the State Subdivision Map Act; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of this Tentative Parcel Map subject to conditions attached herein as Exhibit 'B'; and

WHEREAS, after a public hearing and consideration of all the evidence before it Monday, October 10, 2022, the Planning Commission recommended approval of TPM 2022-01 and the associated determination under the California Environmental Quality Act (CEQA) to the City Council; and

WHEREAS, a public notice was circulated to adjacent properties and published in the local newspaper on Wednesday October 26, 2022 as required by law, and a public hearing was duly held; and

WHEREAS, after a public hearing and consideration of all the evidence before it, the City Council now desires to approve Tentative Parcel Map 2022-01 and to approve the associated CEQA for the project.

NOW, THEREFORE, the City of Kerman City Council does resolve as follows:

1. CEQA: Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA), the City Council finds in concurrence with the Planning Commission, that the parcel map is exempt from CEQA review as a project consistent with a community plan, general plan, or zoning policies for which an environmental impact report (EIR) was prepared, meeting the requirements of this exemption commonly referred to as the "community plan exemption" governed by the CEQA statute at Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183. Here, the City approved the 2024 City of Kerman General Plan, and prepared and certified an EIR for the same. As further discussed below, this project proposes the division of land into five parcels consistent with the General Plan, and there is no specific construction or subsequent use proposed for the same. The mere approval of the Parcel Map would not result in any new potentially significant on- or off-site impacts and cumulative impacts that were not discussed in the General Plan EIR and environmental reviews, and no aspects peculiar to the project or the parcels that would result in new effects. There is no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. Finally, the City Council finds that while typically any feasible mitigation measures in the EIR would normally be undertaken and apply to the project, in this particular case there are no such applicable mitigation measures required to be undertaken. Therefore, pursuant to CEQA Guidelines Section

15183, no further analysis is required, and the City Council adopts an exemption for this project pursuant to Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183.

2. Findings: The Planning Commission finds that all findings required for approval of Tentative Parcel Map 2022-01 can be made, including those required by the City of Kerman Municipal Code Section 16.16.030:

(a) The proposed map is consistent with the applicable General Plan, Subdivision Ordinance, Specific Plan, and the Subdivision Map Act.

The procedural requirements of the Map Act are being followed and all parcels comply with the Kerman applicable general plan and engineering and zoning standards pertaining to grading, drainage, utility connections, lot size, and density. There is no applicable specific plan governing the site. Additionally, the proposed project qualifies for a parcel map as i) the land is zoned for commercial development; ii) each of the parcels has approved access to a public street or highway with the required cross access easements, and iii) said public streets or highways are consistent with the street alignments and widths approved by the City Council. Finally, the project is consistent with the goals and policies of the General Plan, including Goal LU-1, Policy LU-1.4, Goal LU-2, Policy LU-2.6, Policy LU-2.9, Goal LU-3, and Policy LU-3.6,

(b) The design or improvement of the proposed land division is consistent with the applicable general plan and specific plans.

The parcel map is consistent with the Kerman General Plan – the proposed parcels comply with minimum lot size standards for commercial uses consistent with the General Plan and Zoning Ordinance. There is no applicable specific plan governing the site.

(c) That the site is physically suitable for the proposed type of development.

The parcel map will create five (5) parcels that have adequate land area to support various commercial land uses with standard setbacks and ample useable space. As depicted in Exhibit 'A', the parcels will range from .68 acres to 1.62 acres. Any subsequent development would be required to be consistent with the General Plan, zoning ordinance, and this parcel map. There are no unusual conditions that would render the site physically unsuitable for such subsequent commercial development.

(d) That the site is physically suitable for the proposed density of development.

The parcel map will create five (5) parcels, adequate land area to support various commercial uses with standard setbacks and ample useable space As depicted in Exhibit 'A', each parcel will range from .68 acres to 1.62 acres. Any subsequent commercial development would be required to be consistent with the General Plan's goals and policies, the zoning ordinance, and this parcel map. Such consistency would likewise require consistency with setbacks, height, floor area ratio (FAR) requirements, and other requirements that would ensure the suitable density of development,

(e) The design of the parcels or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

The project site is not located in a sensitive environment but rather in an area surrounded by developed residential land and other general commercial land uses. This division of land does not propose the development of structures and anticipated physical changes to the site would include minimal improvements to facilitate future commercial development. Further, any future physical improvements subject to discretionary approval on the project site would be subject to a separate environmental review on a project-and-site-specific basis, in accordance with the provisions of CEQA and applicable CEQA Guidelines. Therefore, the proposed creation of five (5) new parcels would not result in a substantial adverse effect on special status species, riparian or other natural habitats, wetlands, movement of migratory fish or wildlife species, or conflict with any local, regional, or state preservation or conservation plans as analyzed in the General Plan EIR.

(f) The design of the land division or the type of improvements being required is not likely to cause serious public health problems.

The parcels created will comply with all applicable sanitary sewer, water service, and storm water runoff requirements, as well as other similar environmental and life safety regulations and standards. Thus, the project is not likely to cause serious public health problems.

(g) The design of the parcels or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision.

There are no public easements that currently encumber the property to be parceled, and all modifications made to the existing public improvements fronting the parcels upon the development of the properties will be required to comply with current City standards.

(h) The proposed design provides, to the extent feasible, for future passive or natural heating or cooling opportunities for the subdivision pursuant to Government Code Section 66473.1.

This parcel map is not a subdivision that is contemplated by Government Code Section 66473.1. Additionally, current and future construction will be required to comply with regulations related to passive natural heating or cooling opportunities. The design of the proposed parcel map does not inhibit such use.

In conclusion, the City Council, after considering all evidence presented, finds that approval of Tentative Parcel Map 2022-01 will promote the orderly growth and development of the City.

3. Approval of Tentative Parcel Map: Given the foregoing, the City Council approves Tentative Parcel Map 2022-01 attached as Exhibit 'A' with conditions of approval attached hereto as Exhibit 'B'.

4. Effective Date of Resolution: This Resolution shall be effective immediately.

The foregoing resolution was introduced at a regular meeting of the City of Kerman City Council held on the 9th of November 2002, and passed at said meeting by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

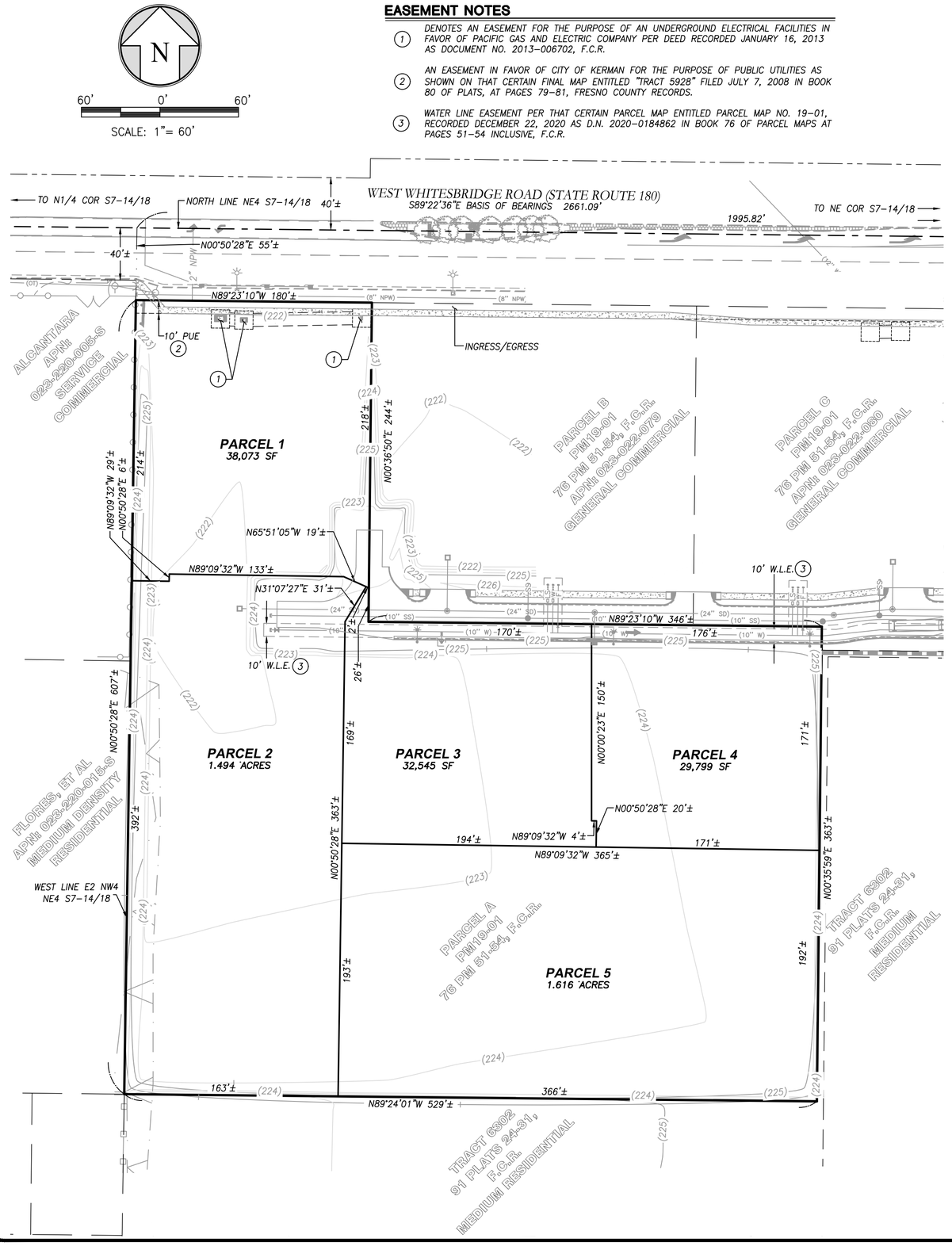
The foregoing resolution is approved.

_____
Gary Yep
Mayor

Attest:

_____
Marci Reyes
City Clerk

Exhibit 'A'



L:\PROJECTS\2021\220222\ACAD\TENTATIVE MAP\220222_TPM.DWG 10/6/2022 6:54 AM

EASEMENT NOTES

1. DENOTES AN EASEMENT FOR THE PURPOSE OF AN UNDERGROUND ELECTRICAL FACILITIES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER DEED RECORDED JANUARY 16, 2013 AS DOCUMENT NO. 2013-006702, F.C.R.
2. AN EASEMENT IN FAVOR OF CITY OF KERMAN FOR THE PURPOSE OF PUBLIC UTILITIES AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "TRACT 5928" FILED JULY 7, 2008 IN BOOK 80 OF PLATS, AT PAGES 79-81, FRESNO COUNTY RECORDS.
3. WATER LINE EASEMENT PER THAT CERTAIN PARCEL MAP ENTITLED PARCEL MAP NO. 19-01, RECORDED DECEMBER 22, 2020 AS D.N. 2020-0184862 IN BOOK 76 OF PARCEL MAPS AT PAGES 51-54 INCLUSIVE, F.C.R.

RECORD OWNERSHIP

SHAKTI LAND INVESTMENTS LLC
990 S. MADERA AVE
KERMAN, CA 93630
APN: 023-220-78

SUBDIVIDER

SHAKTI LAND INVESTMENTS LLC
990 S. MADERA AVE
KERMAN, CA 93630
APN: 023-220-78

TENTATIVE PARCEL MAP NO. 2022-01

IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF 1 (ONE) SHEET
AUGUST 2022

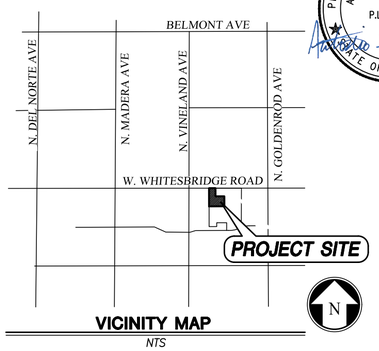
LEGEND

ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

XX PLATS YY	VOLUME XX OF PLATS YY, F.C.R.
XX PM YY	BOOK XX OF PARCEL MAPS, PAGE YY, F.C.R.
D.N.	DOCUMENT NUMBER PER OFFICIAL RECORDS OF FRESNO COUNTY
F.C.R.	FRESNO COUNTY RECORDS
A.P.N.	ASSESSOR PARCEL NUMBER
N.T.S.	NOT TO SCALE
W.L.E.	WATER LINE EASEMENT

- SECTION LINES
- SECTIONAL BREAKDOWN LINE
- OVERALL BOUNDARY
- PARCEL BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT LINE AS NOTED
- (222') EXISTING CONTOUR LINE
- EXISTING FENCE LINE
- EXISTING CHAIN LINK FENCE LINE
- ADJACENT/UNDERLYING PARCEL LINES
- EXISTING WATER LINE EASEMENT
- EXISTING BLOCK WALL
- -(OT)- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING STORM DRAIN LINE
- -(# W)- EXISTING DOMESTIC WATER LINE
- -(# NPW)- EXISTING NON-POTABLE WATER (SIZE AS NOTED)
- -(# W)- EXISTING CENTER LINE OF W.L.E.
- -F- EXISTING WATER LINE FOR FIRE HYDRANT
- -LS- EXISTING LANDSCAPE IRRIGATION LINE
- -(# SS)- EXISTING SANITARY SEWER
- -(# SD)- EXISTING STORM DRAIN SEWER
- EXISTING CURB AND GUTTER
- EXISTING CONCRETE

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- (#) DENOTES AN EXISTING EASEMENT (SEE EASEMENT NOTE ON THIS SHEET)
- EXISTING STREETLIGHT
- EXISTING SIGN
- EXISTING TREE
- EXISTING SUBSURFACE UTILITY VAULT
- EXISTING ABOVE-GROUND UTILITY VAULT



VICINITY MAP
NTS

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A OF PARCEL MAP NO. 19-01 ACCORDING TO THE MAP THEREOF FILED FOR RECORD DECEMBER 22, 2020 IN BOOK 76 OF PARCEL MAPS AT PAGES 51 THROUGH 54, FRESNO COUNTY RECORDS.

APN: 023-220-78-S

NOTES

1. EXISTING ZONING: GENERAL COMMERCIAL
2. EXISTING USE: VACANT
3. SITE AREA: 5.41 ACRES (GROSS)
4. SITE ADDRESS: TBD-WHITESBRIDGE AVENUE AND GOLDENROD AVENUE, KERMAN, CA 93630
5. ASSESSOR'S PARCEL NO: 023-220-78-S
6. ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF KERMAN REQUIREMENTS.
7. ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
8. EXISTING TREES ARE AS SHOWN PER THIS MAP.
9. THERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION OTHER THAN WHAT IS SHOWN ON THE MAP.
10. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO DUMP SITES ON THIS PROPERTY.
11. WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF KERMAN.
12. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION PER FIRM PANEL 2075.
13. BOUNDARY INFO SHOWN IS CONSIDERED APPROXIMATE AND IS BASED ON RECORD INFORMATION ONLY.
14. THE TOPOGRAPHIC INFORMATION SHOWN HEREON ALONG THE NORTH LINE OF PROPOSED PARCELS 3 AND 4, INCLUDING THAT WHICH EXTENDS WESTERLY BEYOND THE WEST LINE OF PROPOSED PARCEL 3, AS WELL AS THE SIDEWALK LYING SOUTHERLY FROM THE EXISTING CURB AND GUTTER ALONG THE SOUTH LINE OF WHITESBRIDGE ROAD IS BASED ON PROPOSED DESIGN INFORMATION PREPARED BY QK. ALL OTHER TOPOGRAPHIC DATA SHOWN ALONG THE WEST LINE OF PROPOSED PARCELS 1 AND 2, AND ALONG WHITESBRIDGE AVENUE IS BASED UPON INITIAL DATA COLLECTION PERFORMED BY QK IN NOVEMBER OF 2019.
15. PARCEL A DRAINAGE BREAKOVER ROUTE IS TO WHITESBRIDGE ROAD. ALL PROPOSED PARCELS MUST HAVE DRAINAGE BREAKOVER ROUTE TO WHITESBRIDGE ROAD. BUILDING PAD FOR EACH PARCEL SHALL BE 1 FOOT ABOVE BREAKOVER ELEVATION.

BASIS OF ELEVATIONS

TBM-POINT #153, BEING A CHISELED SQUARE WITH A "CUT-X" JUST NORTHERLY OF A UTILITY POLE AND SOUTHERLY OF A TRAFFIC CONTROL BOX, LOCATED AT THE SOUTH RETURN AT THE SOUTHWEST CORNER OF WHITESBRIDGE ROAD AND VINELAND AVENUE.

ELEVATION: 222.22 FT NGVD'29
THE CONVERSION FACTOR TO NAVD'88 DERIVED FROM THE NGS ONLINE VDATUM TOOL = +2.49 FT

UTILITY INFORMATION

SEWER:
CITY OF KERMAN
850 S. MADERA AVENUE
KERMAN, CA 93630
PHONE: (559)846-9384

GAS AND ELECTRIC:
PACIFIC GAS AND ELECTRIC COMPANY
275 S. MADERA AVENUE #302
KERMAN, CA 93630
PHONE: (800)743-5000

WATER:
CITY OF KERMAN
850 S. MADERA AVENUE
KERMAN, CA 93630
PHONE: (559)846-9384

TELEPHONE:
SEBASTIAN
811 S MADERA AVE.
KERMAN, CA 93630
PHONE: (866) 805-8315

STORM DRAIN:
CITY OF KERMAN
850 S. MADERA AVENUE
KERMAN, CA 93630
PHONE: (559)846-9384

PROFESSIONAL LAND SURVEYOR
ANTONIO S. WESTERLUND
P.L.S. 9399
STATE OF CALIFORNIA

10/6/2022

SITE AREA

PARCEL 1:	0.87 ACRES ±
PARCEL 2:	1.49 ACRES ±
PARCEL 3:	0.75 ACRES ±
PARCEL 4:	0.68 ACRES ±
PARCEL 5:	1.62 ACRES ±
TOTAL SITE:	5.41 ACRES ±

601 POLLASKY AVE., STE. 301 TEL: (559) 449-2400
CLOVIS, CA 93612 WWW.QKINC.COM
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Exhibit 'B'
Conditions of Approval
Tentative Parcel Map 2022-01
(Shakti Land Investments)

General

1. Tentative Parcel Map 2022-01 shall comply with all applicable standards of the Municipal Code and Subdivision Map Act requirements as conditioned by the City Engineer.

2. Tentative Parcel Map 2022-01 is valid for two (2) years from the date of approval, unless otherwise extended by the City Council pursuant to Section 16.24.050 of the Kerman Municipal Code.

3. The filing of a Final Parcel Map must be in accordance with the checklist for the final map per Section 16.36.010 of the Kerman Municipal Ordinance and consistent with the applicable provisions of the Subdivision Map Act.

4. Prior to the commencement of any development within the newly created parcels, the applicant/developer shall be responsible for securing the appropriate entitlement(s) e.g. Site Plan Review, Conditional Use Permit.

Engineering

5. The applicant shall submit a Final Parcel Map prepared by a Land Surveyor or Civil Engineer licensed to practice surveying to the City Engineer for review and approval. A current Preliminary Title Report and closure calculations shall also be submitted. Any and all rights-of-way and easements identified in the Preliminary Title Report shall be shown on the parcel map with recording data. Submit AutoCAD file(s) of the Final Parcel Map to the City Engineer.

6. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the developer shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

7. The applicant shall record a notice of existing CC&Rs to ensure fulfillment, by Parcels 1-5, of the obligations of Parcel A of Parcel Map No. 19-01 under the CC&Rs recorded as Fresno County Doc. 2009-0082048 and amended by Doc. 2020-0048338 and Doc. 2020-0154431, and subsequent amendments as necessary.

8. Storm drainage shall be routed to the storm drainage system located in the common east-west drive aisle within Parcel Map No. 19-01.

9. Water service shall be provided from the existing 8" water main located in the common east-west drive aisle within Parcel Map No. 19-01.

10. Sanitary sewer service shall be provided by the existing 8" sewer main located in the common east-west drive aisle within Parcel Map No. 19-01.

11. Future development on the newly created parcels shall with Condition of Approval 6.2.1 of TPM No. 2019-01 requiring frontage improvements consisting of sidewalk, landscaping, and related improvements shall be constructed along the full frontage of Whitesbridge Road (SR 180) consistent with frontage improvements to the east along the Walmart Shopping Center.

12. Future development on the newly created parcels shall comply with Condition of Approval 11 of TPM No. 2019-01 requiring a block wall between the commercial and residential use, prior to issuance of final occupancy. The block walls shall be installed along the southern and eastern limits of this parcel map, abutting Tract No. 6302.

Planning

1. The applicant shall record a reciprocal cross-access and parking agreement between the newly created parcels prior to map recordation as approved as to form by the City Attorney. Said agreements shall be maintained in perpetuity unless otherwise abandoned or removed as authorized by the City Engineer for the City of Kerman, which shall not occur unless the affected parcels have access to a public street or highway.
2. The applicant shall prepare a Shopping Center Master Plan showing locations of shared access drives, easements, and landscaping prior to development on the newly created parcels.
3. The applicant shall record a shared maintenance agreement for the common maintenance of access drives, shared landscaping, common amenities, and any other applicable private and/or public improvements on the newly created parcels to the satisfaction of the City, as permissible by law, prior to development on the site. Said agreement shall be maintained in perpetuity unless otherwise dissolved with the permission(s) of the City of Kerman.
4. A Master Sign Program shall be prepared for the newly created parcels to be reviewed and approved consistent with Chapter 17.76 of the Municipal Code. The newly created parcels shall be limited to one freestanding monumental sign.

5. The applicant shall meet all other applicable codes and requirements as deemed necessary prior to the final recordation of the parcel map.

END OF CONDITIONS

Attachment 'B'

City of Kerman
ENVIRONMENTAL ANALYSIS
CEQA GUIDELINES § 15183

1) Project Title

Tentative Parcel Map 2022-01 (Shakti Land Investments, LLC)

2) Lead Agendy Name and Adress

City of Kerman
850 S. Madera Ave.
Kerman, CA 93630

3) Contact Person and Phone Number

Jesus R. Orozco
Community Development Director
850 S. Madera Ave.
Kerman, CA 93630
559-846-6121

4) Project Location

South of W Whitesbridge Avenue between S Goldenrod Avenue and S Vineland Avenue

5) Project Sponsor

Shakti Land Investments, LLC
909 S. Madera Ave.
Kerman, CA 93630

6) General Plan Designation

GC (General Commercial)

7) Zoning

CG (General Commercial)

8) Project Description

The Project is a tentative parcel map (Tentative Parcel Map 2022-01) filed by Shakti Land Investments, LLC (applicant), proposing the create five (5) separate parcels from one (1) existing parcel located south of W. Whitesbridge Avenue between S. Goldenrod Avenue and S. Vineland Avenue (APN: 023-220-78S). This parcel map will facilitate future commercial development not proposed at this time. Improvements associated with the parcel would be required for the Project,

including but not limited to sidewalks, ADA paths, curb, gutter, streetlights, etc. Future development of the Project site is assumed to be in compliance with the existing General Plan, zoning, and development standards.

Previous CEQA Analysis and Purpose of Initial Study

Section 15183 of the State CEQA Guidelines provides for streamlined the environmental review of subsequent projects that are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified by limiting its examination of environmental effects which are peculiar to the project or its site.

In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located;
(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent;
(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or,
(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Based on the analysis and evaluation provided below, the project is exempt from CEQA review as a project consistent with a community plan, general plan or zoning policies for which an EIR was prepared and meets the criteria identified immediately above. This exemption is commonly referred to as the "community plan exemption" and is governed by the CEQA statute at Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183.

The City of Kerman 2040 General Plan (General Plan) was adopted in 2020, and a full Environmental Impact Report (SCH No. 2019049018) (EIR) was prepared for the General Plan. As stated in CEQA Section 21083.3(b): *"If a development project is consistent with the general plan of a local agency and an environmental impact report was certified with respect to that general plan, the application of this division to the approval of that development project shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report."*

The Project anticipates that future development will be compliant with the existing General Plan, zoning, and development standards. As such, an effect of the Project is not considered peculiar to the project or parcel if the City employs uniformly applied development standards that substantially mitigate environmental effects of future projects developed on the Project site. If future projects were to derive from exiting development standards, such a proposal would be subject to additional environmental review under CEQA during the discretionary project approval process.

This Project was reviewed for the following assessed in the EIR for the General Plan:

- Aesthetics
- Agriculture and Forestry Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils 0 Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire
- Mandatory Findings of Significance

Review of the General Plan EIR compared to the Project shows that there are no impacts peculiar to this Project or the proposed parcels. The EIR analyzed impacts that are adequately minimized through General Plan policies, compliance with law, and/or uniformly applied development standards. A subsequent Statement of Overriding Considerations was prepared for significant and unavoidable impacts identified in the EIR, including:

- Greenhouse Gas (GHG): Short-term GHG emissions would not be capable of a 20 MT CO2e/SP/year reduction to below the locally appropriate threshold.
- Transportation: VMT would not reach reduction thresholds even with policy implementation.
- Utilities: Disposal rate is expected to grow above allowable levels. No mitigation available since Kerman does not control County landfills.

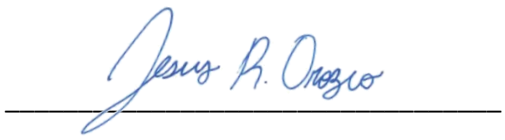
The Project's purpose is to subdivide existing land, presumably to facilitate future commercial development as anticipated by the General Plan. The Project does not propose development of structures and anticipated physical changes to the site would include minimal improvements. The Project complies the City's General Plan and Municipal Code. The following further assesses the CEQA impacts areas identified in the three unavoidable impacts assessed in the EIR.

- Greenhouse Gas (GHG): The SJVAPCD does not recommend assessing pollution associated with construction, as pollution-related construction will be temporary. Since there is no development proposed with the Project, no operational emissions are anticipated.
- Transportation: Since no development is proposed with the Project, no VMT generation is anticipated.
- Utilities: Since no development is proposed with the Project, there is no waste generation anticipated.

Overall, the Project impacts are within the envelope of impacts identified by the General Plan EIR, and there are no impacts peculiar to the project or parcel that were not covered by the General Plan EIR.

9. <u>Conclusion</u>

The City approved the 2024 City of Kerman General Plan, and prepared and certified an EIR for the same. This Project proposes the division of land into five parcels consistent with the General Plan, and there is no specific construction or subsequent use proposed for the same. The mere approval of the parcel map would not result in any new potentially significant on- or off-site impacts and cumulative impacts that were not discussed in the General Plan EIR and environmental reviews, and no aspects peculiar to the Project or the parcels that would result in new effects. There is no new information of substantial importance that would result in significant effects not discussed in the previous document or substantially increase the severity of effects previously disclosed. Finally, while typically any feasible mitigation measures in the EIR would normally be undertaken and apply to the Project, in this particular case there are no such applicable mitigation measures required to be undertaken. Therefore, pursuant to CEQA Guidelines Section 15183, no further analysis is required, and this Project is subject to an exemption pursuant to Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183.



Signature

Jesus R. Orozco	Community Development DIrector
Printed Name	Title

Resolution No. 2022-07

A RESOLUTION OF THE CITY OF KERMAN PLANNING COMMISSION RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 2022-01, APN: 023-220-78S, AND A NOTICE OF EXEMPTION TO THE CITY OF KERMAN CITY COUNCIL

WHEREAS, a tentative parcel map application has been filed by Shakti Land Investments LLC for the division of an approximate 5.41-acre parcel of land into five (5) parcels, located at the southeast area of Whitesbridge Road (SR180), approximately 750 feet east of the S Vineland Ave.; and

WHEREAS, City staff has conducted necessary investigations to assure the proposed division of land would be consistent with the goals and policies of the City's General Plan, Subdivision Ordinance, and the State Subdivision Map Act; and

WHEREAS, City staff determined no further environmental review is required because the project is exempt from CEQA review as a project consistent with a community plan, general plan, or zoning policies for which an EIR was prepared, meeting the requirements of this exemption commonly referred to as the "community plan exemption" governed by the CEQA statute at Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183.; and

WHEREAS, City staff has prepared a Notice of Exemption for TPM 2022-01 for consideration and adoption; and

WHEREAS, a written report was prepared by staff which included a recommendation for approval of this Tentative Parcel Map subject to conditions attached herein as Exhibit 'A'; and

WHEREAS, a public notice was circulated to adjacent properties and published in the local newspaper as required by law, and a public hearing was duly held on Monday, October 10, 2022; and

WHEREAS, after a public hearing and consideration of all the evidence before it, the Planning Commission now desires to recommend approval of Tentative Parcel Map 2022-01 to the City of Kerman City Council.

NOW, THEREFORE, the City of Kerman Planning Commission does resolve as follows:

1. CEQA: The Planning Commission finds that the project is exempt from CEQA review as a project consistent with a community plan, general plan, or zoning policies for which an EIR was prepared, meeting the requirements of this exemption commonly referred to as the "community plan exemption" governed by the CEQA statute at Public Resources Code Section 21083.3 and by CEQA Guidelines Section 15183.

   (a) The Planning Commission recommends the adoption of the Notice of Exemption for TPM 2022-01.

2. Findings: The Planning Commission finds that all findings required for approval of Tentative Parcel Map 2022-01 can be made, including those required by the City of Kerman Municipal Code Section 16.16.030:

(a) The proposed map is consistent with the applicable General Plan, Subdivision Ordinance, Specific Plan, and the Subdivision Map Act.

The procedural requirements of the Map Act are being followed and all parcels comply with the Kerman applicable general plan and engineering and zoning standards pertaining to grading, drainage, utility connections, lot size, and density. There is no applicable specific plan governing the site.

(b) The design or improvement of the proposed land division is consistent with the applicable general plan and specific plans.

The parcel map is consistent with the Kerman General Plan – the proposed parcels comply with minimum lot size standards for commercial uses consistent with the General Plan and Zoning Ordinance. There is no applicable specific plan governing the site.

(c) That the site is physically suitable for the proposed type of development.

The parcel map will create five (5) parcels that have adequate land area to support various commercial land uses with standard setbacks and ample useable space. As depicted in Exhibit 'B', the parcels will range from .68 acres to 1.62 acres. Any subsequent development would be required to be consistent with the General Plan, zoning ordinance, and this parcel map. There are no unusual conditions that would render the site physically unsuitable for such subsequent commercial development.

(d) That the site is physically suitable for the proposed density of development.

The parcel map will create five (5) parcels, adequate land area to support various commercial uses with standard setbacks and ample useable space As depicted in Exhibit 'B', each parcel will range from .68 acres to 1.62 acres. Any subsequent commercial development would be required to be consistent with the General Plan's goals and policies, the zoning ordinance, and this parcel map. Such consistency would likewise require consistency with setbacks, height, floor area ratio (FAR) requirements, and other requirements that would ensure the suitable density of development,

(e) The design of the parcels or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat.

The project site is not located in a sensitive environment but rather in an area surrounded by developed residential land and other general commercial land uses. This division of land does not propose the development of structures and anticipated physical changes to the site would include minimal improvements to facilitate future commercial development. Further, any future physical improvements subject to discretionary approval on the project site would be subject to a separate environmental review on a project-and-site-specific basis, in accordance with the provisions of CEQA and applicable CEQA Guidelines. Therefore, the proposed creation of five (5) new parcels would not result in a substantial adverse effect on special status species, riparian or other natural habitats, wetlands, movement of migratory fish or wildlife species, or conflict with any local, regional, or state preservation or conservation plans as analyzed in the General Plan EIR.

(f) The design of the land division or the type of improvements being required is not likely to cause serious public health problems.

The parcels created will comply with all applicable sanitary sewer, water service, and stormwater runoff requirements, as well as other similar environmental and life safety regulations and standards. Thus, the project is not likely to cause serious public health problems.

(g) The design of the parcels or the type of improvements will not conflict with easements acquired by the public-at-large for access through or use of property within the proposed subdivision.

There are no public easements that currently encumber the property to be parceled, and all modifications made to the existing public improvements fronting the parcels upon the development of the properties will be required to comply with current City standards.

(h) The proposed design provides, to the extent feasible, for future passive or natural heating or cooling opportunities for the subdivision pursuant to Government Code Section 66473.1.

This parcel map is not a subdivision that is contemplated by Government Code Section 66473.1. Additionally, current and future construction will be required to comply with regulations related to passive natural heating or cooling opportunities. The design of the proposed parcel map does not inhibit such use.

In conclusion, the Planning Commission, after considering all evidence presented, finds that approval of Tentative Parcel Map 2022-01 will promote the orderly growth and development of the City.

3. Recommendation of Approval of Tentative Parcel Map: Given the foregoing, the Planning Commission recommends the City Council approve Tentative Parcel Map 2022-01, subject to the conditions of approval attached hereto as Exhibit 'A'.

4. Effective Date of Resolution: This Resolution shall be effective immediately.

The foregoing resolution was introduced, passed, and adopted upon a motion of Commissioner Molloy, second by Commissioner Bishop, at a meeting of the Planning Commission held on the 10th day of October 2022, by the following roll call vote:

AYES: Jones, Brandy, Bishop, Felker, Nunez, Villar, Molloy
NOES: None
ABSTAIN: None
ABSENT: None

Charles H. Jones, Chairperson
Planning Commission

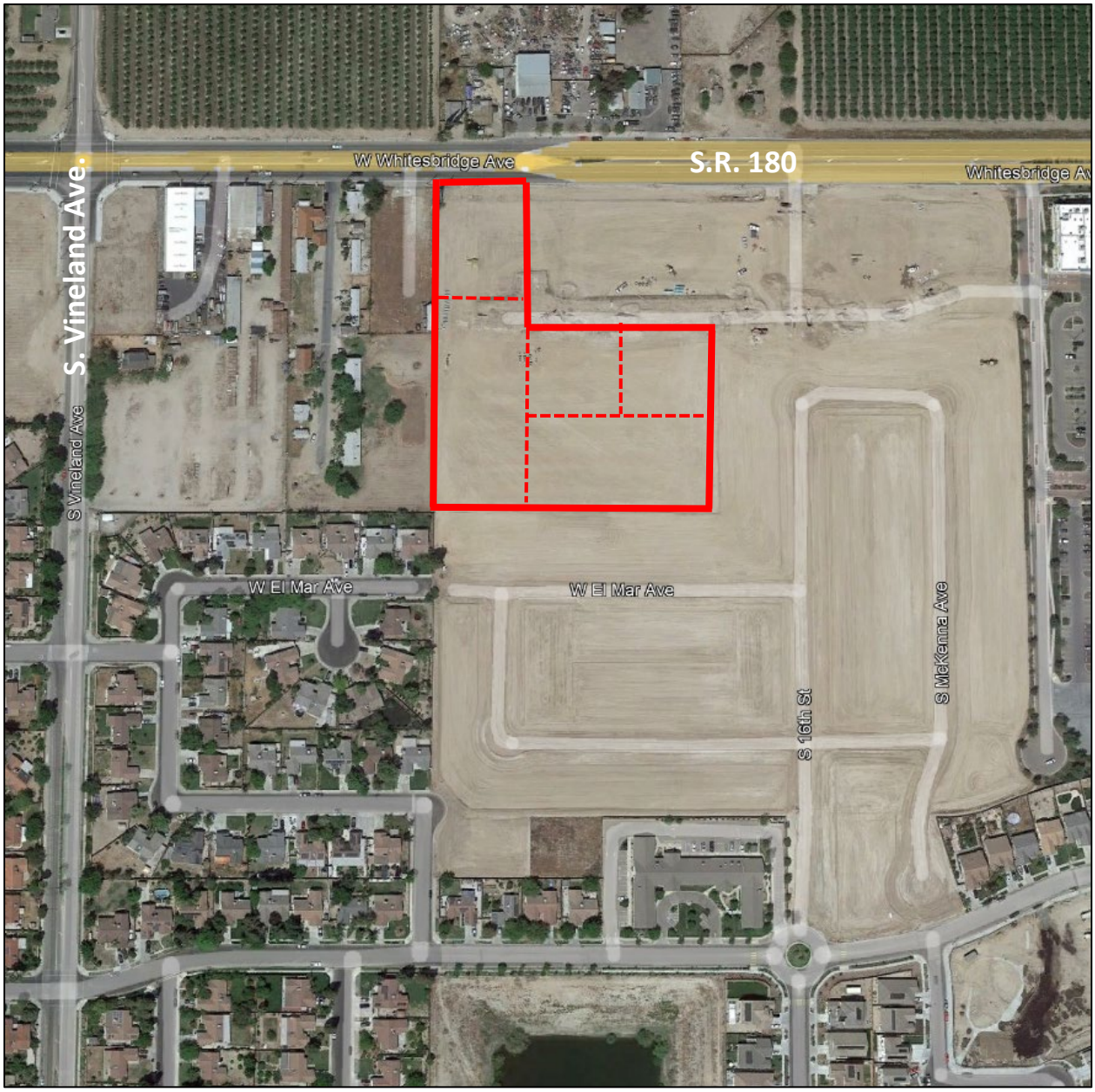
Attest:

Jesus R Orozco
Planning Commission Secretary

TPM 2(
Shakti Land Development

Attachment 'D'

Aerial View



***Not to scale**

STAFF REPORT

MEETING DATE: November 9, 2022

PRESENTER: Josefina Alvarez, Interim Finance Director

SUBJECT: User and Regulatory Fee Study Outcomes and Recommendations

RECOMMENDATION: Council Consider the following:

1. Receive Report and Recommend Fee Increases and Provide feedback regarding presentation of study findings and initial recommendations.
2. Direct staff to schedule a public hearing to formally consider fee adjustments.

EXECUTIVE SUMMARY:

The last study to update the City's Master Fee Schedule was conducted in 2008, and since 2013 the City of Kerman has not followed a comprehensive Allocated Business Cost (ABC) methodology.

The item provides findings and initial recommendations from the recently completed user and regulatory fee study. The study, commenced in FY 2021/22, with support from ClearSource Financial Consulting (ClearSource), provides an up-to-date analysis of the City's current costs of providing fee-related services. This information can be used by the City Council as it considers potential updates to fees.

BACKGROUND

User and regulatory fees are set at the direction of the City Council at the conclusion of a public hearing to consider adoption of any new fees or fee increases.

The services for which a city imposes a user or regulatory fee typically derive from an individual person or entity's action, request, or behavior. Therefore, except in cases where there is an overwhelming public benefit generated by a city's involvement in the individual action, a fee for service ensures that the individual bears most, if not all, of the cost incurred by the City to provide that service. When a fee targets "100% or full cost recovery," the individual is bearing the entirety of the cost. When a fee targets less than full cost recovery, another City revenue source – in most cases, the General Fund – subsidizes the individualized activity.

The proposed fees are intended to comply with applicable federal, state, and local laws including providing confirmation that the proposed fees and charges are not a tax as defined in Article 13C of the California Constitution and that the proposed fees are no more than necessary to cover the reasonable costs of the City's activities and services addressed in the fees. Additionally, the manner in which the costs are allocated to a payor bear a fair and reasonable relationship to the payor's burdens on, or benefits received from the activities and services provided by the City.

Industry best practice and California statute are in harmony: User and regulatory fees should be set

according to the estimated reasonable cost of service and should bear a fair and reasonable relationship to the payer's burdens on, or benefits received from the activities and/or services provided by the City. Additionally, ongoing review and adjustment of fees provides multiple benefits, including:

- Increasing the availability of General Fund revenues to be used for services and activities available to all residents and businesses, such as public safety services.
- Keeping pace with general cost inflation.
- Avoiding fee spikes that are more likely to occur when municipalities leave fees unchanged for a multi-year period.
- Providing fee payers, city staff, and city policymakers with a pattern of consistency that provides information for forecasting and decision-making purposes.
- Helps meet fee-payer service level expectations by collecting fees to fund the existing level of services provided.
- Encouraging generational equity among fee payers by avoiding long-term stagnation of fees followed by significant fee increases.

Fee Categories that Were Examined in this Study

This study specifically examined fee categories including, but not limited to:

- **Administration and Finance Fees** – Fees for licensing and administrative services.
- **Building Fees** – Building plan review, permitting, and inspection for construction.
- **Code Enforcement Fees** – Discrete activities to encourage compliance with the City's Municipal Code.
- **Land Development Engineering Fees** – Engineering/land development plan review and inspection.
- **Planning Fees** – Development review/current planning, other community permitting, and miscellaneous labor.
- **Police Fees** – Specialized response, community permitting, public safety, and miscellaneous labor.
- **Public Works Fees** – Encroachments review, permitting and inspection, operations and infrastructure services, community permitting, and miscellaneous labor.
- **Recreation and Community Services Facility Rental Fees** – Services include program participation and reserved facility use.

Items Not Examined in this Study

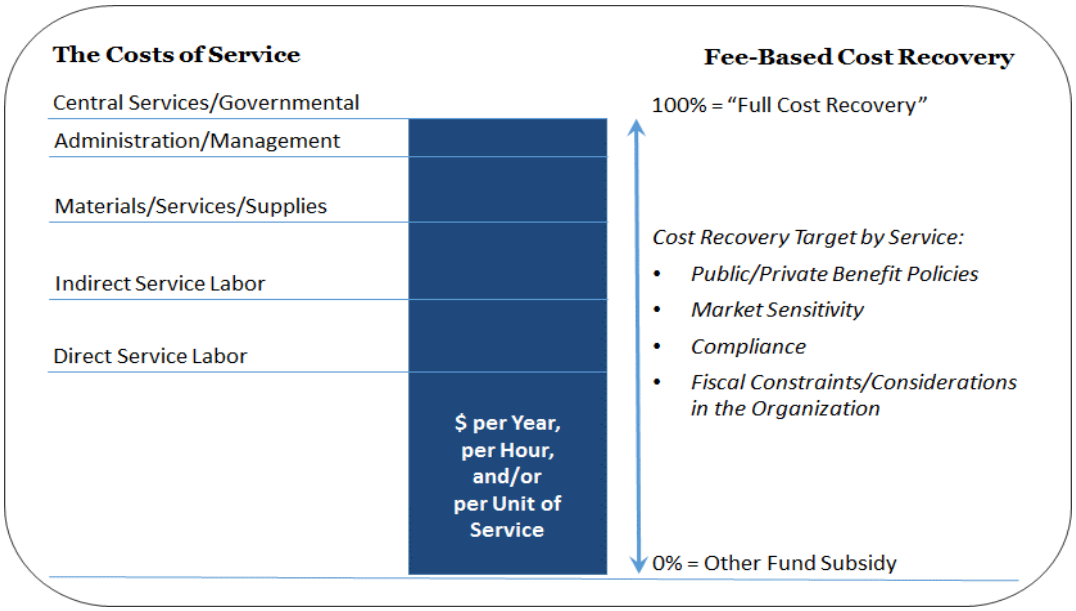
This study specifically excluded examination of the following:

- Development Impact Fees
- Taxes and Assessments
- Fines or Penalties
- Franchise Fees

- Utility Rates and Services Charges

These items are subject to different approval thresholds or are not subject to the same cost of service limitations as the fees examined as part of this study. Consequently, they are specifically excluded from the scope of this study.

Nearly every service for which a fee is imposed can be illustrated as follows, contrasting the components of the full cost of service, which is the maximum fee amount justified, against the local agency's goals for cost recovery:



Based on the consultant's experience working with municipalities throughout California, most fee-paying stakeholders and city councilmembers accept high cost recovery targets for development-related fees as long as:

- The elements of the cost of service and assumptions are clearly communicated.
- The city clearly communicates that only eligible costs are included in fees.

Primary Outcomes

During the course of study, information and analysis was generated and is discussed substantively throughout the attached User and Regulatory Fee Study Report its technical appendices. However, summarized in the following findings statements by broad fee category, are outcomes and proposals of particular interest to City policymakers.

Administration and Finance Fees

- Adjust Business License Application Review Fees, segregated into two primary categories:
  - Businesses with Physical Location in City Limits including Home Occupations
  - Business Located Outside City Limits
- Minor Recalibration to Various Finance Fees (i.e., changes of $10 or less)

- Modify Business License Late Fee for Ease of Administration. Current Late Fee is Difficult to Administer and Escalates Rapidly:
    - Current fee is: 10% late fee after 30 days, additional 5% added every 10 days after the license becomes delinquent
    - Proposed fee is: 10% per month

Animal Licensing and Regulation Fees

- Adjust Dog License Fees and Remain Compliant with State Requirements for License fees for Non-Spayed / non-Neutered animals
- Scale impound fees to encourage responsible animal ownership. Example:
    - First Impound: $25
    - Second Impound: $50
    - Third and Subsequent Impounds: $75
- Animal regulation will continue be a primarily tax-funded public safety service

Building Fees

- Restructure fees to enhance correlation between services provided and fees collected
- Established fixed fees for the City's most commonly requested minor permits.
- Fee schedule will allow applicants to easily estimate permit fees and works well for online permitting scenarios
- Proposed fees scale to reflect project magnitude and complexity
- Full cost recovery is targeted for most fees. Less than full cost recovery targeted for minor residential permits:
    - Residential HVAC Change-Out
    - Residential Water Heater Change-Out
    - Residential Re-Roof

Code Enforcement Fees

- Develop Fee Schedule that Allows the City to recover portion of Code Enforcement costs (Example Below)
    - Inspection / Re-Inspection
        - First Inspection – No Charge
        - Second Inspection to Verify Violation Corrected – No Charge
        - Each Additional Inspection - $70
- Fees are intended to encourage property owner compliance with Municipal Code

Land Development Engineering Fees

- Recalibrate fees and deposits to target full cost recovery of contract Engineer support for private development related review such as:
    - Grading Plan Review
    - Improvement Plan Review
        - Streets
        - Sidewalks
        - Storm drain, etc.

Planning Fees

- Planning is a detailed process - projects may take a significant amount of resources over a multi-month and potentially multi-year timeframe, depending on project complexity and magnitude.
- Current cost recovery for Planning services varies widely
    - Current fees result in very low cost recovery for some services (e.g., 10% cost recovery)
    - Current fees result in full cost recovery for some services (e.g., large environmental review targets 100% cost recovery)
- Fees are proposed to be adjusted to establish more consistent cost recovery
    - 25% Cost Recovery for Appeals
    - 50% Cost Recovery for Minor Reviews, Administrative Projects
    - 75% Cost Recovery for More Complex Projects, Projects Requiring Planning Commission Review, Subdivision Review, etc.
    - 100% Cost Recovery for Large Scale Projects and CEQA Reviews

Police Fees

- Police Services are Almost Entirely Tax Funded
- Some fees are collected for discrete services provided. For these services the study recalibrates and proposes to establish fees to recover portion of cost of service.
- Establish fees that allow for Recovery as needed for:
    - Recurring False Alarm Response to Same Address
    - Recurring Noise Disturbance to Same Address
    - DUI-Related Collision Cost Recovery
    - Special Requests for Police Services (e.g., outside event support)

Public Works Fees

- Public Works Monitors Requests for Encroachment in the City Right-of-Way (e.g., utility work)
    - Current encroachment permit fee is $59
    - Fee does not scale to well to reflect service provided
- Restructure fees to enhance correlation between services provided and fees collected
- Proposed fees scale to allow for lower fees for less complex projects and higher fees for more complex projects

Recreation and Facility Rental Fees

- Community Services and Recreation Departments throughout the State are facing significant challenges.
    - Multi-year modification of services due to COVID-19
    - Increases in labor, benefit, utility costs, services and supplies, and insurance related costs
    - Providing access to facilities and programs that are safe to use and align to community standards (health and safety).
    - Minimum wage increases over the last several years = 25% increase since 2019
- Fees are generally proposed to be adjusted by approximately 10%. Proposed change aligns to recent regional cost inflation

Fee Comparison Information

Similar fees are collected by communities throughout the region and the State. The proposed fee amounts do not exceed the City's cost of service and are in-range of amounts charged by other jurisdictions.

FISCAL IMPACT

Additional revenues expected from the Proposed Master Fee Schedule are intended to offset the cost of providing existing services associated with those fee-related regulatory functions and other programs. Additional fee revenue is not intended to fund new services.

Fairly allocating costs to the services provided and recovering some, or all, of these costs from service recipients creates value and predictability for City customers and reimburses the City for services provided to a single party, as compared to the public at large. Collecting fees for services:

- Increases the availability of General Fund revenues to be used for services and activities available to all residents and businesses, such as public safety and public works services.
- Helps meet fee-payer service level expectations by collecting fees to fund the existing level of services provided.

Attachments:

A. Draft Comprehensive Citywide User and Regulatory Fee Study
B. Draft Schedule of User and Regulatory Fees

CITY OF KERMAN

OCTOBER 2022

COMPREHENSIVE CITYWIDE USER AND REGULATORY FEE STUDY

DRAFT

clear source
FINANCIAL CONSULTING

CONTENTS

REPORTING

1	TRANSMITTAL
2	EXECUTIVE SUMMARY | Overall Findings
10	PROJECT ORIENTATION | Scope, Guidance, Methods

APPENDICES

A	DRAFT OF PROPOSED FEE SCHEDULE FOR CITY COUNCIL REVIEW
B	COST OF SERVICE ANALYSIS
C	SCHEDULE OF CURRENT FEES AND SAMPLE PROPOSED FEES

DRAFT

October 2022

CITY OF KERMAN
Attn: Josefina Alvarez, Interim Finance Director
850 S. Madera Avenue
Kerman, California 93630

USER AND REGULATORY FEE STUDY

Dear Ms. Alvarez:

ClearSource Financial Consulting submits the following report describing the findings of our preparation of a User and Regulatory Fee Study for the City of Kerman.

Please refer to the Executive Summary for the key findings of the analysis and estimated impacts to City funds. The balance of the report and its appendices provide the necessary documentation to support those outcomes.

Thank you for the opportunity to serve the City on this topic. We are happy to continue discussion on this study as the need arises or consult with you on additional topics.

Sincerely,

TERRY MADSEN, PRESIDENT | CLEARSOURCE FINANCIAL CONSULTING
PHONE: 831.288.0608
EMAIL: TMADSEN@CLEARSOURCEFINANCIAL.COM

DRAFT

EXECUTIVE SUMMARY

STUDY OVERVIEW

The City of Kerman has completed a **User and Regulatory Fee Study**. California cities regularly conduct these studies to justify fee amounts imposed and to optimize the overall portfolio of revenues available to the municipality to fund its services.

Industry practice and fiscal conditions in the state have led most cities to link cost recovery for services of individual action, cause, or benefit to that same individual through user fee revenue, relieving the agency's general revenues as much as possible for use toward services of broader community benefit.

USER AND REGULATORY FEES

Cities derive annual revenue from a number of sources. These include, but are not limited to, property taxes, sales taxes, license fees, franchise fees, fines, rents, and user and regulatory fees. **User and regulatory fees are intended to cover all, or a portion of, the costs incurred by the City for providing fee-related services and activities that are not otherwise provided to those not paying the fee.**

California law provides guidance regarding the amounts the City may charge for fee-related services and activities. Specifically, in order to avoid being considered taxes, the **fees charged shall not exceed the estimated reasonable cost of providing the services**, activities, or materials for which fees are charged.

At its conclusion, this study proposes for City Council review and consideration at public hearing a new **Schedule of User Fees and Charges** for adoption and continued update in subsequent years.

COST RECOVERY POLICY AND PRACTICE

Recovering the costs of providing fee-related services directly influences the City's fiscal health and increases the City's ability to meet the service level expectations of fee payers.

The services for which the City imposes a user or regulatory fee typically derive from an individual person or entity's action, request, or behavior. Therefore, except in cases where there is an overwhelming public benefit generated by the City's involvement in the individual action, **a fee for service ensures that the individual bears most, if not all, of the cost incurred by the City to provide that service**. When a fee targets "100% or full cost recovery," the individual is bearing the entirety of the cost. When a fee targets less than full cost recovery, another City revenue source – in most cases, the General Fund – subsidizes the individualized activity.

Generally, **fees for service are targeted to full cost recovery, inclusive of operating, direct, indirect, and capital costs, except in cases where the City Council cites a public interest in lower fees**. The City may also be influenced by market conditions, comparing to municipalities of similar size and service profile.

Exhibit 1 illustrates some common factors that may influence cost recovery decisions directed by City policymakers.

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EXECUTIVE SUMMARY

EXHIBIT 1 | ILLUSTRATION OF COST RECOVERY SCENARIOS

COST RECOVERY THRESHOLD	CHARACTERISTIC OF THE SERVICE / ACTION
"NONE" No Recovery of the Costs of Service	• Acute interest in protecting: – Public safety – Integrity of City infrastructure, assets, and operations – Vulnerable populations • Collection of fees is not feasible or cost-effective
"LOW" Up to 50% of the Full Cost of Service	• The broader public benefits greatly from the individual service provided • Larger fee amounts may discourage compliance with City requirements • Market sensitivities may negatively impact demand for services deemed important to the character of the community • City policy directs an influence on fee amounts for: – Concern for low-income participation – Concern for specific sectors, such as owner-occupied residences or small business – Priority for resident participation, versus non-resident
"MODERATE" Greater than 50% of the Full Cost of Service	• While the individual benefits greatly from service provided, public benefit or public interest in compliance/participation is present • Factors described in lower thresholds retain some influence • Though service benefits the individual to a high degree, fee levels should be sensitive to the encouragement of current City initiatives
"FULL" 100% of the Full Cost of Service	• Service benefits the individual to a great degree • Service is highly regulatory • Fee amounts do not materially impact compliance or demand • Fee amounts for comparable service are in line with other regional communities
"PENALTY" Greater than Full Cost	• Must be a fine/penalty for non-compliance with City code

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FINDINGS AND PROPOSED ACTION

During the course of study, information and analysis was generated and is discussed substantively throughout this report and its technical appendices. However, summarized in the following findings statements by broad fee category, are outcomes and proposals of particular interest to City policymakers.

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  - Minimum wage increases over the last several years = 25% increase since 2019
- Fees are generally proposed to be adjusted by approximately 10%. Proposed change aligns to recent regional cost inflation

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Additional revenues expected from the Proposed Master Fee Schedule are intended to offset the cost of providing existing services associated with those fee-related regulatory functions and other programs. Additional fee revenue is not intended to fund new services.

Fairly allocating costs to the services provided and recovering some, or all, of these costs from service recipients creates value and predictability for City customers and reimburses the City for services provided to a single party, as compared to the public at large. Collecting fees for services:

- Increases the availability of General Fund revenues to be used for services and activities available to all residents and businesses, such as public safety and public works services.
- Helps meet fee-payer service level expectations by collecting fees to fund the existing level of services provided.

Please continue to the following technical report and appendices for further discussion of this Comprehensive User Fee Study.

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SCOPE OF STUDY

The City of Kerman has completed a **User and Regulatory Fee Study**, which represents an external review of prevailing practices and development of a new **Schedule of User Fees and Charges**. ClearSource Financial Consulting has prepared this analysis during Fiscal Years 2021/22 and 2022/23 and will be available to answer questions as the City proceeds in implementing findings as it chooses.

Key tasks expected by the City from this study included the following:

- Review eligible fee-related services citywide to establish the reasonable relationship between current fees for service and the underlying costs of service.
- Calculate the full cost of service, including estimated citywide overhead costs.
- Recommend fees to be charged for each service.
- Recommend cost recovery strategies and best practices in setting fees, while considering the complexities and demands of responsible programs or departments.
- Identify underlying billable rates for cost recovery opportunities and as the basis for user fees.
- Maintain a thoroughly documented analysis to ensure compliance with Proposition 26, and other statutes, as applicable.

DIRECT SERVICES UNDER REVIEW

Fee Categories

City fees under review in this project focused on direct services eligible for user fee methodology, as listed in the City's published fee schedules. Additionally, the project was tasked with identifying any relevant additions for services performed without a fee or for under-quantified or ineffectively structured fees. Current services shown in the City's various prevailing fee schedules and addressed in this study are summarized as follows:

- **Administration and Finance** – Records management, licensing, and billing activities.
- **Building** – Building plan review, permitting, and inspection for construction and sub-trades.
- **Code Enforcement** – Discrete activities to encourage compliance with the City's Municipal Code.
- **Land Development Engineering** – Services include engineering/land development plan review and inspection.
- **Planning** – Services include development review/current planning, other community permitting, and miscellaneous labor.

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- **Police** – Services include specialized response, community permitting, public safety, and miscellaneous labor.
- **Public Works** – Encroachments review, permitting and inspection, operations and infrastructure services, community permitting, and miscellaneous labor.
- **Recreation and Community Services Facility Rental Fees** – Services include program participation and reserved facility use.

REASON FOR STUDY

Cities derive annual revenue from a number of sources. These include, but are not limited to, property taxes, sales taxes, franchise fees, fines, rents, and user and regulatory fees. User and regulatory fees are intended to cover all, or a portion of, the costs incurred by a city for providing fee-related services and activities that are not otherwise provided to those not paying the fee.

California cities regularly conduct fee studies to justify fee amounts imposed and to optimize the overall body of revenues available to the municipality to fund its services. Widespread industry practice and fiscal conditions in the state have led most cities to link cost recovery for services of individual action, cause, or benefit to that individual through user fee revenue, relieving the agency's general revenues for services of broader community benefit.

PREVAILING GUIDANCE

The objectives of this study, the methodology used to complete the study, and the formulation of outcomes and recommendations for future consideration were significantly influenced by Article 13C of the California Constitution and Section 66014 of the California Government Code.

Article 13C states that the local government bears the burden of proving by a preponderance of the evidence that a levy, charge, or other exaction is not a tax, that the amount is no more than necessary to cover the reasonable costs of the governmental activity, and that the manner in which those costs are allocated to a payer bear a fair or reasonable relationship to the payer's burdens on, or benefits received from, the governmental activity. Additionally, Article 13C identifies the following as items that are not defined as taxes:

- A charge imposed for a specific benefit conferred or privilege granted directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of conferring the benefit or granting the privilege.
- A charge imposed for a specific government service or product provided directly to the payer that is not provided to those not charged, and which does not exceed the reasonable costs to the local government of providing the service or product.

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- A charge imposed for the reasonable regulatory costs to a local government for issuing licenses and permits, performing investigations, inspections, and audits, enforcing agricultural marketing orders, and the administrative enforcement and adjudication thereof.
- A charge imposed for entrance to or use of local government property, or the purchase, rental, or lease of local government property.
- A fine, penalty, or other monetary charge imposed by the judicial branch of government or a local government, as a result of a violation of law.
- A charge imposed as a condition of property development.
- Assessments and property-related fees imposed in accordance with the provisions of Article XIII D.

Section 66014(a) of the California Government Code includes the following, "Notwithstanding any other provision of law, when a local agency charges fees for zoning variances; zoning changes; use permits; building inspections; building permits; …the processing of maps under the provisions of the Subdivision Map Act…; or planning services…; those fees may not exceed the estimated reasonable cost of providing the service for which the fee is charged, unless a question regarding the amount of the fee charged in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.

The outcomes and recommendations of the study are intended to comply with applicable federal, state, and local laws including providing confirmation that the proposed fees ("charges") recommended as a result of this study are not taxes as defined in Article 13C of the California Constitution and that the proposed fees are no more than necessary to the cover the reasonable costs of the City's activities and services addressed in the fees. Additionally, this report is intended to show that the manner in which the costs are allocated to a payer bear a fair and reasonable relationship to the payer's burdens on, or benefits received from the activities and services provided by the City.

METHODOLOGY AND DATA SOURCES

This study calculated the estimated reasonable cost of providing various fee-related services across the City organization. Generally, the estimated reasonable cost of providing the fee-related services and activities examined in this study can be calculated as the product of the composite fully-burdened hourly labor rate of the division responsible for providing services and the estimated labor time required to process a typical request for service.

The composite fully-burdened hourly rates calculated in this study are based on the estimated annual hours spent providing fee related services, and estimated labor, services and supplies, and citywide overhead expenditures, sourced as follows:

- Estimated annual hours spent providing fee related services were developed based on interviews with City staff and are in-line with typical direct service ratios experienced by the consultant via studies of similar municipalities throughout California.

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- Labor expenditures for in-house personnel were based on budgeted salary and benefits expenditures.
- Contract service personnel and other services and supplies related costs were based on Fiscal Year 2022/23 adopted budgets.
- Citywide overhead cost allocations were developed to assign a reasonable share of central service support to the City's direct service units.
- Estimated labor times were developed based on responses from the staff primarily responsible for the provision of services examined in the study. Commonly used industry data also aided in the development of time estimates and proposed fee structures.

Once cost of service levels are identified, the City may use this information to inform targeted cost recovery from fees. Fees set at the cost of service target full cost recovery. Fees set at any amount less than the cost of service target less than full cost recovery.

An illustration of the methods used in this analysis is shown in **Exhibit 2.**

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PROJECT ORIENTATION

EXHIBIT 2 | STEPS IN ANALYZING COSTS OF SERVICE AND USER FEES

COST OF SERVICE ANALYSIS | Process and Methods

1 | ANNUAL LABOR TIME

- Identify annual hours spent providing fee services for each participating division
- Information is developed and tested using a combination of interviews, questionnaires, historical project information, and historical revenue information

2 | ANNUAL EXPENDITURES

- Identify annual cost of providing fee services for each participating division
- Information is developed and tested using a combination of information found in the City's adopted budget, expenditure history, and the overhead cost plan.

3 | FULLY BURDENED HOURLY RATES

- Calculate the estimated fully burdened hourly rate using information from Steps 1 and 2

Annual Cost ÷ Annual Hours = Hourly Rate

4 | SERVICE/ACTIVITY LABOR TIME

- Estimate labor time required to process individual request for service
- Information is developed and tested using a combination of interviews, questionnaires, commonly used measures, and information developed in Step 1

5 | UNIT COST OF SERVICE

- Calculate the estimated cost of service using information from Steps 3 and 4

Hourly Rate x Labor Hours = Unit Cost of Service

6 | CURRENT COST RECOVERY

- Calculate current cost recovery level for a specific service

Current Fee ÷ Unit Cost of Service = Current Cost Recovery

7 | TARGETED COST RECOVERY

- Use laws, industry standards, goals and policies, and historical trends to determine targeted cost recovery

Proposed Fee ÷ Unit Cost of Service = Targeted Cost Recovery

8 | TEST FOR REASONABLENESS

- Test to confirm forecast revenue from fees will not exceed program costs
- Use historical permit volume and proposed fees to forecast anticipated revenue from fees
- Forecasted revenues should not exceed program costs

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CONSIDERATIONS FOR IMPLEMENTATION

If the City decides to adopt or otherwise utilize outcomes generated through this study, it should:

- **Update Systems for Fee Outcomes** – Ensure that City staff begin using updated fees and associated outcomes once the updated schedule of fees becomes effective. Values should be included in all official fee schedules used throughout the City (e.g., departmental pamphlets, counter schedules, and online information). Additionally, ensure collections processes are updated, which may include coding in billing systems and training for personnel who handle fees directly with the public.
- **Actively Monitor the Use of Fees** – In order to recover accurate and eligible amounts expected, the City should be diligent about tracking time to projects for time and materials billings and ensuring fees are applied in the correct amount and using the correct and intended basis for fixed fee billings.
- **Monitor Feedback and Permit Statistics** – Monitor permit and application volume and applicant feedback to determine if fee modifications are resulting in any unanticipated changes in project frequency and to increase the level of detail available for revenue forecasting.
- **Annually Review and Adjust Fee Values** – In order to generally maintain pace with regional cost inflation and/or the City's salary cost inflation, the City should adjust its fees on an annual basis. A commonly used, reasonable inflation index is the annual change in the all-urban Consumer Price Index (CPI) representative of the region.
- **Periodically Perform Comprehensive Analysis** – A comprehensive fee study should be conducted periodically (e.g., every three to five years) to ensure fee levels remain at or below legal limits and are consistent with evolving service practices and local conditions.

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APPENDIX A

DRAFT OF PROPOSED FEE SCHEDULE FOR CITY COUNCIL REVIEW

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Schedule of User and Regulatory Fees

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Table of Contents

Note: This Fee Schedule does not include all fees, rates, or charges that may be imposed by the City. Examples of excluded items include, but are not limited to,development impact fees, utility rates, and punitive fines and penalties.

FEE SCHEDULE	PAGE
Administrative Fees - City Clerk and Document Reproduction Fees	1
Administrative Fees - Finance Fees and Business License Tax	2
Animal Licensing and Regulation Fees	5
Building Fees	6
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Engineering - Grading Plan Review Fees	15
Engineering - Improvement Plan Review Fees	16
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Recreation / Community Services - Kerman Community Center Rental Rates and Charges	29

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City of Kerman

ADMINISTRATIVE FEES -CITY CLERK AND DOCUMENT REPRODUCTION FEES

	Description	Fee	Charge Basis	Note
1	Hardcopy Records Request			
	a) Black and White Copy - up to 8.5 x 14	$0.10	per single sided page	
	b) Black and White Copy - 11 x 17	$0.15	per single sided page	
	c) Color Copy - up to 8.5 x 14	$0.20	per single sided page	
	d) Color Copy - 11 x 17	$0.25	per single sided page	
	e) Oversized Sheets (Plans/Maps)	$3.00	per single sided page	
2	Digital Media - Copies on City Supplied Device	$10	per device	
3	Outside Printing / Preparation Services	Actual Cost		
4	Postage	Actual Cost		
5	Fax Fee	$1	per page	
6	Candidate Nomination Filing Fee	$25		
7	Requests Requiring Special Programming or Formatting	Actual hourly rate plus cost of digital devices		[a]

[a] This fee applies to the creation of a new document or information not normally prepared, owned, used or retained by the City as part of the conduct of the Public's business. Fee also includes cost of any digital devices used to provide requested information.

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ADMINISTRATIVE FEES - FINANCE FEES AND BUSINESS LICENSE TAX

	Description	Fee	Charge Basis	Note
1	Business License Application Review Fee			
	a) Physical Location within City Limits (Including Home Occupation)	$150	Each	
	b) Business Located Outside City Limits and Contractors without Physical Location within City Limits	$75	Each	
2	Returned Check Fee; ACH/EFT Return/Error	$25	Each	
3	Charitable Solicitation Car Wash Permit Fee	$20	Each	[a]
4	Utility Proof of Residency / Credit Reference Letter	$10	Each	
5	Utility Billing Account History Report	$10	Each	
6	Fireworks Permit	$50	Per permit	
7	Yard Sale Permit Fee	$10	Per permit	

[a] Fee is refundable with documentation of approved costs.

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City of Kerman

ADMINISTRATIVE FEES - FINANCE FEES AND BUSINESS LICENSE TAX

	Description	Fee / Tax	Charge Basis	Note
	Business License Tax General			
1	Business License Tax			
	a) Sole Proprietorship with No Employees	$63.32		
	b) 1-5 Employees	$94.21		
	c) 6-10 Employees	$126.64		
	d) 11 or More Employee	$157.53		
	Business License Tax Specific			
2	A - Public Dance			
	a) without drinks or alcohol	$23.17	per day	
	b) with drinks or alcohol	$30.89	per day	
3	B - Real Estate Broker	$149.81	per year	
4	C - Card Tables, Card games, Cardroom			
	a) Business Permit	$789.19	per year	
	b) Employee			
	i) Initial Year	$308.88	per year	
	ii) Renewal	$77.22	per year	
5	D - Auction Sales	$631.66	per year	
6	E - Astrologer / Fortune Teller / Spiritualist / Hypnotist	$78.76	per day	
7	F - Circus			
	a) Acrobatic Performance	$63.32	per day	
	b) Jugglers / Magician / Rope Dancing	$15.44	per show, per day	
8	G - Carnival Rides / Games / Food & Beverage Stands (Harvest Festival)	$157.53	per day	
9	H - Special Event Permit without Full Time License	$6.18	per day	
10	I - Trained Animals	$35.52	per day	
11	J - Tent or Other Shows, Minstrels, Operatic or Concert Singers	$126.64	per day	
12	K - Merry go Round / Horses Ride	$23.17	per day	
13	L - Bankruptcy Stock	$1,261.77	per year	
14	M - Retail or Wholesale by Phone	$63.32	per year	
15	N - Itinerant Peddler, Solicitors and Photographers	$163.00	per quarter	
16	Mobile Food Vendors	$163.00	per quarter	
17	Apartments, Rental Housing, Multi-Family Housing, Mobile Home Parks - Four Units or More	$7.00	per unit, per year	

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City of Kerman

ADMINISTRATIVE FEES - FINANCE FEES AND BUSINESS LICENSE TAX

	Description	Fee / Tax	Charge Basis	Note
	Other			
18	State of California Fee (SB 1186)	$4.00	per license	[a]
19	Late Fee (% of license amount)	10%	per month	

[a] Amount established by State of California. In the case of discrepancies, State amount shall supersede this schedule.

Note: See City of Kerman Municipal Code for detailed description of license categories. License fees idenified in Sections A through M above shall, for each year after 1996, be increased by multiplying .8 times the Consumer Price Index ("CPI") for Los Angeles Urban Wage Earners and Clerical as determined on June 1st of the year just ended times the license fee for the year just ended.

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City of Kerman

ANIMAL LICENSING AND REGULATION FEES

	Description	Fee	Note
	Dog License Fees		
1	Spayed or Neutered Dog		
	a) One Year Option	$15	
	b) Two Year Option	$20	
	c) Three Year Option	$30	
2	Nonspayed or Unneutered Dog		
	a) One Year Option	$30	
	b) Two Year Option	$40	
	c) Three Year Option	$60	
3	Delinquent Penalty	$25	
4	Lost Tag Replacement	$5	
5	Service Dog License	$0	
	Impound Fees		
6	Licensed Animal		
	a) First Impound	$25	
	b) Second Impound	$50	
	c) Third Impound and Subsequent Impounds	$75	
7	Unlicensed Animal		
	a) First Impound	$50	
	b) Second Impound	$100	
	c) Third Impound and Subsequent Impounds	$150	
8	Dangerous Animals		
	a) First Impound	$100	
	b) Second Impound	$200	
	c) Third Impound and Subsequent Impounds	$300	
9	Impound Fine for Nonspayed or Unneutered Animal		
	a) First Impound	$35	[a]
	b) Second Impound	$50	[a]
	c) Third Impound and Subsequent Impounds	$100	[a]
10	Care and Feeding Per Day		
	a) Up to 100 lbs	$15	
	b) Over 100 lbs	$25	
	Owner Surrender Animals (Living or Dead)		
11	Delivered to Shelter	$25	
12	Picked Up by Animal Control	$50	

[a] Food and Agriculture Code Sections 30804.7 and 31751.7. These amounts are in addition to impound fees.

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City of Kerman

BUILDING FEES

A. Fees for Commonly Requested and Minor Miscellaneous Building Permit Types. Fees shown in this section (Section A.) include all applicable inspection, and plan review fees. Additional permit processing fees apply. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies.

	Description	Fee	Note
1	HVAC Change-Out - Residential	$80	
2	Water Heater Change-Out - Residential	$60	
3	Re-Roof - Residential	$120	
4	Line Repair - Sewer / Water / Gas	$122	
5	Service Panel Upgrade - Residential	$163	
6	Electric Vehicle Charger - Residential	$163	
7	Battery Backup Storage - Residential	$163	
8	Generator - Residential	$163	
9	Residential Solar Photovoltaic System - Solar Permit		
	a) 15kW or less	$285	[a]
	b) Above 15kW	$450 base fee, plus $15 per kW for each kW above 15kW	[a]
10	Commercial Solar Photovoltaic System - Solar Permit		
	a) 50kW or less	$1,000	[a]
	b) 50kW – 250kW	$1,000 base fee, plus $7 per kW for each kW above 50kW up to 250kW	[a]
	c) Above 250kW	$2,400 base fee, plus $5 per kW for each kW above 250 kW	[a]
11	Ground-Mount Solar - Residential		
	a) 15kW or less	$450	[a]
	b) Above 15kW	$450 base fee, plus $15 per kW for each kW above 15kW	[a]
12	Demolition - Residential Single Family	$163	
13	Demolition - Commercial	$326	
14	Temporary Power Pole	$122	
15	Swimming Pool/Spa - Residential	$571	
16	Swimming Pool/Spa Equipment Change-out Only - Residential	$163	
17	Swimming Pool Replaster - Residential	$163	
18	Voluntary Seismic Retrofit - Residential	$245	

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City of Kerman

BUILDING FEES

A. Fees for Commonly Requested and Minor Miscellaneous Building Permit Types. Fees shown in this section (Section A.) include all applicable inspection, and plan review fees. Additional permit processing fees apply. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies.

Description	Fee	Note
19 Retaining Wall		
a) Wall Under 4' in Height from Bottom of Footing	$326	
b) Wall Over 4' in Height from Bottom of Footing		
i) Up to 100 LF	$652	
ii) Each Additional 100 LF	$41	
20 CMU Wall		
a) Wall Under 6' in height	$326	
b) Wall Over 6' in height		
i) Up to 100 LF	$652	
ii) Each Additional 100 LF	$41	
21 Window / Sliding Glass Door - Retrofit / Repair / Replacement		
a) Up to 5	$163	
b) Over 5	See Permit Fee Table	

[a] Total fees shall not exceed amounts outlined in California Government Code 66015(a)(1).

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City of Kerman
BUILDING FEES

Determination of Valuation for Fee-Setting Purposes

● Project valuations for new construction shall be based on building valuation as printed and published by the International Code Council as of February of the most recent publishing, including adjustment for RS Means location factor.

● Project valuations for general construction such as tenant improvements, and remodels shall be based on the total value of all construction work, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official.

● Final building permit valuation shall be set by the Building Official. The final building permit valuation shall be set at an amount that allows the City to recover its costs of applicant plan check, permit and inspection activities.

Note: For construction projects with permit fees calculated using Sections B, C, D, or E, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

B. Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits

Total Valuation			Permit Fee				
$1	to	$2,000	$163.00				
$2,001	to	$25,000	$163.00	for the first $2,000	plus	$21.26	for each add'l $1,000 or fraction thereof, to and including $1,000
$25,001	to	$50,000	$652.00	for the first $25,000	plus	$13.04	for each add'l $1,000 or fraction thereof, to and including $1,000
$50,001	to	$100,000	$978.00	for the first $50,000	plus	$19.56	for each add'l $1,000 or fraction thereof, to and including $100,000
$100,001	to	$500,000	$1,956.00	for the first $100,000	plus	$6.52	for each add'l $1,000 or fraction thereof, to and including $500,000
$500,001	to	$1,000,000	$4,564.00	for the first $500,000	plus	$5.22	for each add'l $1,000 or fraction thereof, to and including $1,000,000
$1,000,001	and	up	$7,172.00	for the first $1,000,000	plus	$3.65	for each additional $1,000 or fraction thereof over $1,000,000

For permits for new construction, additions, tenant improvements or residential remodels requiring plumbing, electric, or mechanical review, the following percentages shall be added to the base permit fee

Plumbing inspection fees = Base permit fee x .10

Electrical inspection fees = Base permit fee x .10

Mechanical inspection fees = Base permit fee x .10

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City of Kerman

BUILDING FEES

C. Permit Fee for Stand-Alone Mechanical Permit

Total Valuation	Permit Fee				
Up to $2,000	$163.00				
$2,001 to $4,000	$163.00				
$4,001 to $10,000	$244.50	for the first $4,000	plus	$13.59	for each additional $1,000 or fraction thereof over $4,000
$10,000 and up	$326.00	for the first $10,000	plus	$5.43	for each additional $1,000 or fraction thereof over $10,000

D. Permit Fee for Stand-Alone Plumbing Permit

Total Valuation	Permit Fee				
Up to $2,000	$163.00				
$2,001 to $4,000	$163.00				
$4,001 to $10,000	$244.50	for the first $4,000	plus	$13.59	for each additional $1,000 or fraction thereof over $4,000
$10,000 and up	$326.00	for the first $10,000	plus	$5.43	for each additional $1,000 or fraction thereof over $10,000

E. Permit Fee for Stand-Alone Electrical Permit

Total Valuation	Permit Fee				
Up to $2,000	$163.00				
$2,001 to $4,000	$163.00				
$4,001 to $10,000	$244.50	for the first $4,000	plus	$13.59	for each additional $1,000 or fraction thereof over $4,000
$10,000 and up	$326.00	for the first $10,000	plus	$5.43	for each additional $1,000 or fraction thereof over $10,000

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City of Kerman

BUILDING FEES

F. Permit Fee for Stand-Alone or Combination Permits Not Identified Elsewhere in this Schedule

Note: For construction projects with permit fees calculated using Section F, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

Description	Fee	Charge Basis	Note
1 Stand-Alone or Combination Permit Fees (Alternative Calculation)			
a) One Inspection Required	$82	per permit	
b) Two Inspections Required	$163	per permit	
c) Three Inspections Required	$245	per permit	
d) Four Inspections Required	$326	per permit	
e) Each Additional Inspection	$82	per permit	

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City of Kerman

BUILDING FEES

G. Building Plan Review Fees

Description	Fee	Note
1 Building Plan Check Fees - Building		
a) Plan Review Fee, if applicable	75%	[a]
b) Expedited Plan Check (per hour, 2-hour minimum)	$196	
c) Revision Application Fee (per hour) (1-hour minimum)	$163	
d) Production Units / Lot Specific Units	20% of standard plan check fee	[b]
e) Alternate Methods and Materials Review (per hour)	$163	
f) Excess Plan Review Fee (3rd and subsequent) (per hour)	$163	
h) Deferred Plan Submittals (per hour, 2-hour minimum)	$163	
2 Building Plan Check Fees - Planning		
(Fees Only Applied to Projects Requiring Review)		
a) Alterations/Additions - Residential	$95	
b) New Construction - Single Family Residential	$189	
c) New Construction - 2-4 Residential Units	$189	
d) New Construction - 5+ Residential Units	$378	
e) New Construction - Non-Residential	$378	
f) Alterations/Additions - Non-Residential	$95	

When applicable, plan check fees shall be paid at the time of application for a building permit.
The plan checking fee is in addition to the building permit fee

[a] Includes initial plan check, plus two back checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time. Note: Flop plans are not considered identical plans.

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City of Kerman

BUILDING FEES

H. Other Fees

	Description	Fee	Note
1	Permit Processing Fee	$68	
4	Strong Motion Instrumentation (SMI) Fee Calculation		
	a) Residential	$0.50 or valuation x .00013	
	b) Commercial	$0.50 or valuation x .00028	
5	Building Standards (SB 1473) Fee Calculation (Valuation)		
	a) $1 - $25,000	$1	
	b) $25,001 - $50,000	$2	
	c) $50,001 - $75,000	$3	
	d) $75,001 - $100,000	$4	
	e) Each Add'l $25,000 or fraction thereof	Add $1	
6	Temporary Certificate of Occupancy (per 30 Days)	$245	
7	Permit Extension	$163	
8	Permit Reactivation Fee		
	a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	$163	
	b) Reactivation Fee - All Other Scenarios		
	i) Permit Expired Up to One Year	50% of Original Base Building Permit Fee	
	ii) Permit Expired More than One Year	100% of Original Base Building Permit Fee	
9	Permit Reissuance Fee	$82	
10	Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.)	$245	
11	AB 838 Violation Fees		
	a) Investigation resulting in Violations under AB 838 (per hour) (1-hour minimum)	$163	
	b) Inspection Report Production for Violations under AB 838 (per hour) (1-hour minimum)	$163	
	Other Fees		
12	Phased Inspection Fee (per inspection)	$82	
13	After Hours Inspection (per hour) (2-hour minimum)	$196	
14	Re-inspection Fee (as determined by City Building Official) (each)	$82	[b]
15	Duplicate Copy of Permit	$54	
16	Duplicate Copy of Certificate of Occupancy	$27	
17	Construction and Demolition Waste Management Review Fee	$163	
18	Fees for Services Not Listed in this Fee Schedule (per 1/2 hour)	$82	

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City of Kerman

BUILDING FEES

H. Other Fees

	Description	Fee	Note
	Violation Fees		
19	Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	equal to permit fee	

[b] Reinspection fee applies after the first re-inspection.

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City of Kerman

CODE ENFORCEMENT FEES

	Description	Fee	Note
1	Inspection / Re-Inspection		
	a) First Inspection	No Charge	
	b) Second Inspection to Verify Violation Corrected	No Charge	
	c) Each Additional Inspection	$70	
2	Abatement Warrant	$250	
3	Serving Notice	$70	
4	Lien Approval Fee	$150	
5	Special Assessment Approval Fee	$150	
6	Lien Release Fee	$50	
7	Abandoned Property Registration & Monitoring Fee		
	a) Registration Fee		
	i) Initial	$70	
	ii) Renewal	$70	
	b) Monitoring Fee (per year)		
	i) Initial	$140	
	ii) Renewal	$140	
8	Rates for Services Not Listed Above		
	a) Code Enforcement Personnel (per hour)	$146	
	b) Specialized Services Including, but not limited to, Attorney and Abatement Services	Actual Cost	

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City of Kerman

ENGINEERING - GRADING PLAN REVIEW FEES *

	Description	Initial Deposit or Minimum Fee	Unit	Note
	PLAN REVIEW FEES			
1	Grading Plan Check			
	a) Parcels under 1 acre over 50 CY	$1,552	deposit	[a]
	b) 1.00 - 5.00 acres			
	i) First acre	$1,552	deposit	[a]
	ii) Each additional acre, or portion thereof up to 5 acres	$194	deposit	[a]
	c) 5.01 - 10.00 acres			
	i) First 5.01 acres	$2,328	deposit	[a]
	ii) Each additional acre, or portion thereof up to 10 acres	$194	deposit	[a]
	d) Over 10 acres			
	i) First 10.01 acres	$3,298	deposit	[a]
	ii) Each additional acre, or portion thereof	$146	deposit	[a]
2	Permit Issuance - Onsite Construction / Grading	$97	fee	
3	Extension of Time	$97	fee	
4	Fee for Additional Services Required Due to Changes, Modifications, Additions, etc.	Actual Costs / T&M plus 15% admin fee	fee	
5	Fees for Services Not Listed In this Fee Schedule			
	a) Hourly Rate of In-House Staff	$194	per hour	
	b) Contract Service Providers	Pass-through of Consultant Costs plus 15% admin fee		

[a] Amount shown is initial deposit.

<u>* See Planning and Engineering Fees for Tract, Street, and Other Fees</u>

Full Cost Deposits and Deposit Replenishment
Applicants for full cost (deposit-based) submittals shall pay for all City staff and contract service provider time and materials required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule will be subject to a full cost reimbursement agreement to be approved by the City Manager and/or City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.

Full Cost Deposits and Deposit Replenishment
Initial deposits will be collected and held by the City in a deposit account at the time the application is submitted. Project billing amounts will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.
Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. Any deposit amounts remaining after final project close out will be returned to applicant (less bond amounts held by the City).
As may be required for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

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City of Kerman

ENGINEERING - IMPROVEMENT PLAN REVIEW FEES

	Description	Fee	Unit	Note
1	Subdivision Map Engineering Plan Check & Inspection Cost of Improvements			
	a) First $50,000	10.00%	% of Engineer's Cost Estimate	[a]
	b) $50,001 to $300,000	6.00%	% of Engineer's Cost Estimate	[a]
	c) $300,001 to $700,000	4.00%	% of Engineer's Cost Estimate	[a]
	d) Greater than $700,000	2.50%	% of Engineer's Cost Estimate	[a]
2	Fee for Additional Services Required Due to Changes, Modifications, Additions, etc.	Actual Costs / T&M plus 15% admin fee		
3	Fees for Services Not Listed In this Fee Schedule			
	a) Hourly Rate of In-House Staff	$194	per hour	
	b) Contract Service Providers	Pass-through of Consultant Costs plus 15% admin fee		

[a] Estimate of 25% of fee due at initial submittal. Amount shown is intended to serve as a reasonable estimate, however the City reserves the right to collect additional fees for work outside of typical scope. Fees are additive (e.g., For $75,000 of improvements the fee is calculated as follows: For the first $50,000 of improvements fee is 10% of engineer's cost estimate. For the next $25,000 of improvements the fee is 6% of engineer's cost estimate).

As may be required for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

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City of Kerman

PLANNING FEES

	Description	Fixed Fee or Minimum Fee	Initial Deposit	Charge Basis	Note
	Appeal				
1	Appeal				
	a) Applicant Requested	$1,000		Per Appeal	
	b) Non-Applicant Requested	$2,850		Per Appeal	
	Annexation				
2	Annexation	$10,000	$10,000	Deposit with Minimum Fee	[a]
	Use Permit				
3	Administrative Use Permit	$1,890		Fixed Fee	[b]
4	Conditional Use Permit				
	a) CUP - Minor - No New Construction	$2,835		Fixed Fee	[b]
	b) CUP - Major - New Construction	$5,670		Fixed Fee	[b]
	c) CUP - Alcohol with PCN Consideration	Base CUP fee plus 25%		Fixed Fee	[b]
	d) CUP - Amendment	50% of current equivalent fee		Fixed Fee	[b]
	e) CUP - Extension	$425		Fixed Fee	[b]
5	Temporary Use Permit				
	a) Temporary Use Permit (First Time Applicant)	$319		Fixed Fee	[b]
	b) Temporary Use Permit (Reccurring Annual Event)	$142		Fixed Fee	[b]
	Environmental				
6	Categorical Exemption Review	$189		Fixed Fee	
7	Recordation of Notice of Determination	$189		Fixed Fee	
8	Negative Declaration	pass-through actual costs plus 15% city admin fee	$10,000	T&M with initial deposit	
9	Mitigated Negative Declaration	pass-through actual costs plus 15% city admin fee	$10,000	T&M with initial deposit	
10	Environmental Impact Report	pass-through actual costs plus 15% city admin fee	$10,000	T&M with initial deposit	
	General Plan Amendment / Specific Plan				
11	General Plan Amendment	$7,500	$7,500	Deposit with Minimum Fee	
12	Specific Plan				
	a) Specific Plan	pass-through actual costs plus 15% city admin fee	$10,000	T&M with initial deposit	
	b) Specific Plan Amendment	pass-through actual costs plus 15% city admin fee	$5,000	T&M with initial deposit	
	Site Plan				
13	Site Plan Review				
	a) Non-Residential				
	i) Less than 1,200 sq. ft. (New Construction or Site Modification)	$1,890		Fixed Fee	[b]
	ii) +1,201 sq. ft. - 15,000 sq. ft. (Minor Construction)	$7,088		Fixed Fee	[b]
	iii) +15,001 sq. ft. (Major Construction)	$11,340		Fixed Fee	[b]
	b) Residential				
	i) 1-4 Multi-Family Units	$1,890		Fixed Fee	[b]
	ii) 5-40 Multi-Family Units	$7,088		Fixed Fee	[b]
	iii) +41 Multi-Family Units	$11,340		Fixed Fee	[b]
	c) Site Plan Review - Amendment	50% of current equivalent fee			[b]
	d) Site Plan Review - Extension	$425		Fixed Fee	[b]

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City of Kerman

PLANNING FEES

	Description	Fixed Fee or Minimum Fee	Initial Deposit	Charge Basis	Note
	Subdivisions				
14	Lot Line Adjustment	$1,134		Fixed Fee	
15	Parcel Merger	$1,134		Fixed Fee	
16	Parcel Map Waiver	$1,134		Fixed Fee	
17	Certificate of Correction / Certificate of Compliance	$567		Fixed Fee	
18	Tentative Parcel Map (4 lots or less)	$2,268		Fixed Fee	
19	Tentative Parcel Map - Amendment	$756		Fixed Fee	
20	Tentative Parcel Map - Extension	$425		Fixed Fee	
21	Tentative Subdivision Map (5 lots or more)				
	a) 100 Lots or Less	$5,670		Fixed Fee	
	b) More than 100 Lots				
	i) Base Fee for the first 100 Lots	$5,670		Fixed Fee	
	ii) Per Lot Fee for each additional lot	$24		Fixed Fee	
22	Tentative Subdivision Map - Amendment	$2,268		Fixed Fee	
23	Tentative Subdivision Map - Extension	$425		Fixed Fee	
24	Final Parcel Map (4 lots or less)	$1,134		Fixed Fee	
25	Final Subdivision / Tract Map (5 lots or more)				
	a) 100 Lots or Less	$2,835		Fixed Fee	
	b) More than 100 Lots				
	i) Base Fee for the first 100 Lots	$2,835		Fixed Fee	
	ii) Per Lot Fee for each additional lot	$12		Fixed Fee	
26	Planned /Smart Zone Development Plan Review	$4,725		Fixed Fee	
27	Developer Agreement Preparation	$7,500	$7,500	Deposit with Minimum Fee	
	Zoning				
28	Rezone/Prezone	$7,500	$7,500	Deposit with Minimum Fee	
29	Ordinance Text Amendment	$5,000	$5,000	Deposit with Minimum Fee	
30	Variance Review	$2,835		Fixed Fee	
31	Minor Deviation	$333		Fixed Fee	
32	Density Bonus	$2,835		Fixed Fee	
33	Classification of Use	$1,512		Fixed Fee	
34	Zoning Clearance Letter				
	a) Basic Property Information	$95		Fixed Fee	
	b) Basic Property Information with Additional Research Required	$375		Fixed Fee	
	Signs				
35	Temporary Sign Permit	No Charge		Fixed Fee	
36	Tenant Specific Sign Permit	$331		Fixed Fee	
37	Master Sign Program	$1,418		Fixed Fee	

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City of Kerman

PLANNING FEES

	Description	Fixed Fee or Minimum Fee	Initial Deposit	Charge Basis	Note
	Miscellaneous				
38	Address Adjustment	$284		Fixed Fee	
39	ADU / JADU Plan Review	$151		Fixed Fee	
40	Removal of Deed Restriction on Real Property	$189		Fixed Fee	
41	Fire Plan Review	determined by Fire District / CIty MOU and/or Fire District Fee Schedule			
	Rate for Services Not Listed Above				
42	Rate for Services Not Listed Above				
	a) Planning	$189		Per Hour	
	b) Contract Environmental Review, Planning, Peer Review, etc.	pass-through actual costs plus 15% city admin fee			
	c) Specialized Attorney Review	pass-through actual costs			
	d) Outside Agency Costs (e.g. Fire, other Governments)	pass-through actual costs			

[a] Amount shown is City fee only. Additional fees may apply for LAFCO, Department of Fish & Wildlife, County, etc..

[b] For applications received that include concurrent site plan review and use permit review, applicant shall pay 100% of the highest applicable review fee (use permit or site plan review fee) and 75% of the lower fee. Example: If concurrent application is received and base stand-alone fees are $5,670 for use permit and $7,088 for site plan review, the modified fee would be 100% of $7,088, plus 75% of $5,670.

Note: In addition to amounts shown above, applicant is responsible for any amounts due to outside agencies (e.g., LAFCO, Department of Fish & Wildlife, County).

Overview of Fee Structure
Fees may be either fixed fees, or deposits with a minimum fee amount due. When a fee is deposit-based, the City will collect the initial deposit and bill against that deposit. The minimum total amount charged for deposit-based fees shall be the amount shown in the fixed fee / minimum fee column.

Use of Full Cost Recovery with Minimum Amount Due
For fees collected using Full Cost Recovery with Minimum Amount Due, the City will provide an accounting of internal costs and other related costs (e.g. consultant, County, attorney, etc.), to support any amounts billed in excess of the minimum amount due.

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City of Kerman

POLICE FEES

	Description	Fee	Note
1	Fingerprinting fee		
	a) Live Scan Rolling Fee	$25	
	b) Live Scan FBI Clearance	$19	[a]
	c) Live Scan DOJ Clearance	$32	[a]
2	Fingerprinting fee - Hard Copy		
	a) First Card	$25	
	b) Each Additional Card	$5	
3	Records Check (e.g., Local Criminal History Check; Clearance Letter)	$25	
4	Report Copy		
	a) Traffic Collision Report	$15	
	b) Police Report	$15	
5	Citation Sign-Offs		
	a) Residents	Free	[b]
	b) Non-Residents	$10	[b]
6	Vehicle Release	$150	
7	Repossessed Vehicle Fee	$15	[c]
8	Property Storage Fee (per item/weapon)	$30	
9	False Alarm Response (Per Calendar Year)		
	a) First	No Charge	
	b) Second	No Charge	
	c) Third	$50	
	d) Fourth	$100	
	e) Fifth and Each Additional	$150	
10	Noise Disturbance (Per Calendar Year)		
	a) First	No Charge	
	b) Second	No Charge	
	c) Third	$50	
	d) Fourth	$100	
	e) Fifth and Each Additional	$150	

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City of Kerman

POLICE FEES

Description	Fee	Note
11 DUI Collision Cost Recovery (per hour)		
a) Non-Overtime		
i) Records Clerk	$37	
ii) Records Manager	$53	
iii) Community Services Officer	$32	
iv) Police Officer	$46	
v) Police Corporal	$50	
vi) Police Sergeant	$60	
vii) Police Lieutenant	$74	
b) Overtime		
i) Records Clerk	$49	
ii) Records Manager	$70	
iii) Community Services Officer	$43	
iv) Police Officer	$61	
v) Police Corporal	$67	
vi) Police Sergeant	$80	
vii) Police Lieutenant	$98	
12 Special Requests for Police Services (per hour)		
a) Non-Overtime		
i) Records Clerk	$37	
ii) Records Manager	$53	
iii) Community Services Officer	$32	
iv) Police Officer	$46	
v) Police Corporal	$50	
vi) Police Sergeant	$60	
vii) Police Lieutenant	$74	
b) Overtime		
i) Records Clerk	$49	
ii) Records Manager	$70	
iii) Community Services Officer	$43	
iv) Police Officer	$61	
v) Police Corporal	$67	
vi) Police Sergeant	$80	
vii) Police Lieutenant	$98	
13 Subpoena Response / Court Appearance	Maximum Amount Allowed by Law	

[a] Amounts established by other agencies. In the case of discrepancies, amounts adopted by other agencies (e.g., DOJ, FBI) shall supersede this schedule.

[b] Signoffs are processed for Kerman residents or citations issued by Kerman Police Department.

[c] Government Code 41612.

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City of Kerman

PUBLIC WORKS FEES

	Description	Fee	Initial Deposit	Fee Structure	Note
	ENCROACHMENT PERMIT PROCESSING **(Fees include plan check, permit issuance, and inspection fees)**				
1	Utility Service Providers - Connection / Service / Repair up to 100 SF	$300		Fixed Fee	
2	Catch Basin / Dry Well / Manhole / Vault / Concrete Pads / Pole Set or Removal (per location)	$300		Fixed Fee	
3	Trenching/Excavation for Infrastructure Installation				
	a) Bell Hole				
	i) Application Review Fee	$225		Fixed Fee	
	ii) Permit and Inspection Fee (Greater of A or B)				
	a) Minimum fee per location	$450		Fixed Fee	
	b) Fee per bore / pit / pothole	$150		Fixed Fee	
	b) Street / Trench Cut				
	i) Application Review Fee	$225		Fixed Fee	
	ii) Permit and Inspection Fee (Greater of A or B)				
	a) Minimum fee per location	$450		Fixed Fee	
	b) Fee Per 100 SF	$150		Fixed Fee	
4	Driveway				
	a) Residential				
	i) First Approach	$300		Fixed Fee	
	ii) Each Additional Approach	$150		Fixed Fee	
	b) Commercial				
	i) First Approach	$600		Fixed Fee	
	ii) Each Additional Approach	$300		Fixed Fee	
5	Curb, Gutter, Sidewalk				
	a) Residential	$300		Fixed Fee	[a]
	b) Commercial	$600		Fixed Fee	[a]
6	Other General Temporary Encroachment Permit				[b]
	a) For Work Expected to Last No More than Two Weeks				[b]
	i) Base Fee - Up to Two Days	$375		Fixed Fee	
	ii) Each Additional Day	$150		Fixed Fee	
	b) For Work Expected to Last More than Two Weeks	$1,500	$1,500	Deposit with Minimum Fee	[b]
7	Agreement for Private Improvements In the Right-of-Way (Permanent Encroachment)	$525		Fixed Fee	
	OTHER				
8	Extension of Time (per extension, if not separately charged against deposit)	$150		Fixed Fee	
9	Plan Revision (per revision, if not separately charged against deposit)	$75		Fixed Fee	
10	Excess Plan Review (per hour, if not separately charged against deposit)	$150		Fixed Fee	
11	Hourly Rate for Services Not Identified in this Schedule, Other Inspection,				
	a) In-House Engineering / PW Staff	$150		Per Hour	
	b) Contract Service Support	Time & Mat'ls + 15%		Fixed Fee	
	c) Attorney / Other Professional Services	Time & Mat'ls		Fixed Fee	
12	Failure to Restore Public Improvements as Required (per day)	$150		Per Day	
13	Commencing Work Without a Permit or Work Different than Authorized by Permit	2x fees		Double fees	

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City of Kerman

PUBLIC WORKS FEES

Description	Fee	Initial Deposit	Fee Structure	Note

Overview of Fee Structure
Fees may be either fixed fees, deposits, or deposits with a minimum fee amount due. When a fee is deposit-based, the City will collect the initial deposit and bill against that deposit. The minimum total amount charged for deposit-based fees shall be the amount shown in the minimum fee column.

Full Cost Deposits and Deposit Replenishment
Applicants for full cost (deposit-based) submittals shall pay for all City staff and contract service provider time and materials required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule will be subject to a full cost reimbursement agreement to be approved by the City Manager and/or City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.
Initial deposits will be collected and held by the City in a deposit account at the time the application is submitted. Project billing amounts will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.
Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. Any deposit amounts remaining after final project close out will be returned to applicant (less bond amounts held by the City).
As may be required for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

Note: Deposit amounts listed are typical minimum amounts. The City reserves the right to request a different deposit (lower or higher) based on complexity of project or frequency of inspections needed.

[a] For combination driveway, curb, gutter, sidewalk permits to be inspected at same time, only use driveway permit for fee calculation.

[b] General encroachment work includes any activity within the public right of way. Fixed fee permit applies to typical utility work with standard WATCH manual traffic control. More complex work requiring additional plan check/traffic control, plan review, testing, and/or inspection, requires a deposit.

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City of Kerman

PUBLIC WORKS FEES

Description	Fee	Note
1 Water - Miscellaneous		
a) Meter Testing	$75	[a]
b) Cut Lock Fee	$75	
2 Water Waste Fines		
a) Informational Notification	No Charge	
b) 1st Written Water Waste Notice	No Charge	
c) 2nd Written Water Waste Notice	$25	
d) 3rd Written Water Waste Notice	$50	
e) 4th Written Water Waste Notice	$100	
f) 5th Written Water Waste Notice	$200	
g) Subsequent Written Water Waste Notice	Disconnection	
3 Septic Tank Waste Disposal (cost per gallon)		
a) From Septic Tank Waste Within City Limits	$0.10	
b) From Septic Tank Waste Outside City Limits	$0.20	

[a] Test amount refundable if meter reading is found to be inaccurate.

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City of Kerman

CONSTRUCTION WATER METER RENTAL

	Description	Fee	Refundable Deposit	Charge Basis	Note
1	Construction Water Meter	$150; plus the cost of total water usage per month	$1,250	Each	[a]

[a] See current utility rates for cost of water.

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City of Kerman

PUBLIC WORKS FEES

	Description	Fee	Charge Basis	Note
1	Dirt Purchase	$45 plus $1 per CY	per request	
2	Debris Clean-Up	$98	per hour; 2-hour minimum	
3	Grafitti Clean-Up	$98	per hour; 2-hour minimum	
4	Emergency Residential Tree-Trimming	$98	per hour; 2-hour minimum	
5	Rates for Services Not Listed Above			
	a) PW Encroachment Review	$150	per hour; 1-hour minimum	
	b) PW Utility Customer Service and City Maintenance Services	$98	per hour; 1-hour minimum	

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RECREATION AND COMMUNITY SERVICES PROGRAM FEES

	Description	Fee	Charge Basis	Note
1	**Youth Performing Arts**			
	a) Per Participant	$50		
	b) Late Fee	$6		
2	**Summer Day Camp**	$3	per day	
3	**Youth Sports**			
	a) Per Participant	$50		
	b) Late Fee	$6		
4	**Swim Lessons**			
	a) Group	$45		
	b) Private	$75		
5	**Recreation Swim**			
	a) 17 & Under	$2.00		
	b) 18 & Older	$2.50		
	c) Non-swimmer Entrance Fee	$1.00		
6	**Pool Group Rental Rates**			
	a) 1 to 75	$75	per hour	
	b) 76-100	$85	per hour	
	c) 101-125	$95	per hour	

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PARKS AND FACILITY RENTAL RATES AND CHARGES

	Description	Fee	Charge Basis	Note
1	**Senior Center**			
	a) Meeting Rate	$40	per hour	
	b) Banquet Rate	$60	per hour	
	c) Deposit	$150	deposit	
2	**Kerckhoff Park**			
	a) Scout Hut			
	i) Daily Rate	$225	daily rate	
	ii) Deposit	$150	deposit	
	b) Picnic Shelter	$55	daily rate	
	c) Dance Pavilion	$225	daily rate	
	d) RV / Car Show (Grass Area)	$400	daily rate	
	e) Car Show in conjunction with Event	$100	daily rate	
3	**Lions Park**			
	a) Picnic Pavilion	$110	daily rate	
	b) Athletic Field	$85	daily rate	
4	**Plaza Park**			
	a) Daily Rate (Non Profit)	$40	daily rate	
	b) Private (Per approval of Director or Designee)	$65	daily rate	
5	**Additional Fees / Permits**			
	a) Alcohol Permit	$20		
	b) Dance Permit	$20		
	c) Bounce House Permit	$25		

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KERMAN COMMUNITY CENTER RENTAL RATES AND CHARGES

Building Capacity						
Room	Room Dimensions	Square Footage	Theater	Reception	Dance (no seating)	Meeting / Classroom
Multi-Purpose	60' x 100'	6,000	450 Chairs	400 Guests	475 Attendees	200 Attendees
Central	40' x 60'	2,400	180 Chairs	150 Guests	300 Attendees	75 Attendees
North / South	30' x 60'	1,800	90 Chairs	80 Guests	N/A	40 Attendees

User Classifications
Resident - Residing within the 93630 Zip Code
Non-Resident - Residing outside of the 93630 Zip Code

Initial Deposit		
Description	Resident Rate	Non-Resident Rate
Rental Deposit	$450	$450

Rental Rates and Charges		
Description / Attendance	Resident Rate	Non-Resident Rate
1 Banquets / Receptions		
a) Private Events - (Rates listed below are for the first four hours)		
i) 1 - 80	$460	$575
ii) 81 - 150	$560	$760
iii) 151 - 220	$635	$785
iv) 221 - 300	$700	$860
v) 301 - 400	$775	$935
vi) Each Additional Hour	$110	$135
b) Non-Profit Events - (Rates listed below are for the first four hours)		
i) 1 - 80	$400	$515
ii) 81 - 150	$450	$565
iii) 151 - 220	$500	$615
iv) 221 - 300	$550	$665
v) 301 - 400	$600	$715
vi) Each Additional Hour	$110	$135
c) Additional Fees		
i) Kitchen Usage	$275	$275
ii) Decorating Time (2 hours)	$75	$75
iii) Extra Attendant Time (per hour)	$40	$40
iv) Alcohol Permit	$20	$20
v) Dance Permit	$20	$20

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City of Kerman

KERMAN COMMUNITY CENTER RENTAL RATES AND CHARGES

Rental Rates and Charges		
Activity Description / Attendance	**Resident Rate**	**Non-Resident Rate**
2 Theater / Dance / Forum		
a) Public Events - (Rates listed below are for the first four hours)		
i) 1 - 80	$310	$395
ii) 81 - 150	$310	$395
iii) 151 - 220	$335	$425
iv) 221 - 300	$360	$455
v) 301 - 400	$385	$485
vi) Each Additional Hour	$85	$110
b) Non-Profit Events - (Rates listed below are for the first four hours)		
i) 1 - 80	$220	$300
ii) 81 - 150	$250	$330
iii) 151 - 220	$280	$330
iv) 221 - 300	$310	$390
v) 301 - 400	$340	$420
vi) Each Additional Hour	$85	$110
c) Additional Fees		
i) Kitchen Usage	$275	$275
ii) Decorating Time (2 hours)	$100	$100
iii) Extra Attendant Time (per hour)	$40	$40
iv) Alcohol Permit	$20	$20
v) Dance Permit	$20	$20

Rental Rates and Charges		
Activity Description / Attendance	**Resident Rate**	**Non-Resident Rate**
3 Meetings / Workshops / Conferences		
Rates listed below are for a minimum of 2 hours		
a) 1 - 49	$65	$65
b) 50 - 100	$75	$75
c) 101 - 200	$85	$85
d) Each Additional Hour	Charged at 50% of 2hr rate	Charged at 50% of 2hr rate

Rental Rates and Charges		
Activity Description / Attendance	**Resident Rate**	**Non-Resident Rate**
4 KUSD / Community Non-Profit Banquet / Funeral Flat Rate		
a) Banquet	$400	$400
b) Meeting (per hour)	$38	$38
c) Funeral	$250	$250
d) Service Club (per hour)	$28	$28

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APPENDIX B

COST OF SERVICE ANALYSIS

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Cost of Service Analysis

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Cost of Service Analysis

Administrative Fees

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Administrative Services

Recurring Expenditures [a]

Fund #	Fund Desc	Div#	Div Desc	Acct #	Acct Desc	Budget	Adjust	Total	Notes
100	General Fund	5005	Admin Svcs	410-10-00	Salary	$24,648	$0	$24,648	
100	General Fund	5005	Admin Svcs	410-20-00	Part-Time Wages	$0	$0	$0	
100	General Fund	5005	Admin Svcs	410-30-00	Overtime	$0	$0	$0	
100	General Fund	5005	Admin Svcs	420-11-00	FICA Tax Expense	$1,528	$0	$1,528	
100	General Fund	5005	Admin Svcs	420-12-00		$357	$0	$357	
100	General Fund	5005	Admin Svcs	420-22-00	SUI Expense	$0	$0	$0	
100	General Fund	5005	Admin Svcs	420-40-00	Health Insurance Expense	$3,598	$0	$3,598	
100	General Fund	5005	Admin Svcs	420-50-00	Retirement City Contribution	$2,166	$0	$2,166	
100	General Fund	5005	Admin Svcs	420-51-00	CalPERS Unfunded Liability	$1,872	$0	$1,872	
100	General Fund	5005	Admin Svcs	420-55-00	Workers Compensation Expense	$454	$0	$454	
100	General Fund	5005	Admin Svcs	420-60-00	SDI Expense	$403	$0	$403	
100	General Fund	5005	Admin Svcs	510-01-00	Professional Fees	$10,000	($10,000)	$0	[b]
100	General Fund	5005	Admin Svcs	510-10-00	Professional Services-Audit	$74,280	($74,280)	$0	[b]
100	General Fund	5005	Admin Svcs	510-14-00	Professional Serv-Data Process	$4,708	($4,708)	$0	[b]
100	General Fund	5005	Admin Svcs	521-01-00	Office Supplies	$400	$0	$400	
100	General Fund	5005	Admin Svcs	521-02-00	General Supplies	$1,000	$0	$1,000	
100	General Fund	5005	Admin Svcs	521-07-00	Postage	$2,500	($2,500)	$0	[b]
100	General Fund	5005	Admin Svcs	540-00-00	Lease Expense	$15,497	($15,497)	$0	[b]
100	General Fund	5005	Admin Svcs	540-02-00	Equipment Rental	$12,146	($12,146)	$0	[b]
100	General Fund	5005	Admin Svcs	551-01-00	Communications-Telephone	$492	$0	$492	
100	General Fund	5005	Admin Svcs	551-02-00	Communications - Cell Phone	$0	$0	$0	
100	General Fund	5005	Admin Svcs	554-01-00	Travel-Meetings	$2,500	$0	$2,500	
100	General Fund	5005	Admin Svcs	555-00-00	Dues/Subscriptions	$300	$0	$300	
100	General Fund	5005	Admin Svcs	565-00-00	Internal Service Fund	$558	$0	$558	
100	General Fund	5005	Admin Svcs	575-00-00	Employee Educational Incentive	$500	$0	$500	
100	General Fund	5005	Admin Svcs	600-04-00	Machinery & Equipment	$0	$0	$0	
Subtotal						$159,907	($119,131)	$40,776	

Allocation of Citywide Overhead

Description	Modified Expenses	DeMinimus Rate	Total	Notes
Citywide Overhead Allocation	$40,776	10%	$4,078	[c]
Total	$40,776		$4,078	

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Administrative Services

Recurring Expenditures [a]

Fund #	Fund Desc	Div#	Div Desc	Acct #	Acct Desc	Budget	Adjust	Total	Notes

Allocation of Total Costs

Description	Total	Notes
Direct Budget Expenses	$40,776	
Allocation of Citywide Overhead	$4,078	
Total	$44,854	

Annual Hours Per Direct FTE

Description	Total	Notes
Total Hours Per FTE	2,080	
Less: Est Leave Time	240	[d]
Productive Hours	1,840	
Direct Ratio	0.85	[e]
Direct Hours	1,564	

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Expenses	$44,854	
FTE	0.48	[a]
Direct Hours	743	
Fully-Burdened Hourly Rate	$60	

[a] Source: FY 21/22 Adopted Budget
[b] Adjustments to exclude items not related to the provision of fee-related services.
[c] Primarily an overhead unit. Assume DeMinimus rate to account for services received from other overhead units.
[d] Typical leave assumes 13 holidays, 10 days vacation, 5 days sick, 2 days personal leave per employee. Amounts intended to serve as reasonable estimates.
[e] Includes general administration and management, training, code, policies and procedures updates, etc. Amount intended to serve as reasonable estimate.

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City of Kerman
Finance Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Service Time				Hourly Rate				Cost of Service	Current Fee	Cost Recovery	Proposed Fee	Proposed Cost Recovery	Charge Basis	Note
		Finance	Planning	Building		Finance	Planning	Building								
1	Business License Application Review Fee															
	a) Physical Location within City Limits (Including Home Occupation)	0.50	0.50	0.50	x	$60	$189	$163	=	$206	$129	63%	$150	73%	Each	
	b) Business Located Outside City Limits and Contractors without Physical Location within City Limits	0.50	0.25		x	$60	$189	$163	=	$77	varies		$75	97%	Each	
2	Returned Check Fee; ACH/EFT Return/Error	0.67			x	$60	$189	$163	=	$40			$25	63%	Each	
3	Charitable Solicitation Car Wash Permit Fee	0.50			x	$60	$189	$163	=	$30	$10	33%	$20	67%	Each	[a]
4	Utility Proof of Residency / Credit Reference Letter	0.25			x	$60	$189	$163	=	$15	n/a		$10	67%	Each	
5	Utility Billing Account History Report	0.25			x	$60	$189	$163	=	$15	n/a		$10	67%	Each	
6	Fireworks Permit	1.00			x	$60	$189	$163	=	$60	$40	67%	$50	83%	Per permit	
7	Yard Sale Permit Fee	0.50			x	$60	$189	$163	=	$30	$5	17%	$10	33%	Per permit	

[a] Fee is refundable with documentation of approved costs.
* Note: Current fees for home occupation and contractor licenses vary based on number of employees.

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Cost of Service Analysis

Animal Licensing and Regulation Fees

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Animal Control

Recurring Expenditures [a]

Fund #	Fund Desc	Div#	Div Desc	Acct #	Acct Desc	21/22 Budget	Adjust	Total	Notes
100	General Fund	3041	Animal Ctrl	410-10-00	Salaries	$41,214	$0	$41,214	
100	General Fund	3041	Animal Ctrl	410-30-00	Overtime	$1,000	$0	$1,000	
100	General Fund	3041	Animal Ctrl	410-38-00	Uniform Allowance	$2,200	$0	$2,200	
100	General Fund	3041	Animal Ctrl	410-40-00	Holiday Pay	$0	$0	$0	
100	General Fund	3041	Animal Ctrl	420-51-00	CalPERS Unfunded Liability	$3,131	$0	$3,131	
100	General Fund	3041	Animal Ctrl	420-00-00	Fringe Benefits	$23,364	$0	$23,364	
100	General Fund	3041	Animal Ctrl	510-01-00	Professional Serv-Emp Hiring	$2,000	$0	$2,000	
100	General Fund	3041	Animal Ctrl	515-01-00	Utilities	$9,500	$0	$9,500	
100	General Fund	3041	Animal Ctrl	521-01-00	Office Supplies	$100	$0	$100	
100	General Fund	3041	Animal Ctrl	521-02-00	General Supplies	$4,000	$0	$4,000	
100	General Fund	3041	Animal Ctrl	521-06-00	Postage	$1,000	$0	$1,000	
100	General Fund	3041	Animal Ctrl	521-07-00	Postage	$500	$0	$500	
100	General Fund	3041	Animal Ctrl	551-02-00	Communications-Cellular Phone	$540	$0	$540	
100	General Fund	3041	Animal Ctrl	551-01-00	Live Scan Line	$1,000	$0	$1,000	
100	General Fund	3041	Animal Ctrl	554-01-00	Travel-Meetings	$1,000	$0	$1,000	
100	General Fund	3041	Animal Ctrl	565-00-00	Internal Service Fund	$6,701	$0	$6,701	
Subtotal						$97,250	$0	$97,250	

Allocation of Periodic Expenditures

Description	Expense	Useful Life	Annual Cost	Notes
Animal Control Facility	$3,000,000	50	$60,000	[b]
Total	$3,000,000	50	$60,000	

Allocation of Citywide Overhead

Description	Total	Adjust	Total	Notes
Citywide Overhead Allocation	$9,489	$0	$9,489	[c]
Total	$9,489	$0	$9,489	

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Animal Control

Total Expenses for Fee Study

Description	Total	Notes
Direct Budget	$97,250	
Allocation of Periodic Expense	$60,000	
Allocation of C'wide OH	$9,489	
Total	$166,739	

Annual Hours Per Direct FTE

Description	Total	Notes
Total Hours Per FTE	2,080	
Less: Est Leave Time	240	[d]
Productive Hours	1,840	
Direct Ratio	0.85	[e]
Direct Hours	1,564	

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Expenses	$166,739	
FTE	1.00	[f]
Direct Hours	1,564	
Fully-Burdened Hourly Rate	$107	

Cost Recovery

Description	Total	Notes
Animal License	$4,269	[g]
Expenditures	$166,739	
Cost Recovery Rate	3%	
General Fund Subsidy	$162,470	

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[a] Source: FY 21/22 Adopted Budget
[b] Source: Estimated costs in Measure M budget. See FY 21/22 adopted budget. Assumes 50-year straight line depreciation.
[c] Source: Citywide overhead cost allocation developed for purposes of this analysis. See separate worksheet for details.
[d] Typical leave assumes 13 holidays, 10 days vacation, 5 days sick, 2 days personal leave per employee. Amounts intended to serve as reasonable estimates.
[e] Includes general administration and management, training, code, policies and procedures updates, etc.
[f] Based on Animal Control Officer.
[g] Source: FY 21/22 Adopted Budget, page 26.

City of Kerman
User and Regulatory Fee Study
Animal Control Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. Labor Hrs		Fully-Burdened Hourly		Est. Cost of Service	Material & Other Costs	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Notes
	Dog License Fees								3%			
1	Spayed or Neutered Dog	see accompanying worksheet for cost recovery							↓			
	a) One Year Option							$5		$15		
	b) Two Year Option							$6		$20		
	c) Three Year Option							$10		$30		
2	Nonspayed or Unneutered Dog											
	a) One Year Option							$17		$30		
	b) Two Year Option							$30		$40		
	c) Three Year Option							$40		$60		
3	Delinquent Penalty									$25		
4	Lost Tag Replacement									$5		
5	Service Dog License									$0		
	Impound Fees	see accompanying worksheet for cost recovery										
6	Licensed Animal											
	a) First Impound									$25		
	b) Second Impound									$50		
	c) Third Impound and Subsequent Impounds									$75		
7	Unlicensed Animal											
	a) First Impound									$50		
	b) Second Impound									$100		
	c) Third Impound and Subsequent Impounds									$150		
8	Dangerous Animals											
	a) First Impound									$100		
	b) Second Impound									$200		
	c) Third Impound and Subsequent Impounds									$300		
9	Impound Fine for Nonspayed or Unneutered Animal											
	a) First Impound									$35		[a]
	b) Second Impound									$50		[a]
	c) Third Impound and Subsequent Impounds									$100		[a]
10	Care and Feeding Per Day											
	a) Up to 100 lbs						$15			$15		
	b) Over 100 lbs						$25			$25		
	Owner Surrender Animals (Living or Dead)											
11	Delivered to Shelter	0.50	x	$107	=	$54				$25	47%	
12	Picked Up by Animal Control	1.00	x	$107	=	$107				$50	47%	

[a] Food and Agriculture Code Sections 30804.7 and 31751.7. These amounts are in addition to impound fees.

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Cost of Service Analysis

Building Fees

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Building

Recurring Expenditures [a]

Fund #	Fund Desc	Div#	Div Desc	Acct #	Acct Desc	Budget	Adjust	Total	Notes
100	General Fund	1042	Building	410-10-00	Salaries	$57,655	$0	$57,655	
100	General Fund	1042	Building	410-20-00	Part Time Salaries	$3,875	$0	$3,875	
100	General Fund	1042	Building	410-37-00	Vehicle Allowance	$375	$0	$375	
100	General Fund	1042	Building	420-51-00	CalPERS Unfunded Liability	$4,789	$0	$4,789	
100	General Fund	1042	Building	420-00-00	Fringe Benefits	$19,530	$0	$19,530	
100	General Fund	1042	Building	510-01-00	Contract Services - Weed Abatement	$0	$0	$0	
100	General Fund	1042	Building	510-03-00	Contract Services - Bldg Inspector	$120,000	$0	$120,000	
100	General Fund	1042	Building	510-03-01	Contract Services - Bldg Admin Services	$5,000	$0	$5,000	
100	General Fund	1042	Building	510-09-00	Professional Services - Digital Scan Plans	$1,000	$0	$1,000	
100	General Fund	1042	Building	510-10-00	Professional Services - Plan Check	$45,000	$0	$45,000	
100	General Fund	1042	Building	515-01-00	Utilities	$3,125	$0	$3,125	
100	General Fund	1042	Building	521-01-00	Office Supplies	$1,250	$0	$1,250	
100	General Fund	1042	Building	521-02-00	General Supplies	$2,250	$0	$2,250	
100	General Fund	1042	Building	521-06-00	Uniforms	$250	$0	$250	
100	General Fund	1042	Building	521-07-00	Postage	$750	$0	$750	
100	General Fund	1042	Building	540-02-00	Equipment Rent	$1,250	$0	$1,250	
100	General Fund	1042	Building	551-01-00	Communication - Telephone	$600	$0	$600	
100	General Fund	1042	Building	551-02-00	Communication - Cellular Phone	$270	$0	$270	
100	General Fund	1042	Building	554-01-00	Travel - Conferences - Meetings	$0	$0	$0	
100	General Fund	1042	Building	555-00-00	Dues & Subscriptions	$100	$0	$100	
100	General Fund	1042	Building	565-00-00	Internal Service Funds	$2,797	$0	$2,797	
100	General Fund	1042	Building	575-00-00	Educational Reimbursements	$0	$0	$0	
Subtotal						$269,866	$0	$269,866	

Allocation of Citywide Overhead

Description	Total	Adjust	Total	Notes
Citywide Overhead Allocation	$208,978	$0	$208,978	[b]
Total	$208,978	$0	$208,978	

Allocation of Departmental Administration

Description	Total	Adjust	Total	Notes
Departmental Administration Allocation	$0	$78,195	$78,195	[c]
Total	$0	$78,195	$78,195	

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Building

Allocation of Total Costs

Description	Total	Notes
Direct Budget Expenses	$269,866	
Allocation of Citywide Overhead	$208,978	
Allocation of Departmental Administration	$78,195	
Total	$557,039	

Allocation of Annual Labor Effort

Description	Total	Total	Notes
General Admin; Mgmt; Policies; Procedures	12%	$66,845	[d]
Certification and Training	1%	$5,570	[d]
Public Information and Assistance	12%	$66,845	[d]
Plan Review, Permit, Issuance and Documentation	75%	$417,779	[d]
Total	100%	$557,039	

Allocation of Annual Costs to Core Service Areas

Description	Total	Total	Notes
Plan Review, Permit, Issuance and Documentation	100%	$557,039	
Total	100%	$557,039	

Allocation of FTE and Contract Service Support

Description	Total	Hours Per FTE	Adjust for Leave	Productive Hours Per FTE	Total Hours	Notes
Assistant Planner	0.10	2,080	(240)	1,840	184	[e]
Building Permit Clerk	0.50	2,080	(240)	1,840	920	[e]
Contract Services - Bldg Inspector (25 hours per week)					1,250	[e]
Contract Services - Bldg Official (8 hours per week)					400	[e]
Contract Services - Plan Check (8 hours per week)					400	[e]
Contract Services - Permit Clerk (40 hours per week - 70% of time to Bldg)					1,400	[e]
Total					4,554	

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Building

Allocation of Hours

Description	Total	Total	Notes
Indirect	25%	1,139	[d]
Direct	75%	3,416	[d]
Total	100%	4,554	

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Total Costs	557,039	
Direct Hours	3,416	
Total	$163	

Allocation of Planning & Building Revenues

Acct #	Acct Desc	Total	Percentage	Notes
100-0000-341-01-00	Planning & Zoning Fees	$25,083	7%	[a],[f]
100-0000-341-40-00	Building Permits	$230,268	68%	[a],[f]
100-0000-341-43-00	Plan Check Inspection Fees	$76,822	23%	[a],[f]
100-0000-341-48-00	Const & Demo Recycle Program	$7,168	2%	[a],[f]
Total		$339,340	100%	

Average Annual Revenues

Description	Share	14/15	15/16	16/17	17/18	18/19	19/20	Most Recent 3-Yr Avg	Notes
Building Fees		$147,549	$278,970	$280,399	$422,084	$286,759	$506,482	$405,108	
Total		$147,549	$278,970	$280,399	$422,084	$286,759	$506,482	$405,108	
Planning and Zoning Fees	7%	$10,906	$20,621	$20,726	$31,199	$21,196	$37,438	$29,944	[f]
Building & Construction Fees	93%	$136,643	$258,349	$259,673	$390,885	$265,563	$469,044	$375,164	[f]
Total	100%	$147,549	$278,970	$280,399	$422,084	$286,759	$506,482	$405,108	

Cost Recovery

Description	Total
Average Revenue	$375,164
Expenditures	$557,039
Cost Recovery Rate	67%
General Fund Subsidy	$181,875

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Building

[a] Source: FY 22/23 Adopted Budget
[b] Source: Citywide overhead cost allocation developed for purposes of this analysis. See separate worksheet for details.
[c] See Planning worksheet for details.
[d] Amounts intended to serve as reasonable estimates of direct activities v. indirect support to direct activities.
[e] Based on feedback provided by Community Development personnel. Based on current levels of contract service support provided.
[f] Based on FY 21/22 adopted budget allocation. Amount intended to serve as a reasonable estimate.

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City of Kerman
User and Regulatory Fee Study
Building Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Total		Hourly Rate		Cost of Svc	Current Fee	Current Est. Cost Recovery	Proposed Cost Recovery	Proposed Fee	Note
1	HVAC Change-Out - Residential	1.00	x	$163	=	$163	varies	varies	49%	$80	
2	Water Heater Change-Out - Residential	0.75	x	$163	=	$122	varies	varies	49%	$60	
3	Re-Roof - Residential	1.50	x	$163	=	$245	varies	varies	49%	$120	
4	Line Repair - Sewer / Water / Gas	0.75	x	$163	=	$122	varies	varies	100%	$122	
5	Service Panel Upgrade - Residential	1.00	x	$163	=	$163	varies	varies	100%	$163	
6	Electric Vehicle Charger - Residential	1.00	x	$163	=	$163	varies	varies	100%	$163	
7	Battery Backup Storage - Residential	1.00	x	$163	=	$163	varies	varies	100%	$163	
8	Generator - Residential	1.00	x	$163	=	$163	varies	varies	100%	$163	
9	Residential Solar Photovoltaic System - Solar Permit										
	a) 15kW or less	1.75	x	$163	=	$285	varies	varies		$285	[a]
	b) Above 15kW						varies	varies		$450 base fee, plus $15 per kW for each kW above 15kW	[a]
10	Commercial Solar Photovoltaic System - Solar Permit										
	a) 50kW or less						varies	varies		$1,000	[a]
	b) 50kW – 250kW						varies	varies		$1,000 base fee, plus $7 per kW for each kW above 50kW up to 250kW	[a]
	c) Above 250kW						varies	varies		$2,400 base fee, plus $5 per kW for each kW above 250 kW	[a]
11	Ground-Mount Solar - Residential										
	a) 15kW or less	2.75	x	$163	=	$448	varies	varies		$450	[a]
	b) Above 15kW						varies	varies		$450 base fee, plus $15 per kW for each kW above 15kW	[a]
12	Demolition - Residential Single Family	1.00	x	$163	=	$163	varies	varies	100%	$163	
13	Demolition - Commercial	2.00	x	$163	=	$326	varies	varies	100%	$326	
14	Temporary Power Pole	0.75	x	$163	=	$122	varies	varies	100%	$122	
15	Swimming Pool/Spa - Residential	3.50	x	$163	=	$571	varies	varies	100%	$571	
16	Swimming Pool/Spa Equipment Change-out Only - Residential	1.00	x	$163	=	$163	varies	varies	100%	$163	
17	Swimming Pool Replaster - Residential	1.00	x	$163	=	$163	varies	varies	100%	$163	
18	Voluntary Seismic Retrofit - Residential	1.50	x	$163	=	$245	varies	varies	100%	$245	

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City of Kerman
User and Regulatory Fee Study
Building Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Total		Hourly Rate		Cost of Svc	Current Fee	Current Est. Cost Recovery	Proposed Cost Recovery	Proposed Fee	Note
19	Retaining Wall										
	a) Wall Under 4' in Height from Bottom of Footing	2.00	x	$163	=	$326	varies	varies	100%	$326	
	b) Wall Over 4' in Height from Bottom of Footing										
	i) Up to 100 LF	4.00	x	$163	=	$652	varies	varies	100%	$652	
	ii) Each Additional 100 LF	0.25	x	$163	=	$41	varies	varies	100%	$41	
20	CMU Wall										
	a) Wall Under 6' in height	2.00	x	$163	=	$326	varies	varies	100%	$326	
	b) Wall Over 6' in height										
	i) Up to 100 LF	4.00	x	$163	=	$652	varies	varies	100%	$652	
	ii) Each Additional 100 LF	0.25	x	$163	=	$41	varies	varies	100%	$41	
21	Window / Sliding Glass Door - Retrofit / Repair / Replacement										
	a) Up to 5	1.00	x	$163	=	$163	varies	varies	100%	$163	
	b) Over 5		x	$163	=	varies	varies	varies		See Permit Fee Table	

[a] Total fees shall not exceed amounts outlined in California Government Code 66015(a)(1).

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City of Kerman
User and Regulatory Fee Study
Building Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. City Staff Labor Hrs		Fully-Burdened Hourly		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits											
1	$1 - $2,000	1.00	x	$163	=	$163			$163	100%		
2	$2,001 - $25,000	1.00	x	$163	=	$163			$163	100%		
3	$25,001 - $50,000	4.00	x	$163	=	$652			$652	100%		
4	$50,001 - $100,000	6.00	x	$163	=	$978			$978	100%		
5	$100,001 - $500,000	12.00	x	$163	=	$1,956			$1,956	100%		
6	$500,001 - $1,000,000	28.00	x	$163	=	$4,564			$4,564	100%		
7	$1,000,001 and up	44.00	x	$163	=	$7,172			$7,172	100%		
	For permits requiring plumbing, electric, or mechanical review, the following percentages shall be added to the base permit fee											
1	Mechanical	10%							10%	100%		
2	Plumbing	10%							10%	100%		
3	Electrical	10%							10%	100%		
	Permit Fee for Stand-Alone Mechanical Permit											
1	Up to $2,000	1.00	x	$163	=	$163			$163	100%		
2	$2,001 - $4,000	1.00	x	$163	=	$163			$163	100%		
3	$4,001 - $10,000	1.50	x	$163	=	$245			$245	100%		
4	$10,001 and up	2.00	x	$163	=	$326			$326	100%		
	Permit Fee for Stand-Alone Plumbing Permit											
1	Up to $2,000	1.00	x	$163	=	$163			$163	100%		
2	$2,001 - $4,000	1.00	x	$163	=	$163			$163	100%		
3	$4,001 - $10,000	1.50	x	$163	=	$245			$245	100%		
4	$10,001 and up	2.00	x	$163	=	$326			$326	100%		
	Permit Fee for Stand-Alone Electrical Permit											
1	Up to $2,000	1.00	x	$163	=	$163			$163	100%		
2	$2,001 - $4,000	1.00	x	$163	=	$163			$163	100%		
3	$4,001 - $10,000	1.50	x	$163	=	$245			$245	100%		
4	$10,001 and up	2.00	x	$163	=	$326			$326	100%		

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City of Kerman
User and Regulatory Fee Study
Building Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. City Staff Labor Hrs		Fully-Burdened Hourly		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
1	**Stand-Alone or Combination Permit Fees (Alternative Calculation)**											
	a) One Inspection Required	0.50	x	$163	=	$82	varies	varies	$82	100%	per permit	
	b) Two Inspections Required	1.00	x	$163	=	$163	varies	varies	$163	100%	per permit	
	c) Three Inspections Required	1.50	x	$163	=	$245	varies	varies	$245	100%	per permit	
	d) Four Inspections Required	2.00	x	$163	=	$326	varies	varies	$326	100%	per permit	
	e) Each Additional Inspection	0.50	x	$163	=	$82	varies	varies	$82	100%	per permit	

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City of Kerman
User and Regulatory Fee Study
Building Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. City Staff Labor Hrs		Fully-Burdened Hourly		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Notes
1	**Building Plan Check Fees - Building**										
	a) Plan Review Fee, if applicable	75%							75%	100%	[a]
	b) Expedited Plan Check (per hour, 2-hour minimum)	1.00	x	$196	=	$196			$196	100%	
	c) Revision Application Fee (per hour) (1-hour minimum)	1.00	x	$163	=	$163			$163	100%	
	d) Production Units / Lot Specific Units	20%							20% of standard plan check fee	100%	[b]
	e) Alternate Methods and Materials Review (per hour)	1.00	x	$163	=	$163			$163	100%	
	f) Excess Plan Review Fee (3rd and subsequent) (per hour)	1.00	x	$163	=	$163			$163	100%	
	g) Revisions (per hour)	1.00	x	$163	=	$163			$163	100%	
	h) Deferred Plan Submittals (per hour, 2-hour minimum)	1.00	x	$163	=	$163			$163	100%	
2	**Building Plan Check Fees - Planning (Fees Only Applied to Projects Requiring Review)**										
	a) Alterations/Additions - Residential	0.75	x	$189	=	$142			$95	67%	
	b) New Construction - Single Family Residential	1.50	x	$189	=	$284			$189	67%	
	c) New Construction - 2-4 Residential Units	1.75	x	$189	=	$331			$189	57%	
	d) New Construction - 5+ Residential Units	4.00	x	$189	=	$756			$378	50%	
	e) New Construction - Non-Residential	5.50	x	$189	=	$1,040			$378	36%	
	f) Alterations/Additions - Non-Residential	0.75	x	$189	=	$142			$95	67%	

[a] Includes initial plan check, plus two back checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time. Note: Flop plans are not considered identical plans.

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City of Kerman
User and Regulatory Fee Study
Building Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. City Staff Labor Hrs		Fully-Burdened Hourly		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
1	Permit Processing Fee	0.42	x	$163	=	$68			$68	100%		
2	General Plan Maintenance Fee (% of base building permit fee)					18%	$0.0008 - $0.00016 per $1 value		5%	28%		[a]
3	Technology Fee (% of base building permit fee)					9%	$5.50 per $10K value		5%	58%		
4	Strong Motion Instrumentation (SMI) Fee Calculation											
	a) Residential								$0.50 or valuation x .00013			
	b) Commercial								$0.50 or valuation x .00028			
5	Building Standards (SB 1473) Fee Calculation (Valuation)											
	a) $1 - $25,000								$1			
	b) $25,001 - $50,000								$2			
	c) $50,001 - $75,000								$3			
	d) $75,001 - $100,000								$4			
	e) Each Add'l $25,000 or fraction thereof								Add $1			
6	Temporary Certificate of Occupancy (per 30 Days)	1.50	x	$163	=	$245			$245	100%		
7	Permit Extension	1.00	x	$163	=	$163			$163	100%		
8	Permit Reactivation Fee											
	a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	1.00	x	$163	=	$163			$163	100%		
	b) Reactivation Fee - All Other Scenarios											
	i) Permit Expired Up to One Year								50% of Original Base Building Permit Fee			
	ii) Permit Expired More than One Year								100% of Original Base Building Permit Fee			
9	Permit Reissuance Fee	0.50	x	$163	=	$82			$82	100%		
10	Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.)	1.50	x	$163	=	$245			$245	100%		
11	AB 838 Violation Fees											
	a) Investigation resulting in Violations under AB 838 (per hour) (1-hour minimum)	1.00	x	$163	=	$163			$163	100%		
	b) Inspection Report Production for Violations under AB 838 (per hour) (1-hour minimum)	1.00	x	$163	=	$163			$163	100%		
	Other Fees											
12	Phased Inspection Fee (per inspection)	0.50	x	$163	=	$82			$82	100%		
13	After Hours Inspection (per hour) (2-hour minimum)	1.00	x	$196	=	$196			$196	100%		
14	Re-inspection Fee (as determined by City Building Official) (each)	0.50	x	$163	=	$82			$82	100%		[b]
15	Duplicate Copy of Permit	0.33	x	$163	=	$54			$54	100%		
16	Duplicate Copy of Certificate of Occupancy	0.17	x	$163	=	$27			$27	100%		
17	Construction and Demolition Waste Management Review Fee	1.00	x	$163	=	$163			$163	100%		
18	Fees for Services Not Listed in this Fee Schedule (per 1/2 hour)	0.50	x	$163	=	$82			$82	100%		

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City of Kerman
User and Regulatory Fee Study
Building Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. City Staff Labor Hrs	Fully-Burdened Hourly	Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Unit	Notes
	Violation Fees									
19	Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)						equal to permit fee			

[a] Fee only applies to permits for new construction and additions.

[b] Reinspection fee applies after the first re-inspection.

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Cost of Service Analysis

General Plan Maintenance Fee

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City of Kerman
User and Regulatory Fee Study
Cost of Service Calculation - General Plan Maintenance Fee

Estimated Expenditures

#	Description	Total	Amortization / Update Frequency	Annual Cost	Notes
1	General Plan Update - Consulting Costs	$500,000	20	$ 25,000	[a]
1	General Plan Update - City Staff Costs	$125,000	20	$ 6,250	[a]
2	Housing Element	$20,000	4	$ 5,000	[a]
3	Zoning Code	$5,000	1	$ 5,000	[a]
4	Total	$650,000		$ 41,250	

Estimated Base for Revenue

#	Account	Total
5	Building Permits	$230,268
6	Total	$ 230,268

Calculation of Fee at Full Cost Recovery

#	Description	Total
7	Annual Revenue Requirement	$ 41,250
8	Estimated Annual Permit Fees	$ 230,268
9	General Plan Maintenance Fee as a % of Permit Fee	18%

Cost Recovery Analysis

#	Description	Current Fee	Fee at Full Cost Recovery	Proposed Fee
10	General Plan Maintenance Fee	varies	18%	5%

Revenue Analysis

#	Description	Revenue at Full Cost Recovery	Revenue at Targeted Fee	GF Subsidy at Proposed Fee
11	General Plan Maintenance Fee	$41,250	$11,513	$29,737
12	Cost Recovery %		28%	

[a] Costs and useful life estimated by ClearSource. Amounts are intended to represent conservative, reasonable, estimates.

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Cost of Service Analysis

Technology Enhancement Fee

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City of Kerman
User and Regulatory Fee Study
Cost of Service Calculation - Technology Enhancement Fee

Estimated Expenditures

#	Description	Total	Amortization / Update Frequency	Annual Cost	Notes
1	Initial Outlay for Enhanced Permit/Project Tracking	$100,000	10	$ 10,000	[a]
2	Initial Upgrades to Hardware (e.g. monitor, computers)	$25,000	5	$ 5,000	[a]
3	On-going Licensing & Consulting Support	$5,000	1	$ 5,000	[a]
4	Total	$130,000		$ 20,000	

Estimated Base for Revenue

#	Acct Desc	Total
5	Building Permits	$230,268
6		$ 230,268

Calculation of Fee at Full Cost Recovery

#	Description	Total
7	Annual Revenue Requirement	$ 20,000
8	Estimated Annual Permit Fees	$ 230,268
9	Technology Fee as a Percent of Permit Fee	9%

Cost Recovery Analysis

#	Description	Current Fee	Fee at Full Cost Recovery	Proposed Fee	Notes
10	Technology Enhancement Fee	varies	9%	5%	

Revenue Analysis

#	Description	Revenue at Full Cost Recovery	Revenue at Targeted Fee	GF Subsidy at Proposed Fee
11	Technology Enhancement Fee	$20,000	$11,513	$8,487
12	Cost Recovery %		58%	

[a] Useful life and ongoing licensing costs, and annual revenues estimated by ClearSource. Amounts are intended to represent reasonable estimates.

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Cost of Service Analysis

Code Enforcement Fees

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City of Kerman
User and Regulatory Fee Study
Cost of Service Calculation - Code Enforcement

Description	Fully-Burdened Hourly Rate	Allocation	Notes
Contract Share	$95	65%	[a]
City Share	$51	35%	[a]
Hourly Rate	$146	100%	

Notes:

[a] Source: Hourly rates and allocations based on current industry contract service rates and contract service/agency allocations. Amount is intended to serve as a reasonable estimate.

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City of Kerman
Cost of Service Study for Analyzing User and Regulatory Fees
Calculation of the Estimated Costs of Providing Fee Related Services - Code Enforcement

		Estimated Labor Time (Hours)			Hourly Rates			Cost Recovery Information					
					$60	$146							
	Fee Description	Finance	Code Enf.	Total	Finance	Code Enf.	Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Fee Change	Note
1	Inspection / Re-Inspection												
	a) First Inspection		0.50	0.50	$0	$73	$73			No Charge	0%		
	b) Second Inspection to Verify Violation Corrected		0.50	0.50	$0	$73	$73			No Charge	0%		
	c) Each Additional Inspection		0.50	0.50	$0	$73	$73			$70	96%		
2	Abatement Warrant		2.00	2.00		$292	$292			$250	86%		
3	Serving Notice		0.50	0.50	$0	$73	$73			$70	96%		
4	Lien Approval Fee	0.50	1.00	1.50	$30	$146	$176			$150	85%		
5	Special Assessment Approval Fee	0.50	1.00	1.50	$30	$146	$176			$150	85%		
6	Lien Release Fee	0.50	1.50	2.00	$30	$219	$249			$50	20%		
7	Abandoned Property Registration & Monitoring Fee												
	a) Registration Fee												
	i) Initial		0.50	0.50	$0	$73	$73	$50	68%	$70	96%		
	ii) Renewal		0.50	0.50	$0	$73	$73			$70	96%		
	b) Monitoring Fee (per year)												
	i) Initial		2.00	2.00	$0	$292	$292			$140	48%		
	ii) Renewal		2.00	2.00	$0	$292	$292			$140	48%		
8	Rates for Services Not Listed Above												
	a) Code Enforcement Personnel (per hour)		1.00	1.00	$0	$146	$146			$146	100%		
	b) Specialized Services Including, but not limited to, Attorney and Abatement Services									Actual Cost	100%		

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Cost of Service Analysis

Engineering Improvement Review and Grading Plan Review Fees

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City of Kerman
User and Regulatory Fee Study
Cost of Service Calculation - Community Development Engineering

Description	Fully-Burdened Hourly Rate	Allocation	Notes
Contract Share	$165	85%	[a]
City Share	$29	15%	[a]
Hourly Rate	$194	100%	

Notes:

[a] Source: Hourly rates and allocations based on current industry contract service rates and contract service/agency allocations. Amount is intended to serve as a reasonable estimate.

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City of Kerman
User and Regulatory Fee Study
Grading Plan Check and Permit Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Unit	Est. Labor Hours		Hourly Rate		Est. Cost of Svc	Current Fee	Current Est. Cost Recovery	Proposed Fee / Initial Deposit	Proposed Cost Recovery	Note
	GRADING											
1	Grading Plan Check											
	a) Parcels under 1 acre over 50 CY		8.0	x	$194	=	$1,552	varies	varies	$1,552	100%	[a]
	b) 1.00 - 5.00 acres											
	i) First acre		8.0	x	$194	=	$1,552	varies	varies	$1,552	100%	[a]
	ii) Each additional acre, or portion thereof up to 5 acres		1.0	x	$194	=	$194	varies	varies	$194	100%	[a]
	c) 5.01 - 10.00 acres											
	i) First 5.01 acres		12.0	x	$194	=	$2,328	varies	varies	$2,328	100%	[a]
	ii) Each additional acre, or portion thereof up to 10 acres		1.0	x	$194	=	$194	varies	varies	$194	100%	[a]
	d) Over 10 acres											
	i) First 10.01 acres		17.0	x	$194	=	$3,298	varies	varies	$3,298	100%	[a]
	ii) Each additional acre, or portion thereof		0.8	x	$194	=	$146	varies	varies	$146	100%	[a]
2	Permit Issuance - Onsite Construction / Grading		0.50	x	$194	=	$97	varies	varies	$97	100%	
3	Extension of Time		0.50	x	$194	=	$97	varies	varies	$97	100%	
4	Fee for Additional Services Required Due to Changes, Modifications, Additions, etc.									Actual Costs / T&M plus 15% admin fee		
5	Fees for Services Not Listed In this Fee Schedule											
	a) Hourly Rate of In-House Staff	per hour	1.00	x	$194	=	$194	varies	varies	$194	100%	
	b) Contract Service Providers							varies	varies	Pass-through of Consultant Costs plus 15% admin	100%	

[a] Amount shown is initial deposit.
Note: 15% admin fee charged to time and materials is intended to represent a conservative, reasonable estimate of actual city costs: assumes 10% de minimus rate for citywide overhead support, and .5 hours of direct service divisional support for every 10 hours of contract service time.

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City of Kerman
User and Regulatory Fee Study
Grading Plan Check and Permit Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Unit	Est. Labor Hours		Hourly Rate		Est. Cost of Svc	Current Fee	Current Est. Cost Recovery	Proposed Fee	Proposed Cost Recovery	Note
1	Subdivision Map Engineering Plan Check & Inspection											
	Cost of Improvements											
	a) First $50,000	% of Cost	16.0	x	$194	=	$3,104	7.0%	varies	10.0%	varies	[a]
	b) $50,001 to $300,000	% of Cost	48.0	x	$194	=	$9,312	5.5%	varies	6.0%	varies	[a]
	c) $300,001 to $700,000	% of Cost	128.0	x	$194	=	$24,832	4.0%	varies	4.0%	varies	[a]
	d) Greater than $700,000	% of Cost	128.0	x	$194	=	$24,832	2.5%	varies	2.5%	varies	[a]
2	Fee for Additional Services Required Due to Changes, Modifications, Additions, etc.									Actual Costs / T&M plus 15% admin fee		
3	Fees for Services Not Listed In this Fee Schedule											
	a) Hourly Rate of In-House Staff	per hour	1.00	x	$194	=	$194	varies	varies	$194	100%	
	b) Contract Service Providers							varies	varies	Pass-through of Consultant Costs plus 15% admin	100%	

[a] Estimate of 25% of fee due at initial submittal. Amount shown is intended to serve as a reasonable estimate, however the City reserves the right to collect additional fees for work outside of typical scope. Fees are additive (e.g., For $75,000 of improvements the fee is calculated as follows: For the first $50,000 of improvements fee is 10% of engineer's cost estimate. For the next $25,000 of improvements the fee is 6% of engineer's cost estimate).

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Cost of Service Analysis

Planning Fees

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Planning

Recurring Expenditures [a]

Fund #	Fund Desc	Div#	Div Desc	Acct #	Acct Desc	Budget	Adjust	Subtotal
100	General Fund	1008	Planning	410-10-00	Salaries	$ 123,062	$ -	$ 123,062
100	General Fund	1008	Planning	410-20-00	Part Time Salaries	$ 10,175	$ -	$ 10,175
100	General Fund	1008	Planning	410-30-00	Overtime	$ -	$ -	$ -
100	General Fund	1008	Planning	410-37-00	Vehicle Allowance	$ 1,275	$ -	$ 1,275
100	General Fund	1008	Planning	420-51-00	CalPERS Unfunded Liability	$ 10,222	$ -	$ 10,222
100	General Fund	1008	Planning	420-00-00	Fringe Benefits	$ 41,717	$ -	$ 41,717
100	General Fund	1008	Planning	510-01-00	Contract Services - LAFCO	$ 2,500	$ -	$ 2,500
100	General Fund	1008	Planning	510-02-00	Contract Services - Sphere of Influence	$ -	$ -	$ -
100	General Fund	1008	Planning	510-10-00	Professional Services (Planners)	$ 35,000	$ -	$ 35,000
100	General Fund	1008	Planning	510-10-01	Professional Services (Environmental)	$ 20,000	$ -	$ 20,000
100	General Fund	1008	Planning	515-01-00	Utilities	$ 3,125	$ -	$ 3,125
100	General Fund	1008	Planning	521-01-00	Office Supplies	$ 1,250	$ -	$ 1,250
100	General Fund	1008	Planning	521-02-00	General Supplies	$ 2,500	$ -	$ 2,500
100	General Fund	1008	Planning	521-06-00	Uniforms	$ 250	$ -	$ 250
100	General Fund	1008	Planning	521-07-00	Postage	$ 300	$ -	$ 300
100	General Fund	1008	Planning	540-02-00	Equipment Rent	$ 1,250	$ -	$ 1,250
100	General Fund	1008	Planning	551-01-00	Communication - Telephone	$ 600	$ -	$ 600
100	General Fund	1008	Planning	551-02-00	Communication - Cellular Phone	$ 270	$ -	$ 270
100	General Fund	1008	Planning	552-01-00	Public Notice/Advertising	$ 2,500	$ -	$ 2,500
100	General Fund	1008	Planning	554-01-00	Travel - Conferences - Meetings	$ 3,000	$ -	$ 3,000
100	General Fund	1008	Planning	555-00-00	Dues & Subscriptions (GIS)	$ 2,000	$ -	$ 2,000
100	General Fund	1008	Planning	565-00-00	Internal Service Funds	$ 2,708	$ -	$ 2,708
100	General Fund	1008	Planning	575-00-00	Educational Reimbursements	$ -	$ -	$ -
Subtotal						$ 263,704	$ -	$ 263,704

Allocation of Citywide Overhead

Description	Total	Adjust	SubTotal	Planning Share	Building Share	Engineering Share	Total	Notes
Citywide Overhead Allocation	$204,205	$ -	$ 204,205	$ 156,429	$ 34,126	$ 13,650	$ 204,205	[c]
Total	$ 204,205	$ -	$ 204,205	$ 156,429	$ 34,126	$ 13,650	$ 204,205	

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Planning Share	Building Share	Engineering Share	Total
65%	25%	10%	100%
100%	0%	0%	100%
100%	0%	0%	100%
65%	25%	10%	100%
65%	25%	10%	100%
65%	25%	10%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%
100%	0%	0%	100%

Planning Share	Building Share	Engineering Share	Total	Notes
$79,990	$30,766	$12,306	$123,062	[b]
$10,175	$0	$0	$10,175	
$0	$0	$0	$0	
$829	$319	$128	$1,275	[b]
$6,644	$2,556	$1,022	$10,222	[b]
$27,116	$10,429	$4,172	$41,717	[b]
$2,500	$0	$0	$2,500	
$0	$0	$0	$0	
$35,000	$0	$0	$35,000	
$20,000	$0	$0	$20,000	
$3,125	$0	$0	$3,125	
$1,250	$0	$0	$1,250	
$2,500	$0	$0	$2,500	
$250	$0	$0	$250	
$300	$0	$0	$300	
$1,250	$0	$0	$1,250	
$600	$0	$0	$600	
$270	$0	$0	$270	
$2,500	$0	$0	$2,500	
$3,000	$0	$0	$3,000	
$2,000	$0	$0	$2,000	
$2,708	$0	$0	$2,708	
$0	$0	$0	$0	
$202,007	$44,069	$17,628	$263,704	
77%	17%	7%	100%	[b]

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Planning

Recurring Expenditures [a]

Fund #	Fund Desc	Div#	Div Desc	Acct #	Acct Desc	Budget	Adjust	Subtotal

Allocation of Total Costs

Description	Planning Share	Building Share	Engineering Share	Engineering Share	Notes
Departmental Budget	$202,007	$44,069	$17,628	$263,704	
Allocated Citywide Overhead	$156,429	$34,126	$13,650	$204,205	
Total	$358,437	$78,195	$31,278	$467,909	

[a] Source: FY 22/23 Adopted Budget
[b] Departmental administration support provided to Building and Engineering units is budgeted in Planning. For purposes of this allocation, amounts are allocated among the three divisions receiving departmental administration support.
[c] Source: Citywide overhead cost allocation developed for purposes of this analysis. See separate worksheet for details.

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Planning Share	Building Share	Engineering Share	Total

Planning Share	Building Share	Engineering Share	Total	Notes

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Planning

Allocation of Annual Labor Effort

Description	Total	Total	Notes
General Admin; Mgmt; Policies; Procedures	18%	$64,519	[d]
Certification and Training	2%	$7,169	[d]
Public Information and Assistance	15%	$53,765	[d]
Direct Planning Activities	65%	$232,984	[d]
Total	100%	$358,437	

Allocation of Annual Costs to Core Service Areas

Description	Initial Alloc	Pro-Rata Alloc	Total	Notes
Long Range and Regional Planning	20%	31%	$110,288	[d]
City Council / Other Dept Muni Code Support	5%	8%	$27,572	[d]
Current Planning and Permit Support	40%	62%	$220,576	[d]
Total	65%	100%	$358,437	

Allocation of FTE

Description	Total	Hours Per FTE	Adjust for Leave	Productive Hours Per FTE	Total Hours	Notes
Assistant Planner	0.90	2,080	(240)	1,840	1,656	[a]
Permit Clerk	0.50	2,080	(240)	1,840	920	[a]
Community Dev Director	0.65	2,080	(240)	1,840	1,196	[a]
Total					3,772	

Description	Share of Total Hours	Total	Notes
Planning	65%	2,452	
Building	25%	943	
Engineering	10%	377	
Total	100%	3,772	

Allocation of FTE and Contract Service Support

Description	Total Hours	Notes
In-House FTE	2,452	[a]
Contract Services - LAFCO	20	[e]
Contract Services - Sphere of Influence	0	[e]
Professional Services (Planners)	280	[e]
Professional Services (Environmental)	160	[e]
Total	2,912	

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Planning

Allocation of Hours

Description	Total	Total	Notes
Indirect	35%	1,019	[d]
Direct	65%	1,893	[d]
Total	100%	2,912	

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Total Costs	358,437	
Direct Hours	1,893	
Total	$189	

Allocation of Planning & Building Revenues

Acct #	Acct Desc	Total	Percentage	Notes
100-0000-341-01-00	Planning & Zoning Fees	$25,083	7%	[a],[f]
100-0000-341-40-00	Building Permits	$230,268	68%	[a],[f]
100-0000-341-43-00	Plan Check Inspection Fees	$76,822	23%	[a],[f]
100-0000-341-48-00	Const & Demo Recycle Program	$7,168	2%	[a],[f]
Total		$339,340	100%	

Average Annual Revenues

Description	Share	14/15	15/16	16/17	17/18	18/19	19/20	Most Recent 3-Yr Avg	Notes
Building Fees		$147,549	$278,970	$280,399	$422,084	$286,759	$506,482	$405,108	
Total		$147,549	$278,970	$280,399	$422,084	$286,759	$506,482	$405,108	

Planning and Zoning Fees	7%	$10,906	$20,621	$20,726	$31,199	$21,196	$37,438	$29,944	[f]
Building & Construction Fees	93%	$136,643	$258,349	$259,673	$390,885	$265,563	$469,044	$375,164	[f]
Total	100%	$147,549	$278,970	$280,399	$422,084	$286,759	$506,482	$405,108	

Cost Recovery

Description	Total
Average Revenue	$29,944
Expenditures	$220,576
Cost Recovery Rate	14%
General Fund Subsidy	$190,632

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Planning

[a] Source: FY 22/23 Adopted Budget.
[b] Departmental administration support provided to Building and Engineering units is budgeted in Planning. For purposes of this allocation, amounts are allocated among the three divisions receiving departmental administration support.
[c] Source: Citywide overhead cost allocation developed for purposes of this analysis. See separate worksheet for details.
[d] Amounts intended to serve as reasonable estimates of direct activities v. indirect support to direct activities.
[b] Source: Citywide overhead cost allocation developed for purposes of this analysis. See separate worksheet for details.
[c] See Planning worksheet for details.
[d] Amounts intended to serve as reasonable estimates of direct activities v. indirect support to direct activities.
[e] Based on feedback provided by Community Development personnel. Based on current levels of contract service support provided.
[f] Based on FY 21/22 adopted budget allocation. Amount intended to serve as a reasonable estimate.

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City of Kerman
User and Regulatory Fee Study
Cost of Service Analysis - Planning Fees

	Fee Description	Est. Labor Hours		Hourly Rate		Cost of Service	Current Fee	Cost Recovery	Proposed Fixed Fee or Minimum Fee	Proposed Initial Deposit	Proposed Cost Recovery	Charge Basis	Note
	Appeal												
1	Appeal												
	a) Applicant Requested	20.00	x	$189	=	$3,780	$300 - $340	8%	$1,000		26%	Per Appeal	
	b) Non-Applicant Requested	20.00	x	$189	=	$3,780	$300 - $340	8%	$2,850		75%	Per Appeal	
	Annexation												
2	Annexation	80.00	x	$189	=	$15,120	$2,000	13%	$10,000	$10,000	100%	Deposit with Minimum Fee	[a]
	Use Permit												
3	Administrative Use Permit	20.00	x	$189	=	$3,780	n/a		$1,890		50%	Fixed Fee	[b]
4	Conditional Use Permit												
	a) CUP - Minor - No New Construction	20.00	x	$189	=	$3,780	$500	13%	$2,835		75%	Fixed Fee	[b]
	b) CUP - Major - New Construction	40.00	x	$189	=	$7,560	$1,300	17%	$5,670		75%	Fixed Fee	[b]
	c) CUP - Alcohol with PCN Consideration	varies					n/a		Base CUP fee plus 25%		75%	Fixed Fee	[b]
	d) CUP - Amendment	6.00	x	$189	=	$1,134	$450	40%	50% of current equivalent fee		75%	Fixed Fee	[b]
	e) CUP - Extension	3.00	x	$189	=	$567	$150	26%	$425		75%	Fixed Fee	[b]
5	Temporary Use Permit												
	a) Temporary Use Permit (First Time Applicant)	2.25	x	$189	=	$425	$180	42%	$319		75%	Fixed Fee	[b]
	b) Temporary Use Permit (Reccurring Annual Event)	1.00	x	$189	=	$189	$180	95%	$142		75%	Fixed Fee	[b]
	Environmental												
6	Categorical Exemption Review	4.00	x	$189	=	$756	$100	13%	$189		25%	Fixed Fee	
7	Recordation of Notice of Determination	1.50		$189		$284	n/a	0%	$189		67%	Fixed Fee	
8	Negative Declaration	56.00	x	$189	=	$10,584	Cost + 15%	100%	pass-through actual costs plus 15% city admin fee	$10,000	100%	T&M with initial deposit	
9	Mitigated Negative Declaration	76.00	x	$189	=	$14,364	Cost + 15%	100%	pass-through actual costs plus 15% city admin fee	$10,000	100%	T&M with initial deposit	
10	Environmental Impact Report	80.00	x	$189	=	$15,120	Cost + 15%	100%	pass-through actual costs plus 15% city admin fee	$10,000	100%	T&M with initial deposit	
	General Plan Amendment / Specific Plan												
11	General Plan Amendment	80.00	x	$189	=	$15,120	$1,500	10%	$7,500	$7,500	100%	Deposit with Minimum Fee	
12	Specific Plan												
	a) Specific Plan	120.00	x	$189	=	$22,680	Cost + 15%		pass-through actual costs plus 15% city admin fee	$10,000	100%	T&M with initial deposit	
	b) Specific Plan Amendment	varies					50% of cost of specific plan		pass-through actual costs plus 15% city admin fee	$5,000	100%	T&M with initial deposit	

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City of Kerman
User and Regulatory Fee Study
Cost of Service Analysis - Planning Fees

	Fee Description	Est. Labor Hours		Hourly Rate		Cost of Service	Current Fee	Cost Recovery	Proposed Fixed Fee or Minimum Fee	Proposed Initial Deposit	Proposed Cost Recovery	Charge Basis	Note
	Site Plan												
13	Site Plan Review												
	a) Non-Residential												
	i) Less than 1,200 sq. ft. (New Construction or Site	20.00	x	$189	=	$3,780	$500 - $1,400	13% - 37%	$1,890		50%	Fixed Fee	[b]
	ii) +1,201 sq. ft. - 15,000 sq. ft. (Minor Construction)	50.00	x	$189	=	$9,450	$500 - $1,400	5% - 15%	$7,088		75%	Fixed Fee	[b]
	iii) +15,001 sq. ft. (Major Construction)	60.00	x	$189	=	$11,340	$500 - $1,400	4% - 12%	$11,340		100%	Fixed Fee	[b]
	b) Residential												
	i) 1-4 Multi-Family Units	20.00	x	$189	=	$3,780	$500 - $1,400	13% - 37%	$1,890		50%	Fixed Fee	[b]
	ii) 5-40 Multi-Family Units	50.00	x	$189	=	$9,450	$500 - $1,400	5% - 15%	$7,088		75%	Fixed Fee	[b]
	iii) +41 Multi-Family Units	60.00	x	$189	=	$11,340	$500 - $1,400	4% - 12%	$11,340		100%	Fixed Fee	[b]
	c) Site Plan Review - Amendment								50% of current equivalent fee				[b]
	d) Site Plan Review - Extension	3.00	x	$189	=	$567	$150	26%	$425		75%	Fixed Fee	[b]
	Subdivisions												
14	Lot Line Adjustment	8.00	x	$189	=	$1,512	$350	23%	$1,134		75%	Fixed Fee	
15	Parcel Merger	8.00	x	$189	=	$1,512	$350	23%	$1,134		75%	Fixed Fee	
16	Parcel Map Waiver	8.00	x	$189	=	$1,512	$500	33%	$1,134		75%	Fixed Fee	
17	Certificate of Correction / Certificate of Compliance	4.00	x	$189	=	$756	varies	varies	$567		75%	Fixed Fee	
18	Tentative Parcel Map (4 lots or less)	24.00	x	$189	=	$4,536	$900	20%	$2,268		50%	Fixed Fee	
19	Tentative Parcel Map - Amendment	8.00	x	$189	=	$1,512	$355	23%	$756		50%	Fixed Fee	
20	Tentative Parcel Map - Extension	3.00	x	$189	=	$567	$270	48%	$425		75%	Fixed Fee	
21	Tentative Subdivision Map (5 lots or more)												
	a) 100 Lots or Less	40.00	x	$189	=	$7,560	$2,000 plus $26/lot	varies	$5,670		75%	Fixed Fee	
	b) More than 100 Lots												
	i) Base Fee for the first 100 Lots	40.00	x	$189	=	$7,560	$2,000 plus $26/lot	varies	$5,670		75%	Fixed Fee	
	ii) Per Lot Fee for each additional lot	0.17	x	$189	=	$32	$26	83%	$24		75%	Fixed Fee	
22	Tentative Subdivision Map - Amendment	16.00	x	$189	=	$3,024	$900	30%	$2,268		75%	Fixed Fee	

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City of Kerman
User and Regulatory Fee Study
Cost of Service Analysis - Planning Fees

	Fee Description	Est. Labor Hours		Hourly Rate		Cost of Service	Current Fee	Cost Recovery	Proposed Fixed Fee or Minimum Fee	Proposed Initial Deposit	Proposed Cost Recovery	Charge Basis	Note
23	Tentative Subdivision Map - Extension	3.00	x	$189	=	$567	$320	56%	$425		75%	Fixed Fee	
24	Final Parcel Map (4 lots or less)	12.00	x	$189	=	$2,268	$800	35%	$1,134		50%	Fixed Fee	
25	Final Subdivision / Tract Map (5 lots or more)												
	a) 100 Lots or Less	20.00	x	$189	=	$3,780	$1,808 plus $26/lot	varies	$2,835		75%	Fixed Fee	
	b) More than 100 Lots												
	i) Base Fee for the first 100 Lots	20.00	x	$189	=	$3,780	$1,808 plus $26/lot	varies	$2,835		75%	Fixed Fee	
	ii) Per Lot Fee for each additional lot	0.08	x	$189	=	$16	$26	165%	$12		75%	Fixed Fee	
26	Planned /Smart Zone Development Plan Review	50.00	x	$189	=	$9,450	$1,800	19%	$4,725		50%	Fixed Fee	
27	Developer Agreement Preparation	80.00	x	$189	=	$15,120	$1,259	8%	$7,500	$7,500	100%	Deposit with Minimum Fee	
	Zoning												
28	Rezone/Prezone	80.00	x	$189	=	$15,120	$1,300	9%	$7,500	$7,500	100%	Deposit with Minimum Fee	
29	Ordinance Text Amendment	60.00	x	$189		$11,340	$575	5%	$5,000	$5,000	100%	Deposit with Minimum Fee	
30	Variance Review	20.00	x	$189	=	$3,780	$1,000	26%	$2,835		75%	Fixed Fee	
31	Minor Deviation	3.50		$189		$662	$100	15%	$333		50%	Fixed Fee	
32	Density Bonus	30.00	x	$189	=	$5,670	$715	13%	$2,835		50%	Fixed Fee	
33	Classification of Use	16.00	x	$189	=	$3,024	$215	7%	$1,512		50%	Fixed Fee	
34	Zoning Clearance Letter												
	a) Basic Property Information	1.00	x	$189		$189	$35	19%	$95		50%	Fixed Fee	
	b) Basic Property Information with Additional Research Required	4.00	x	$189		$756	$35	5%	$375		50%	Fixed Fee	
	Signs												
35	Temporary Sign Permit	0.33	x	$189	=	$62	$25	40%	No Charge		0%	Fixed Fee	
36	Tenant Specific Sign Permit	3.50	x	$189	=	$662	$75	11%	$331		50%	Fixed Fee	
37	Master Sign Program	15.00	x	$189	=	$2,835	$150	5%	$1,418		50%	Fixed Fee	

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City of Kerman
User and Regulatory Fee Study
Cost of Service Analysis - Planning Fees

	Fee Description	Est. Labor Hours		Hourly Rate		Cost of Service	Current Fee	Cost Recovery	Proposed Fixed Fee or Minimum Fee	Proposed Initial Deposit	Proposed Cost Recovery	Charge Basis	Note
	Miscellaneous												
38	Address Adjustment	1.50	x	$189	=	$284	n/a	0%	$284		100%	Fixed Fee	
39	ADU / JADU Plan Review	8.00	x	$189		$1,512	$200	13%	$151		10%	Fixed Fee	
40	Removal of Deed Restriction on Real Property	2.00	x	$189	=	$378			$189		50%	Fixed Fee	
41	Fire Plan Review								determined by Fire District / Clty MOU and/or Fire District Fee Schedule				
	Rate for Services Not Listed Above												
42	Rate for Services Not Listed Above												
	a) Planning	1.00	x	$189	=	$189			$189		100%	Per Hour	
	b) Contract Environmental Review, Planning, Peer Review, etc.								pass-through actual costs plus 15% city admin fee		100%		
	c) Specialized Attorney Review								pass-through actual costs		100%		
	d) Outside Agency Costs (e.g. Fire, other Governments)								pass-through actual costs		100%		

[a] Amount shown is City fee only. Additional fees may apply for LAFCO, Department of Fish & Wildlife, County, etc..

[b] For applications received that include concurrent site plan review and use permit review, applicant shall pay 100% of the highest applicable review fee (use permit or site plan review fee) and 75% of the lower fee. Example: If concurrent application is received and base stand-alone fees are $5,670 for use permit and $7,088 for site plan review, the modified fee would be 100% of $7,088, plus 75% of $5,670.

Note: In addition to amounts shown above, applicant is responsible for any amounts due to outside agencies (e.g., LAFCO, Department of Fish & Wildlife, County).

Note: Administrative Use Permit is not currently authorized by the City's Municipal Code. The amount shown represents recommended fee assuming permit processed is authorized by the City Council.

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Cost of Service Analysis

Police Fees

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Police

Allocation of FTEs [a]

Description	Salary	Total	Dept Admin	Ops Direct	Records Management	Notes
Administrative Assistant	$4,500	1.00	1.00	0.00	0.00	[b],[c]
Chief of Police	$9,210	1.00	1.00	0.00	0.00	[b],[c]
Police Officer	$5,445	20.00	0.00	20.00	0.00	[b],[c]
Comm. Service Officer	$3,651	2.00	0.00	1.00	0.00	[b],[c]
Records Clerk	$4,228	1.00	0.00	0.00	1.00	[b],[c]
Records Manager	$5,978	1.00	0.00	0.00	1.00	[b],[c]
Sergeant	$7,162	4.00	0.00	4.00	0.00	[b],[c]
Lieutenant	$8,415	1.00	1.00	0.00	0.00	[b],[c]
Total PD Excluding Animal Control		31.00	3.00	25.00	2.00	

Allocation of FTEs

Description	Salary	Total	Dept Admin	Ops Direct	Records Management	Notes
Administrative Assistant	$4,500	1.00	4,500.00	0.00	0.00	
Chief of Police	$9,210	1.00	9,210.00	0.00	0.00	
Police Officer	$5,445	20.00	0.00	108,900.00	0.00	
Comm. Service Officer	$3,651	2.00	0.00	7,302.00	0.00	
Records Clerk	$4,228	1.00	0.00	0.00	4,228.00	
Records Manager	$5,978	1.00	0.00	0.00	5,978.00	
Sergeant	$7,162	4.00	0.00	28,648.00	0.00	
Lieutenant	$8,415	1.00	8,415.00	0.00	0.00	
Total		31.00	22,125.00	144,850.00	10,206.00	
Share of PD Excluding Animal Control		100%	12%	82%	6%	

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Police

Recurring Expenditures [a]

Fund #	Fund Desc	Div#	Div Desc	Acct #	Acct Desc	21/22 Budget	Adjust	Total	Dept Admin	Ops	Records Mgmt	Total	Notes
100	General Fund	3011	Police	410-10-00	Salary	$1,686,744	$0	$1,686,744	$210,628	$1,378,957	$97,160	$1,686,744	[d]
100	General Fund	3011	Police	410-15-00	Salary-ACT	$70,853	$0	$70,853	$0	$70,853	$0	$70,853	[d]
100	General Fund	3011	Police	410-15-01	Other Pay-Adult Compliance AC	$16,794	$0	$16,794	$0	$16,794	$0	$16,794	[d]
100	General Fund	3011	Police	410-16-00	Salaries-KUSD School Res Offic	$145,362	$0	$145,362	$0	$145,362	$0	$145,362	[d]
100	General Fund	3011	Police	410-16-01	Other Pay-KUSD School Res Offi	$7,537	$0	$7,537	$0	$7,537	$0	$7,537	[d]
100	General Fund	3011	Police	410-20-00	Part-Time Wages	$131,500	($131,500)	$0	$0	$0	$0	$0	[d]
100	General Fund	3011	Police	410-30-00	Overtime	$50,000	($50,000)	$0	$0	$0	$0	$0	[d]
100	General Fund	3011	Police	410-35-00	Stand By	$2,500	($2,500)	$0	$0	$0	$0	$0	[d]
100	General Fund	3011	Police	410-36-00	FTO Wages	$5,200	($5,200)	$0	$0	$0	$0	$0	[d]
100	General Fund	3011	Police	410-38-00	Uniform Allowance	$28,700	$0	$28,700	$3,584	$23,463	$1,653	$28,700	[d]
100	General Fund	3011	Police	410-40-00	Holiday Pay	$61,244	$0	$61,244	$7,648	$50,069	$3,528	$61,244	[d]
100	General Fund	3011	Police	420-00-00	Fringe Benefits	$10,676	$0	$10,676	$1,333	$8,728	$615	$10,676	[d]
100	General Fund	3011	Police	420-11-00	FICA Tax Expense	$174,313	$0	$174,313	$21,767	$142,505	$10,041	$174,313	[d]
100	General Fund	3011	Police	420-12-00		$28,205	$0	$28,205	$3,522	$23,058	$1,625	$28,205	[d]
100	General Fund	3011	Police	420-15-00	Fringe Benefits-ACT	$35,264	$0	$35,264	$0	$35,264	$0	$35,264	[d]
100	General Fund	3011	Police	420-16-00	Benefits-KUSD School Res Offic	$77,250	$0	$77,250	$0	$77,250	$0	$77,250	[d]
100	General Fund	3011	Police	420-40-00	Health Insurance Expense	$229,500	$0	$229,500	$28,658	$187,622	$13,220	$229,500	[d]
100	General Fund	3011	Police	420-50-00	Retirement City Contribution	$275,765	$0	$275,765	$34,435	$225,445	$15,885	$275,765	[d]
100	General Fund	3011	Police	420-51-00	CalPERS Unfunded Liability	$122,507	$0	$122,507	$15,298	$100,153	$7,057	$122,507	[d]
100	General Fund	3011	Police	420-55-00	Workers Compensation Expense	$180,877	$0	$180,877	$22,586	$147,871	$10,419	$180,877	[d]
100	General Fund	3011	Police	420-60-00	SDI Expense	$23,295	$0	$23,295	$2,909	$19,044	$1,342	$23,295	[d]
100	General Fund	3011	Police	500-00-00	Ford Explorer Vehicle Loan Pmt	$102,357	$0	$102,357		$102,357		$102,357	[d]
100	General Fund	3011	Police	510-11-00	Professional Serv-Emp Hiring	$12,000	$0	$12,000	$12,000			$12,000	[d]
100	General Fund	3011	Police	510-12-00	Profess. Serv-Lab Serv-Crime	$7,000	$0	$7,000		$7,000		$7,000	[d]
100	General Fund	3011	Police	510-13-00	Professional Serv-Lab Serv Emp	$300	$0	$300	$300			$300	[d]
100	General Fund	3011	Police	510-14-00	Professional Services-Investig	$200	$0	$200	$200			$200	[d]
100	General Fund	3011	Police	510-17-00	Assault/Medical Examinations	$5,000	($5,000)	$0	$0			$0	[d]
100	General Fund	3011	Police	510-28-00	Dispatch	$244,936	$0	$244,936	$244,936			$244,936	[d]
100	General Fund	3011	Police	510-29-00	RMS-CAD	$2,430	$0	$2,430	$2,430			$2,430	[d]
100	General Fund	3011	Police	510-30-00	Booking Fees	$1,000	($1,000)	$0	$0			$0	[d]
100	General Fund	3011	Police	510-31-00	Parking Citations	$12,000	($12,000)	$0	$0			$0	[d]
100	General Fund	3011	Police	510-32-00	Live Scan Fingerprints	$4,000	$0	$4,000	$4,000			$4,000	[d]
100	General Fund	3011	Police	515-01-00	Utilities	$20,000	$0	$20,000	$20,000			$20,000	[d]
100	General Fund	3011	Police	521-01-00	Office Supplies	$3,000	$0	$3,000	$3,000			$3,000	[d]
100	General Fund	3011	Police	521-02-00	General Supplies	$7,000	$0	$7,000	$7,000			$7,000	[d]
100	General Fund	3011	Police	521-07-00	Postage	$1,900	$0	$1,900	$1,900			$1,900	[d]
100	General Fund	3011	Police	521-10-00	Uniform Supplies	$5,000	$0	$5,000	$5,000			$5,000	[d]
100	General Fund	3011	Police	521-12-00	Bullet Resistant Vests	$3,500	$0	$3,500		$3,500		$3,500	[d]

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Police

100	General Fund	3011	Police	521-25-00	Evidence and Property	$1,800	$0	$1,800	$1,800			$1,800	[d]
100	General Fund	3011	Police	521-35-00	Firearms Purchase	$10,000	$0	$10,000		$10,000		$10,000	[d]
100	General Fund	3011	Police	521-40-00	Range Supplies	$6,000	$0	$6,000		$6,000		$6,000	[d]
100	General Fund	3011	Police	521-41-00	Range Maintenance	$100	$0	$100		$100		$100	[d]
100	General Fund	3011	Police	530-01-00	Equipment Maintainance Repair	$4,000	$0	$4,000	$4,000			$4,000	[d]
100	General Fund	3011	Police	540-02-00	Equipment Rental - Lease	$5,000	$0	$5,000	$5,000			$5,000	[d]
100	General Fund	3011	Police	551-01-00	Communications-Telephone	$6,000	$0	$6,000	$6,000			$6,000	[d]
100	General Fund	3011	Police	551-02-00	Communications-Cellular Phone	$5,000	$0	$5,000	$5,000			$5,000	[d]
100	General Fund	3011	Police	551-05-00	Live Scan Line	$9,000	$0	$9,000	$9,000			$9,000	[d]
100	General Fund	3011	Police	551-06-00	MDT Access	$4,000	$0	$4,000	$4,000			$4,000	[d]
100	General Fund	3011	Police	551-07-00	Communications - City Cameras	$1,100	$0	$1,100	$1,100			$1,100	[d]
100	General Fund	3011	Police	552-02-00	Public Notice	$0	$0	$0	$0			$0	[d]
100	General Fund	3011	Police	554-01-00	Travel-Meetings	$2,500	$0	$2,500	$2,500			$2,500	[d]
100	General Fund	3011	Police	554-02-00	Training-POST Reimburseable	$20,000	$0	$20,000		$20,000		$20,000	[d]
100	General Fund	3011	Police	554-05-00	Training Supplies	$900	$0	$900	$900			$900	[d]
100	General Fund	3011	Police	555-02-00	Professional Dues	$3,900	$0	$3,900	$3,900			$3,900	[d]
100	General Fund	3011	Police	555-04-00	Prof Serv/Forensic Software Up	$4,300	$0	$4,300	$4,300			$4,300	[d]
100	General Fund	3011	Police	555-05-00	Explorer Program	$0	$0	$0	$0			$0	[d]
100	General Fund	3011	Police	555-07-00	Crime Prevention Programs	$750	$0	$750		$750		$750	[d]
100	General Fund	3011	Police	555-08-00	Citizens on Patrol Program	$0	$0	$0	$0			$0	[d]
100	General Fund	3011	Police	565-00-00	Internal Service Fund	$390,438	$0	$390,438	$390,438			$390,438	[d]
100	General Fund	3011	Police	575-00-00	Employee Education Incentive	$5,000	$0	$5,000	$5,000			$5,000	[d]
100	General Fund	3011	Police	580-15-00	ACT Team-Fresno County Reimb	$68,919	($68,919)	$0		$0		$0	[d]
100	General Fund	3011	Police	580-16-00	Kerman Unified School Res Offi	$4,000	($4,000)	$0		$0		$0	[d]
100	General Fund	3011	Police	600-03-01	Capital Outlay-Ballistic Hlmts	$14,000	($14,000)	$0		$0		$0	[d]
100	General Fund	3011	Police	600-03-03	Capital Outlay-Spike Strips	$11,000	($11,000)	$0		$0		$0	[d]
100	General Fund	3011	Police	600-03-04	Capital Outlay/Technology Equi	$0	$0	$0	$0			$0	[d]
100	General Fund	3011	Police	600-03-05	Capital Outlay-Tasers (25)	$10,762	($10,762)	$0		$0		$0	[d]
Subtotal						$4,384,179	($315,881)	$4,068,298	$1,096,072	$2,809,683	$162,543	$4,068,298	

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Police

Allocation of Citywide Overhead

Description	Total	Adjust	Total	Notes
Citywide Overhead Allocation	$425,365	$0	$425,365	[b]
Total	$425,365	$0	$425,365	

>>>>>>

Dept Admin	Ops Direct	Records Management	Total	Notes
$53,116	$347,747	$24,502	$425,365	[d],[e]
$53,116	$347,747	$24,502	$425,365	

Allocation of Department Admin for Fee Study

Description	Total	Ops Direct	Records Management	Total	Notes
Direct Budget	$1,096,072	$1,014,881	$81,191	$1,096,072	[d]
Allocation of C'wide OH	$53,116	$49,182	$3,935	$53,116	[d]
Total	$1,149,188	$1,064,063	$85,125	$1,149,188	

Total Expenses for Fee Study

Description	Ops Direct	Records Management	Total	Notes
Direct Budget	$2,809,683	$162,543	$2,972,226	
Allocation of C'wide OH	$347,747	$24,502	$372,249	
Allocation of Dept Admin	$1,064,063	$85,125	$1,149,188	
Total	$4,221,493	$272,170	$4,493,663	

Annual Hours Per Direct FTE

Description	Total	Notes
Total Hours Per FTE	2,080	
Less: Est Leave Time	240	[f]
Productive Hours	1,840	
Direct Ratio	0.85	[g]
Direct Hours	1,564	

Calculation of Fully-Burdened Hourly Rate

Description	Ops Direct	Records Management	Notes
Expenses	$4,221,493	$272,170	
FTE	25.00	2.00	
Direct Hours	39,100	3,128	
Fully-Burdened Hourly Rate	$108	$87	

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Community Development - Police

Calculation of Estimated Benefit Rate

Description		Total	Notes
Salaries	410-xx-xx	$2,206,435	[a]
Benefits	420-xx-xx	$1,157,653	[a]
Benefit Rate		52%	

Calculation of Rate for Special Requests for Police Services (e.g., Special Event Support / DUI Collision Cost Recovery)

				Non-OT			Overtime			
Description	Top Step	Per Year	Hours Per Year	Salary & Wage Rate Per Hour	Benefit Rate Per Hour	Total	OT Salary & Wage	Benefit Rate Per Hour	Total	Notes
Records Clerk	$4,228	$50,736	$2,080	$24	$13	$37	$37	$13	$49	[b]
Records Manager	$5,978	$71,736	$2,080	$34	$18	$53	$52	$18	$70	[b]
Community Services Officer	$3,651	$43,812	$2,080	$21	$11	$32	$32	$11	$43	[b]
Police Officer	$5,445	$65,340	$2,184	$30	$16	$46	$45	$16	$61	[b]
Police Corporal	$5,978	$71,736	$2,184	$33	$17	$50	$49	$17	$67	[b]
Police Sergeant	$7,162	$85,944	$2,184	$39	$21	$60	$59	$21	$80	[b]
Police Lieutenant	$8,415	$100,980	$2,080	$49	$25	$74	$73	$25	$98	[b]

[a] Source: FY 21/22 Adopted Budget
[b] Source: Adopted City Salary Schedules
[c] FTE allocation for purposes of this analysis only.
[d] Expense allocation for purposes of this analysis only.
[e] Source: Citywide overhead cost allocation developed for purposes of this analysis. See separate worksheet for details.
[f] Typical leave assumes 13 holidays, 10 days vacation, 5 days sick, 2 days personal leave per employee. Amounts intended to serve as reasonable estimates.
[g] Adjustmet to exclude general administration and management, training, code, policies and procedures updates, etc.

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City of Kerman
User and Regulatory Fee Study
Police Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Ops	Support Svcs	Total		Hourly Rate $108 Ops	Hourly Rate $87 Support Svcs		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Notes
1	Fingerprinting fee													
	a) Live Scan Rolling Fee		0.33	0.33	x	$0	$29	=	$29	$20	69%	$25	86%	
	b) Live Scan FBI Clearance									$19		$19		[a]
	c) Live Scan DOJ Clearance									$32		$32		[a]
2	Fingerprinting fee - Hard Copy													
	a) First Card	0.33		0.33	x	$36	$0	=	$36	$10	28%	$25	69%	
	b) Each Additional Card	0.08		0.08	x	$9	$0	=	$9	$5	56%	$5	56%	
3	Records Check (e.g., Local Criminal History Check; Clearance Letter)		0.50	0.50	x	$0	$44	=	$44	$15	34%	$25	57%	
4	Report Copy													
	a) Traffic Collision Report		0.33	0.33	x	$0	$29	=	$29	$12	41%	$15	52%	
	b) Police Report		0.33	0.33	x	$0	$29	=	$29	$12	41%	$15	52%	
5	Citation Sign-Offs													
	a) Residents	0.33		0.33	x	$36	$0	=	$36	Free	0%	Free	0%	[b]
	b) Non-Residents	0.33		0.33	x	$36	$0	=	$36	$5	14%	$10	28%	[b]
6	Vehicle Release	1.25	0.50	1.75	x	$135	$44	=	$179	$60 - $125	35% - 72%	$150	84%	
	~~a) Expired Registration~~	~~1.25~~	~~0.50~~	~~1.75~~	~~x~~	~~$135~~	~~$44~~	~~=~~	~~$179~~	~~$60~~	~~34%~~	~~$150~~	~~84%~~	
	~~b) No License or Suspended or Revoked~~	~~1.25~~	~~0.50~~	~~1.75~~	~~x~~	~~$135~~	~~$44~~	~~=~~	~~$179~~	~~$75~~	~~42%~~	~~$150~~	~~84%~~	
	~~c) Driving Under the Influence (DUI)~~	~~1.25~~	~~0.50~~	~~1.75~~	~~x~~	~~$135~~	~~$44~~	~~=~~	~~$179~~	~~$125~~	~~70%~~	~~$150~~	~~84%~~	
7	Repossessed Vehicle Fee									$15		$15	n/a	[c]
8	Property Storage Fee (per item/weapon)	0.33	0.08	0.42	x	$36	$7	=	$43			$30	69%	

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City of Kerman
User and Regulatory Fee Study
Police Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

Fee	Description	Ops	Support Svcs	Total		Hourly Rate Ops $108	Hourly Rate Support Svcs $87		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Notes
9	False Alarm Response (Per Calendar Year)													
	a) First	0.50	0.25	0.75	x	$54	$22	=	$76			No Charge	0%	
	b) Second	0.50	0.25	0.75	x	$54	$22	=	$76			No Charge	0%	
	c) Third	0.50	0.25	0.75	x	$54	$22	=	$76			$50	22%	
	d) Fourth	0.50	0.25	0.75	x	$54	$22	=	$76			$100	50%	
	e) Fifth and Each Additional	0.50	0.25	0.75	x	$54	$22	=	$76			$150	79%	
10	Noise Disturbance (Per Calendar Year)													
	a) First	0.50	0.25	0.75	x	$54	$22	=	$76			No Charge	0%	
	b) Second	0.50	0.25	0.75	x	$54	$22	=	$76			No Charge	0%	
	c) Third	0.50	0.25	0.75	x	$54	$22	=	$76			$50	22%	
	d) Fourth	0.50	0.25	0.75	x	$54	$22	=	$76			$100	50%	
	e) Fifth and Each Additional	0.50	0.25	0.75	x	$54	$22	=	$76			$150	79%	
11	DUI Collision Cost Recovery (per hour)													
	a) Non-Overtime													
	i) Records Clerk	1.00		1.00	x	$37	$0	=	$37			$37	100%	
	ii) Records Manager	1.00		1.00	x	$53	$0	=	$53			$53	100%	
	iii) Community Services Officer	1.00		1.00	x	$32	$0	=	$32			$32	100%	
	iv) Police Officer	1.00		1.00	x	$46	$0	=	$46			$46	100%	
	v) Police Corporal	1.00		1.00	x	$50	$0	=	$50			$50	100%	
	vi) Police Sergeant	1.00		1.00	x	$60	$0	=	$60			$60	100%	
	vii) Police Lieutenant	1.00		1.00	x	$74	$0	=	$74			$74	100%	
	b) Overtime													
	i) Records Clerk	1.00		1.00	x	$49	$0	=	$49			$49	100%	
	ii) Records Manager	1.00		1.00	x	$70	$0	=	$70			$70	100%	
	iii) Community Services Officer	1.00		1.00	x	$43	$0	=	$43			$43	100%	
	iv) Police Officer	1.00		1.00	x	$61	$0	=	$61			$61	100%	
	v) Police Corporal	1.00		1.00	x	$67	$0	=	$67			$67	100%	
	vi) Police Sergeant	1.00		1.00	x	$80	$0	=	$80			$80	100%	
	vii) Police Lieutenant	1.00		1.00	x	$98	$0	=	$98			$98	100%	

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City of Kerman
User and Regulatory Fee Study
Police Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

						Hourly Rate							
						$108	$87						
	Fee Description	Ops	Support Svcs	Total		Ops	Support Svcs		Est. Cost of Service	Current Fee	Current Cost Recovery	Proposed Fee	Proposed Cost Recovery	Notes
12	Special Requests for Police Services (per hour)													
	a) Non-Overtime													
	i) Records Clerk	1.00		1.00	x	$37	$0	=	$37			$37	100%	
	ii) Records Manager	1.00		1.00	x	$53	$0	=	$53			$53	100%	
	iii) Community Services Officer	1.00		1.00	x	$32	$0	=	$32			$32	100%	
	iv) Police Officer	1.00		1.00	x	$46	$0	=	$46			$46	100%	
	v) Police Corporal	1.00		1.00	x	$50	$0	=	$50			$50	100%	
	vi) Police Sergeant	1.00		1.00	x	$60	$0	=	$60			$60	100%	
	vii) Police Lieutenant	1.00		1.00	x	$74	$0	=	$74			$74	100%	
	b) Overtime													
	i) Records Clerk	1.00		1.00	x	$49	$0	=	$49			$49	100%	
	ii) Records Manager	1.00		1.00	x	$70	$0	=	$70			$70	100%	
	iii) Community Services Officer	1.00		1.00	x	$43	$0	=	$43			$43	100%	
	iv) Police Officer	1.00		1.00	x	$61	$0	=	$61			$61	100%	
	v) Police Corporal	1.00		1.00	x	$67	$0	=	$67			$67	100%	
	vi) Police Sergeant	1.00		1.00	x	$80	$0	=	$80			$80	100%	
	vii) Police Lieutenant	1.00		1.00	x	$98	$0	=	$98			$98	100%	
13	Subpoena Response / Court Appearance											Maximum Amount Allowed by Law		
~~14~~	~~VIN Verification~~									~~$5~~		~~$5~~		

[a] Amounts established by other agencies. In the case of discrepancies, amounts adopted by other agencies (e.g., DOJ, FBI) shall supersede this schedule.
[b] Signoffs are processed for Kerman residents or citations issued by Kerman Police Department.
[c] Government Code 41612.

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Cost of Service Analysis

Public Works Fees

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City of Kerman
User and Regulatory Fee Study
Cost of Service Calculation - Public Works Encroachment Permit Fees

Description	Fully-Burdened Hourly Rate	Allocation	Notes
Contract Share	$100	65%	[a]
City Share	$54	35%	[a]
Hourly Rate	$154	100%	

Notes:

[a] Source: Hourly rates and allocations based on current industry contract service rates and contract service/agency allocations. Amount is intended to serve as a reasonable estimate.

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Public Works Utility Fees

Recurring Expenditures [a]

Fund #	Fund Desc	Div#	Div Desc	Acct #	Acct Desc	21/22 Budget	Adjust	Total	Notes
410	Water	4041	Water Ops	4xx-xx-xx	Personnel	$542,018	$0	$542,018	
420	Sewer	4042	Sewer Ops	4xx-xx-xx	Personnel	$473,890	$0	$473,890	
470	Storm Drain	4047	Storm Drain	4xx-xx-xx	Personnel	$78,888	$0	$78,888	
Subtotal						$1,094,796	$0	$1,094,796	

Allocation of Citywide Overhead

Description	Modified Expenses	C'Wide OH Rate	Total	Notes
Citywide Overhead Allocation	$1,094,796	35%	$383,179	[b]
Total	$1,094,796		$383,179	

Allocation of Total Costs

Description	Total	Notes
Direct Budget Expenses	$1,094,796	
Allocation of Citywide Overhead	$383,179	
Total	$1,477,975	

Allocation of Annual Labor Effort

Description	Total	Total	Notes
General Admin; Mgmt; Policies; Procedures	23%	$339,934	[c]
Certification and Training	2%	$29,559	[c]
Public Information and Assistance	5%	$73,899	[c]
Direct Services	70%	$1,034,582	[c]
Total	100%	$1,477,975	

Annual Hours Per Direct FTE

Description	Total	Notes
Total Hours Per FTE	2,080	
Less: Est Leave Time	240	[d]
Productive Hours	1,840	
Direct Ratio	0.70	[c]
Direct Hours	1,288	

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City of Kerman
User and Regulatory Fee Study
Calculation of Fully-Burdened Hourly Rate - Public Works Utility Fees

Recurring Expenditures [a]

Fund #	Fund Desc	Div#	Div Desc	Acct #	Acct Desc	21/22 Budget	Adjust	Total	Notes

Calculation of Fully-Burdened Hourly Rate

Description	Total	Notes
Expenses	$1,477,975	
FTE	11.66	[e]
Direct Hours	15,018	
Fully-Burdened Hourly Rate	$98	

[a] Source: FY 21/22 Adopted Budget
[b] Amount intended to serve as reasonable estimate.
[c] Amounts intended to serve as reasonable estimates of direct activities v. indirect support to direct activities.
[d] Typical leave assumes 13 holidays, 10 days vacation, 5 days sick, 2 days personal leave per employee. Amounts intended to serve as reasonable estimates.
[e] Source: FY 21/22 Adopted Budget, page 132

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City of Kerman
Public Works Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. Labor Hrs OR Min. Labor Hrs		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Targeted Cost Recovery	Fixed Fee / Minimum Fee	Deposit	Proposed Fee Structure	Note
	ENCROACHMENT PERMIT PROCESSING **(Fees include plan check, permit issuance, and inspection fees)**												
1	Utility Service Providers - Connection / Service / Repair up to 100 SF	2.00	x	$154	=	$308			97%	$300		Fixed Fee	
2	Catch Basin / Dry Well / Manhole / Vault / Concrete Pads / Pole Set or Removal (per location)	2.00	x	$154	=	$308			97%	$300		Fixed Fee	
3	Trenching/Excavation for Infrastructure Installation												
	a) Bell Hole												
	i) Application Review Fee	1.50	x	$154	=	$231			97%	$225		Fixed Fee	
	ii) Permit and Inspection Fee (Greater of A or B)												
	a) Minimum fee per location	3.00	x	$154	=	$462			97%	$450		Fixed Fee	
	b) Fee per bore / pit / pothole	1.00	x	$154	=	$154			97%	$150		Fixed Fee	
	b) Street / Trench Cut												
	i) Application Review Fee	1.50	x	$154	=	$231			97%	$225		Fixed Fee	
	ii) Permit and Inspection Fee (Greater of A or B)												
	a) Minimum fee per location	3.00	x	$154	=	$462			97%	$450		Fixed Fee	
	b) Fee Per 100 SF	1.00	x	$154	=	$154			97%	$150		Fixed Fee	
4	Driveway												
	a) Residential												
	i) First Approach	3.00	x	$154	=	$462			65%	$300		Fixed Fee	
	ii) Each Additional Approach	1.50	x	$154	=	$231			65%	$150		Fixed Fee	
	b) Commercial												
	i) First Approach	4.00	x	$154	=	$616			97%	$600		Fixed Fee	
	ii) Each Additional Approach	2.00	x	$154	=	$308			97%	$300		Fixed Fee	
5	Curb, Gutter, Sidewalk												
	a) Residential	3.00	x	$154	=	$462			65%	$300		Fixed Fee	[a]
	b) Commercial	4.00	x	$154	=	$616			97%	$600		Fixed Fee	[a]
6	Other General Temporary Encroachment Permit												[b]
	a) For Work Expected to Last No More than Two Weeks												[b]
	i) Base Fee - Up to Two Days	2.50	x	$154	=	$385			97%	$375		Fixed Fee	
	ii) Each Additional Day	1.00	x	$154	=	$154			97%	$150		Fixed Fee	
	b) For Work Expected to Last More than Two Weeks	Deposit							100%	$1,500	$1,500	Deposit with Minimum Fee	[b]
7	Agreement for Private Improvements In the Right-of-Way (Permanent Encroachment)	3.50	x	$154	=	$539			97%	$525		Fixed Fee	

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City of Kerman
Public Works Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. Labor Hrs OR Min. Labor Hrs		Hourly Rate		Cost of Service	Current Fee	Current Cost Recovery	Targeted Cost Recovery	Fixed Fee / Minimum Fee	Deposit	Proposed Fee Structure	Note
	OTHER												
8	Extension of Time (per extension, if not separately charged against deposit)	1.00	x	$154	=	$154			97%	$150		Fixed Fee	
9	Plan Revision (per revision, if not separately charged against deposit)	0.50	x	$154	=	$77			97%	$75		Fixed Fee	
10	Excess Plan Review (per hour, if not separately charged against deposit)	1.00	x	$154	=	$154			97%	$150		Fixed Fee	
11	Hourly Rate for Services Not Identified in this Schedule, Other Inspection, Missed/Excess Inspections, Re-inspection Fee												
	a) In-House Engineering / PW Staff	1.00	x	$154	=	$154			97%	$150		Per Hour	
	b) Contract Service Support									Time & Mat'ls		Fixed Fee	
	c) Attorney / Other Professional Services									Time & Mat'ls		Fixed Fee	
12	Failure to Restore Public Improvements as Required (per day)									$150		Per Day	
13	Commencing Work Without a Permit or Work Different than Authorized by Permit									2x fees		Double fees	

Note: Deposit amounts listed are typical minimum amounts. The City reserves the right to request a different deposit (lower or higher) based on complexity of project or frequency of inspections needed.
[a] For combination driveway, curb, gutter, sidewalk permits to be inspected at same time, only use driveway permit for fee calculation.
[b] General encroachment work includes any activity within the public right of way. Fixed fee permit applies to typical utility work with standard WATCH manual traffic control. More complex work requiring additional plan check/traffic control, plan review, testing, and/or inspection, requires a deposit.

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City of Kerman
Engineering Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. Labor Hours		Hourly Rate		Cost of Service	Current Fee	Cost Recovery	Proposed Fee	Proposed Cost Recovery	Charge Basis	Note
1	Water - Miscellaneous											
	a) Meter Testing	1.00	x	$98	=	$98			$75	77%		[a]
	b) Cut Lock Fee	1.00	x	$98	=	$98			$75	77%		
2	Water Waste Fines											
	a) Informational Notification								No Charge			
	b) 1st Written Water Waste Notice								No Charge			
	c) 2nd Written Water Waste Notice								$25			
	d) 3rd Written Water Waste Notice								$50			
	e) 4th Written Water Waste Notice								$100			
	f) 5th Written Water Waste Notice								$200			
	g) Subsequent Written Water Waste Notice								Disconnection			
3	Septic Tank Waste Disposal (cost per gallon)											
	a) From Septic Tank Waste Within City Limits								$0.10			
	b) From Septic Tank Waste Outside City Limits								$0.20			

[a] Test amount refundable if meter reading is found to be inaccurate.

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City of Kerman
Engineering Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. Labor Hours		Hourly Rate		Cost of Service	Current Fee	Current Deposit	Cost Recovery	Proposed Fee	Proposed Deposit	Proposed Cost Recovery	Charge Basis	Note
1	Construction Water Meter	2.00	x	$98	=	$196				$150; plus the cost of total water usage per month	$1,250		Each	[a]

[a] See current utility rates for cost of water.

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City of Kerman
Engineering Fees
Cost of Service Calculation - At Fully-Burdened Hourly Rate

	Fee Description	Est. Labor Hours		Hourly Rate		Cost of Service	Current Fee	Cost Recovery	Proposed Fee	Proposed Cost Recovery	Charge Basis	Note
1	Dirt Purchase	0.50	x	$98	=	$49	$40 plus $0.75 per CY		$45 plus $1 per CY		per request	
2	Debris Clean-Up	1.00	x	$98	=	$98			$98	100%	per hour; 2-hour minimum	
3	Grafitti Clean-Up	1.00	x	$98	=	$98			$98	100%	per hour; 2-hour minimum	
4	Emergency Residential Tree-Trimming	1.00	x	$98	=	$98			$98	100%	per hour; 2-hour minimum	
5	Rates for Services Not Listed Above											
	a) PW Encroachment Review	1.00	x	$154	=	$154			$150	97%	per hour; 1-hour minimum	
	b) PW Utility Customer Service and City Maintenance Services	1.00	x	$98	=	$98			$98	100%	per hour; 1-hour minimum	

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Cost of Service Analysis

Citywide Overhead Cost Allocation

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City of Kerman
User and Regulatory Fee Analysis
Estimated Citywide Overhead (for Cost of Service Calculation Purposes Only)

Central Service Center - General Fund Allocation [a]

Fund	Div	Description	Personnel	M&O	Subtotal	Debt Service & Capital	Total	Adjustment	Amount for Overhead Cost Allocation Calculation	Indirect	Direct	Total	Notes
100	6001	City Council	$16,909	$17,240	$34,149	$0	$34,149	$0	$34,149	$34,149	$0	$34,149	
100	6003	City Attorney	$0	$130,000	$130,000	$0	$130,000	$0	$130,000	$130,000	$0	$130,000	
100	1002	City Manager	$217,559	$359,275	$576,834	$14,286	$591,120	($14,286)	$576,834	$576,834	$0	$576,834	[b]
100	5005	Administrative Services	$44,752	$62,918	$107,670	$3,571	$111,241	($3,571)	$107,670	$107,670	$0	$107,670	[b]
100	5006	Debt Service to DIF	$0	$0	$0	$95,339	$95,339	($95,339)	$0	$0	$0	$0	[b]
100	6004	City Clerk	$39,721	$78,018	$117,739	$14,286	$132,025	($14,286)	$117,739	$72,739	$45,000	$117,739	[c]
100	7001	Measure M	$28,238	$1,465,481	$1,493,719	$4,583,685	$6,077,404	($5,005,435)	$1,071,969	$0	$1,071,969	$1,071,969	[b],[d]
100	1008	Planning	$186,450	$77,253	$263,703	$7,143	$270,846	($7,143)	$263,703	$0	$263,703	$263,703	[b]
100	1010	Engineering	$0	$101,500	$101,500	$0	$101,500	$0	$101,500	$0	$101,500	$101,500	[b]
100	1042	Building	$86,224	$183,642	$269,866	$7,143	$277,009	($7,143)	$269,866	$0	$269,866	$269,866	[b]
100	2002	Rec & Comm Svcs Admin	$166,839	$39,930	$206,769	$2,857	$209,626	($2,857)	$206,769	$0	$206,769	$206,769	[b]
100	2010	Building Maintenance	$452,790	$101,165	$553,955	$1,429	$555,384	($1,429)	$553,955	$553,955	$0	$553,955	[b]
100	2044	Senior Center Svcs	$126,860	$20,292	$147,152	$2,857	$150,009	($2,857)	$147,152	$0	$147,152	$147,152	[b]
100	2047	Aquatics Program	$62,541	$16,340	$78,881	$1,429	$80,310	($1,429)	$78,881	$0	$78,881	$78,881	[b]
100	2062	Planned Recreation	$54,587	$10,230	$64,817	$1,429	$66,246	($1,429)	$64,817	$0	$64,817	$64,817	[b]
100	2065	Youth and Teen Services	$79,044	$9,172	$88,216	$1,429	$89,645	($1,429)	$88,216	$0	$88,216	$88,216	[b]
100	2069	Community Teen Center	$108,610	$60,073	$168,683	$1,429	$170,112	($1,429)	$168,683	$0	$168,683	$168,683	[b]
100	3011	Police Operations	$2,873,035	$956,775	$3,829,810	$43,757	$3,873,567	($43,757)	$3,829,810	$0	$3,829,810	$3,829,810	[b]
100	3015	ACT Grant	$101,826	$13,456	$115,282	$0	$115,282	$0	$115,282	$0	$115,282	$115,282	
100	3016	SRO Grant	$181,941	$4,000	$185,941	$0	$185,941	$0	$185,941	$0	$185,941	$185,941	
100	3050	SLESF Grant	$100,000	$0	$100,000	$0	$100,000	$0	$100,000	$0	$100,000	$100,000	
100	3999	Safety Grants, Contracts, &	$104,934	$6,400	$111,334	$4,000	$115,334	($4,000)	$111,334	$0	$111,334	$111,334	[b]
100	3041	Animal Control	$43,514	$41,920	$85,434	$1,429	$86,863	($1,429)	$85,434	$0	$85,434	$85,434	[b]
100	4010	Park Landscape Maintenar	$115,762	$83,329	$199,091	$4,429	$203,520	($4,429)	$199,091	$0	$199,091	$199,091	[b]
Total			$5,192,136	$3,838,409	$9,030,545	$4,791,927	$13,822,472	($5,213,677)	$8,608,795	$1,475,347	$7,133,448	$8,608,795	

Citywide Overhead Cost Rate

Description	Operating Exp	Notes
Indirect Costs	$1,475,347	
Modified Direct Costs	$7,133,448	
Total	21%	

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City of Kerman
User and Regulatory Fee Analysis
Estimated Citywide Overhead (for Cost of Service Calculation Purposes Only)

Allocation of Citywide Overhead Costs to Direct Service Departments / Primary Budgetary Units

Description	Allocation Metric	Share of Overhead Allocation	Allocation	Notes
Community Development	1	33%	$491,782	
Community Services	1	33%	$491,782	
Police	1	33%	$491,782	
Total	3	100%	$1,475,347	

Allocation of Citywide Overhead Costs to Community Development Divisions - Based on Modified Direct Costs of Departments

Description	Allocation Metric	Share of Overhead Allocation	Allocation	Notes
Planning	263,703	42%	$204,205	
Engineering	101,500	16%	$78,599	
Building	269,866	42%	$208,978	
Total	$635,069	100%	$491,782	

Allocation of Citywide Overhead Costs to Police Divisions - Based on Modified Direct Costs of Departments

Description	Allocation Metric	Share of Overhead Allocation	Allocation	Notes
Police Operations	3,829,810	86%	$425,365	
ACT Grant	115,282	3%	$12,804	
SRO Grant	185,941	4%	$20,652	
SLESF Grant	100,000	2%	$11,107	
Safety Grants, Contracts, & Projects	111,334	3%	$12,366	
Animal Control	85,434	2%	$9,489	
Total	$4,427,801	100%	$491,782	

[a] Source: FY 2022/23 Adopted Budget.
[b] Adjustment to exclude non-recurring capital expenditures and debt service.
[c] Direct costs are for Code Enforcement contract services costs included in City Clerk budget.
[d] Adjustment to exclude Downtown Revitilization Program costs (account 600 xx).

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SCHEDULE OF CURRENT FEES AND PROPOSED FEES

Note: Significant changes are proposed to the overall structure of building fees making a comparison of current and proposed fees impractical. Proposed building fees and the associated costs of service are included in Appendices A and B of this report.

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Illustration of Current Fees and Proposed Fees

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Note: This Fee Schedule does not include all fees, rates, or charges that may be imposed by the City. Examples of excluded items include, but are not limited to,development impact fees, utility rates, and punitive fines and penalties.

FEE SCHEDULE	PAGE
Administrative Fees	1
Animal Licensing and Regulation Fees	2
Engineering Improvement Review and Grading Plan Review Fees	3
Planning Fees	5
Police Fees	9
Public Works Fees	11
Recreation and Facility Rental Fees	16

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - FINANCE & BUSINESS LICENSE FEES

	Activity Description	Current Fee	Proposed Fee	Increase/(Decrease)	Charge Basis
1	Business License Application Review Fee				
	a) Physical Location within City Limits (Including Home Occupation)	$129	$150	$21	Each
	b) Business Located Outside City Limits and Contractors without Physical Location within City Limits	varies	$75		Each
2	Returned Check Fee; ACH/EFT Return/Error		$25		Each
3	Charitable Solicitation Car Wash Permit Fee	$10	$20	$10	Each
4	Utility Proof of Residency / Credit Reference Letter	n/a	$10		Each
5	Utility Billing Account History Report	n/a	$10		Each
6	Fireworks Permit	$40	$50	$10	Per permit
7	Yard Sale Permit Fee	$5	$10	$5	Per permit

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - ANIMAL CONTROL FEES

	Activity Description	Current Fee	Cost of Service	Proposed Fee	Note
	Dog License Fees		Current Cost		
1	Spayed or Neutered Dog		Recovery for		
	a) One Year Option	$5	Department is	$15	
	b) Two Year Option	$6	3%	$20	
	c) Three Year Option	$10		$30	
2	Nonspayed or Unneutered Dog				
	a) One Year Option	$17		$30	
	b) Two Year Option	$30		$40	
	c) Three Year Option	$40		$60	
3	Delinquent Penalty			$25	
4	Lost Tag Replacement			$5	
5	Service Dog License			$0	
	Impound Fees				
6	Licensed Animal				
	a) First Impound			$25	
	b) Second Impound			$50	
	c) Third Impound and Subsequent Impounds			$75	
7	Unlicensed Animal				
	a) First Impound			$50	
	b) Second Impound			$100	
	c) Third Impound and Subsequent Impounds			$150	
8	Dangerous Animals				
	a) First Impound			$100	
	b) Second Impound			$200	
	c) Third Impound and Subsequent Impounds			$300	
9	Impound Fine for Nonspayed or Unneutered Animal				
	a) First Impound			$35	[a]
	b) Second Impound			$50	[a]
	c) Third Impound and Subsequent Impounds			$100	[a]
10	Care and Feeding Per Day				
	a) Up to 100 lbs			$15	
	b) Over 100 lbs			$25	
	Owner Surrender Animals (Living or Dead)				
11	Delivered to Shelter			$25	
12	Picked Up by Animal Control			$50	

[a] Food and Agriculture Code Sections 30804.7 and 31751.7. These amounts are in addition to impound fees.

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - GRADING FEES *

Activity Description	Current Initial Deposit / Minimum Fee	Proposed Initial Deposit / Minimum Fee	Charge Basis	Note
1 Grading Plan Check				
a) Parcels under 1 acre over 50 CY	varies	$1,552	deposit	[a]
b) 1.00 - 5.00 acres				
i) First acre	varies	$1,552	deposit	[a]
ii) Each additional acre, or portion thereof up to 5 acres	varies	$194	deposit	[a]
c) 5.01 - 10.00 acres				
i) First 5.01 acres	varies	$2,328	deposit	[a]
ii) Each additional acre, or portion thereof up to 10 acres	varies	$194	deposit	[a]
d) Over 10 acres				
i) First 10.01 acres	varies	$3,298	deposit	[a]
ii) Each additional acre, or portion thereof	varies	$146	deposit	[a]
2 Permit Issuance - Onsite Construction / Grading	varies	$97		
3 Extension of Time	varies	$97		
4 Fee for Additional Services Required Due to Changes, Modifications, Additions, etc.		Actual Costs / T&M plus 15% admin fee		
5 Fees for Services Not Listed In this Fee Schedule				
a) Hourly Rate of In-House Staff	varies	$194	Per Hour	
b) Contract Service Providers	varies	Pass-through of Consultant Costs plus 15% admin fee	deposit	

[a] Amount shown is initial deposit.

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - IMPROVEMENT PLAN REVIEW FEES

	Activity Description	Current Initial Deposit / Minimum Fee	Proposed Initial Deposit / Minimum Fee	Charge Basis	Note
1	Subdivision Map Engineering Plan Check & Inspection Cost of Improvements				
	a) First $50,000	7.00%	10.00%	% of Eng. Estimate	[a]
	b) $50,001 to $300,000	5.50%	6.00%	% of Eng. Estimate	[a]
	c) $300,001 to $700,000	4.00%	4.00%	% of Eng. Estimate	[a]
	d) Greater than $700,000	2.50%	2.50%	% of Eng. Estimate	[a]
2	Fee for Additional Services Required Due to Changes, Modifications, Additions, etc.		Actual Costs / T&M plus 15% admin fee		
3	Fees for Services Not Listed In this Fee Schedule				
	a) Hourly Rate of In-House Staff	varies	$194	Per Hour	
	b) Contract Service Providers	varies	Pass-through of Consultant Costs plus 15% admin fee		

[a] Estimate of 25% of fee due at initial submittal. Amount shown is intended to serve as a reasonable estimate, however the City reserves the right to collect additional fees for work outside of typical scope. Fees are additive (e.g., For $75,000 of improvements the fee is calculated as follows: For the first $50,000 of improvements fee is 10% of engineer's cost estimate. For the next $25,000 of improvements the fee is 6% of engineer's cost estimate).

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

	Activity Description	Current Fee	Proposed Fixed Fee or Minimum Fee	Proposed Initial Deposit	Proposed Cost Recovery	Charge Basis	Note
	Appeal						
1	Appeal						
	a) Applicant Requested	$300 - $340	$1,000		26%	Per Appeal	
	b) Non-Applicant Requested	$300 - $340	$2,850		75%	Per Appeal	
	Annexation						
2	Annexation	$2,000	$10,000	$10,000	100%	Deposit with Minimum Fee	[a]
	Use Permit						
3	Administrative Use Permit	n/a	$1,890		50%	Fixed Fee	[b]
4	Conditional Use Permit						
	a) CUP - Minor - No New Construction	$500	$2,835		75%	Fixed Fee	[b]
	b) CUP - Major - New Construction	$1,300	$5,670		75%	Fixed Fee	[b]
	c) CUP - Alcohol with PCN Consideration	n/a	Base CUP fee plus 25%		75%	Fixed Fee	[b]
	d) CUP - Amendment	$450	50% of current equivalent fee		75%	Fixed Fee	[b]
	e) CUP - Extension	$150	$425		75%	Fixed Fee	[b]
5	Temporary Use Permit						
	a) Temporary Use Permit (First Time Applicant)	$180	$319		75%	Fixed Fee	[b]
	b) Temporary Use Permit (Reccurring Annual Event)	$180	$142		75%	Fixed Fee	[b]
	Environmental						
6	Categorical Exemption Review	$100	$189		25%	Fixed Fee	
7	Recordation of Notice of Determination	n/a	$189		67%	Fixed Fee	
8	Negative Declaration	Cost + 15%	pass-through actual costs plus 15% city admin fee	$10,000	100%	T&M with initial deposit	
9	Mitigated Negative Declaration	Cost + 15%	pass-through actual costs plus 15% city admin fee	$10,000	100%	T&M with initial deposit	
10	Environmental Impact Report	Cost + 15%	pass-through actual costs plus 15% city admin fee	$10,000	100%	T&M with initial deposit	
	General Plan Amendment / Specific Plan						
11	General Plan Amendment	$1,500	$7,500	$7,500	100%	Deposit with Minimum Fee	
12	Specific Plan						
	a) Specific Plan	Cost + 15%	pass-through actual costs plus 15% city admin fee	$10,000	100%	T&M with initial deposit	
	b) Specific Plan Amendment	50% of cost of specific plan	pass-through actual costs plus 15% city admin fee	$5,000	100%	T&M with initial deposit	

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

	Activity Description	Current Fee	Proposed Fixed Fee or Minimum Fee	Proposed Initial Deposit	Proposed Cost Recovery	Charge Basis	Note
	Site Plan						
13	Site Plan Review						
	a) Non-Residential						
	i) Less than 1,200 sq. ft. (New Construction or Site Modification)	$500 - $1,400	$1,890		50%	Fixed Fee	[b]
	ii) +1,201 sq. ft. - 15,000 sq. ft. (Minor Construction)	$500 - $1,400	$7,088		75%	Fixed Fee	[b]
	iii) +15,001 sq. ft. (Major Construction)	$500 - $1,400	$11,340		100%	Fixed Fee	[b]
	b) Residential						
	i) 1-4 Multi-Family Units	$500 - $1,400	$1,890		50%	Fixed Fee	[b]
	ii) 5-40 Multi-Family Units	$500 - $1,400	$7,088		75%	Fixed Fee	[b]
	iii) +41 Multi-Family Units	$500 - $1,400	$11,340		100%	Fixed Fee	[b]
	c) Site Plan Review - Amendment		50% of current equivalent fee				[b]
	d) Site Plan Review - Extension	$150	$425		75%	Fixed Fee	[b]
	Subdivisions						
14	Lot Line Adjustment	$350	$1,134		75%	Fixed Fee	
15	Parcel Merger	$350	$1,134		75%	Fixed Fee	
16	Parcel Map Waiver	$500	$1,134		75%	Fixed Fee	
17	Certificate of Correction / Certificate of Compliance	varies	$567		75%	Fixed Fee	
18	Tentative Parcel Map (4 lots or less)	$900	$2,268		50%	Fixed Fee	
19	Tentative Parcel Map - Amendment	$355	$756		50%	Fixed Fee	
20	Tentative Parcel Map - Extension	$270	$425		75%	Fixed Fee	
21	Tentative Subdivision Map (5 lots or more)						
	a) 100 Lots or Less	$2,000 plus $26/lot	$5,670		75%	Fixed Fee	
	b) More than 100 Lots						
	i) Base Fee for the first 100 Lots	$2,000 plus $26/lot	$5,670		75%	Fixed Fee	
	ii) Per Lot Fee for each additional lot	$26	$24		75%	Fixed Fee	
22	Tentative Subdivision Map - Amendment	$900	$2,268		75%	Fixed Fee	
23	Tentative Subdivision Map - Extension	$320	$425		75%	Fixed Fee	
24	Final Parcel Map (4 lots or less)	$800	$1,134		50%	Fixed Fee	

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

	Activity Description	Current Fee	Proposed Fixed Fee or Minimum Fee	Proposed Initial Deposit	Proposed Cost Recovery	Charge Basis	Note
25	Final Subdivision / Tract Map (5 lots or more)						
	a) 100 Lots or Less	$1,808 plus $26/lot	$2,835		75%	Fixed Fee	
	b) More than 100 Lots						
	i) Base Fee for the first 100 Lots	$1,808 plus $26/lot	$2,835		75%	Fixed Fee	
	ii) Per Lot Fee for each additional lot	$26	$12		75%	Fixed Fee	
26	Planned /Smart Zone Development Plan Review	$1,800	$4,725		50%	Fixed Fee	
27	Developer Agreement Preparation	$1,259	$7,500	$7,500	100%	Deposit with Minimum Fee	
	Zoning						
28	Rezone/Prezone	$1,300	$7,500	$7,500	100%	Deposit with Minimum Fee	
29	Ordinance Text Amendment	$575	$5,000	$5,000	100%	Deposit with Minimum Fee	
30	Variance Review	$1,000	$2,835		75%	Fixed Fee	
31	Minor Deviation	$100	$333		50%	Fixed Fee	
32	Density Bonus	$715	$2,835		50%	Fixed Fee	
33	Classification of Use	$215	$1,512		50%	Fixed Fee	
34	Zoning Clearance Letter						
	a) Basic Property Information	$35	$95		50%	Fixed Fee	
	b) Basic Property Information with Additional Research Required	$35	$375		50%	Fixed Fee	
	Signs						
35	Temporary Sign Permit	$25	No Charge		0%	Fixed Fee	
36	Tenant Specific Sign Permit	$75	$331		50%	Fixed Fee	
37	Master Sign Program	$150	$1,418		50%	Fixed Fee	
	Miscellaneous						
38	Address Adjustment	n/a	$284		100%	Fixed Fee	
39	ADU / JADU Plan Review	$200	$151		10%	Fixed Fee	
40	Removal of Deed Restriction on Real Property		$189		50%	Fixed Fee	
41	Fire Plan Review		determined by Fire District / CIty MOU and/or Fire District Fee Schedule				

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - PLANNING FEES

	Activity Description	Current Fee	Proposed Fixed Fee or Minimum Fee	Proposed Initial Deposit	Proposed Cost Recovery	Charge Basis	Note
	Rate for Services Not Listed Above						
42	Rate for Services Not Listed Above						
	a) Planning		$189		100%	Per Hour	
	b) Contract Environmental Review, Planning, Peer Review, etc.		pass-through actual costs plus 15% city admin fee		100%		
	c) Specialized Attorney Review		pass-through actual costs		100%		
	d) Outside Agency Costs (e.g. Fire, other Governments)		pass-through actual costs		100%		

[a] Amount shown is City fee only. Additional fees may apply for LAFCO, Department of Fish & Wildlife, County, etc..

[b] For applications received that include concurrent site plan review and use permit review, applicant shall pay 100% of the highest applicable review fee (use permit or site plan review fee) and 75% of the lower fee. Example: If concurrent application is received and base stand-alone fees are $5,670 for use permit and $7,088 for site plan review, the modified fee would be 100% of $7,088, plus 75% of $5,670.

Note: In addition to amounts shown above, applicant is responsible for any amounts due to outside agencies (e.g., LAFCO, Department of Fish & Wildlife, County).

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - POLICE FEES

	Activity Description	Current Fee	Cost of Service	Proposed Fee	Note
1	Fingerprinting fee				
	a) Live Scan Rolling Fee	$20	$29	$25	
	b) Live Scan FBI Clearance	$19		$19	[a]
	c) Live Scan DOJ Clearance	$32		$32	[a]
2	Fingerprinting fee - Hard Copy				
	a) First Card	$10	$36	$25	
	b) Each Additional Card	$5	$9	$5	
3	Records Check (e.g., Local Criminal History Check; Clearance Letter)	$15	$44	$25	
4	Report Copy				
	a) Traffic Collision Report	$12	$29	$15	
	b) Police Report	$12	$29	$15	
5	Citation Sign-Offs				
	a) Residents	Free	$36	Free	[b]
	b) Non-Residents	$5	$36	$10	[b]
6	Vehicle Release	$60 - $125	$179	$150	
7	Repossessed Vehicle Fee	$15		$15	[c]
8	Property Storage Fee (per item/weapon)		$43	$30	
9	False Alarm Response (Per Calendar Year)				
	a) First		$76	No Charge	
	b) Second		$76	No Charge	
	c) Third		$76	$50	
	d) Fourth		$76	$100	
	e) Fifth and Each Additional		$76	$150	
10	Noise Disturbance (Per Calendar Year)				
	a) First		$76	No Charge	
	b) Second		$76	No Charge	
	c) Third		$76	$50	
	d) Fourth		$76	$100	
	e) Fifth and Each Additional		$76	$150	

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - POLICE FEES

Activity Description	Current Fee	Cost of Service	Proposed Fee	Note
11 DUI Collision Cost Recovery (per hour)				
a) Non-Overtime				
i) Records Clerk		$37	$37	
ii) Records Manager		$53	$53	
iii) Community Services Officer		$32	$32	
iv) Police Officer		$46	$46	
v) Police Corporal		$50	$50	
vi) Police Sergeant		$60	$60	
vii) Police Lieutenant		$74	$74	
b) Overtime				
i) Records Clerk		$49	$49	
ii) Records Manager		$70	$70	
iii) Community Services Officer		$43	$43	
iv) Police Officer		$61	$61	
v) Police Corporal		$67	$67	
vi) Police Sergeant		$80	$80	
vii) Police Lieutenant		$98	$98	
12 Special Requests for Police Services (per hour)				
a) Non-Overtime				
i) Records Clerk		$37	$37	
ii) Records Manager		$53	$53	
iii) Community Services Officer		$32	$32	
iv) Police Officer		$46	$46	
v) Police Corporal		$50	$50	
vi) Police Sergeant		$60	$60	
vii) Police Lieutenant		$74	$74	
b) Overtime				
i) Records Clerk		$49	$49	
ii) Records Manager		$70	$70	
iii) Community Services Officer		$43	$43	
iv) Police Officer		$61	$61	
v) Police Corporal		$67	$67	
vi) Police Sergeant		$80	$80	
vii) Police Lieutenant		$98	$98	
13 Subpoena Response / Court Appearance			Maximum Amount Allowed by Law	

[a] Amounts established by other agencies. In the case of discrepancies, amounts adopted by other agencies (e.g., DOJ, FBI) shall supersede this schedule.

[b] Signoffs are processed for Kerman residents or citations issued by Kerman Police Department.

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City of Kerman

PUBLIC WORKS FEES

	Activity Description	Current Fee	Proposed Fee	Proposed Initial Deposit	Fee Structure	Increase / (Decrease)	Note
	ENCROACHMENT PERMIT PROCESSING **(Fees include plan check, permit issuance, and inspection fees)**	$59					
1	Utility Service Providers - Connection / Service / Repair up to 100 SF		$300		Fixed Fee		
2	Catch Basin / Dry Well / Manhole / Vault / Concrete Pads / Pole Set or Removal (per location)		$300		Fixed Fee		
3	Trenching/Excavation for Infrastructure Installation						
	a) Bell Hole						
	i) Application Review Fee		$225		Fixed Fee		
	ii) Permit and Inspection Fee (Greater of A or B)						
	a) Minimum fee per location		$450		Fixed Fee		
	b) Fee per bore / pit / pothole		$150		Fixed Fee		
	b) Street / Trench Cut						
	i) Application Review Fee		$225		Fixed Fee		
	ii) Permit and Inspection Fee (Greater of A or B)						
	a) Minimum fee per location		$450		Fixed Fee		
	b) Fee Per 100 SF		$150		Fixed Fee		
4	Driveway						
	a) Residential						
	i) First Approach		$300		Fixed Fee		
	ii) Each Additional Approach		$150		Fixed Fee		
	b) Commercial						
	i) First Approach		$600		Fixed Fee		
	ii) Each Additional Approach		$300		Fixed Fee		
5	Curb, Gutter, Sidewalk						
	a) Residential		$300		Fixed Fee		[a]
	b) Commercial		$600		Fixed Fee		[a]
6	Other General Temporary Encroachment Permit						[b]
	a) For Work Expected to Last No More than Two Weeks						[b]
	i) Base Fee - Up to Two Days		$375		Fixed Fee		
	ii) Each Additional Day		$150		Fixed Fee		
	b) For Work Expected to Last More than Two Weeks		$1,500	$1,500	Deposit with Minimum Fee		[b]
7	Agreement for Private Improvements In the Right-of-Way (Permanent Encroachment)		$525		Fixed Fee		

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City of Kerman

PUBLIC WORKS FEES

	Activity Description	Current Fee	Proposed Fee	Proposed Initial Deposit	Fee Structure	Increase / (Decrease)	Note
	OTHER						
8	Extension of Time (per extension, if not separately charged against deposit)		$150		Fixed Fee		
9	Plan Revision (per revision, if not separately charged against deposit)		$75		Fixed Fee		
10	Excess Plan Review (per hour, if not separately charged against deposit)		$150		Fixed Fee		
11	Hourly Rate for Services Not Identified in this Schedule, Other Inspection,						
	a) In-House Engineering / PW Staff		$150		Per Hour		
	b) Contract Service Support		Time & Mat'ls + 15%		Fixed Fee		
	c) Attorney / Other Professional Services		Time & Mat'ls		Fixed Fee		
12	Failure to Restore Public Improvements as Required (per day)		$150		Per Day		
13	Commencing Work Without a Permit or Work Different than Authorized by Permit		2x fees		Double fees		

Overview of Fee Structure
Fees may be either fixed fees, deposits, or deposits with a minimum fee amount due. When a fee is deposit-based, the City will collect the initial deposit and bill against that deposit. The minimum total amount charged for deposit-based fees shall be the amount shown in the minimum fee column.

Full Cost Deposits and Deposit Replenishment
Applicants for full cost (deposit-based) submittals shall pay for all City staff and contract service provider time and materials required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule will be subject to a full cost reimbursement agreement to be approved by the City Manager and/or City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.
Initial deposits will be collected and held by the City in a deposit account at the time the application is submitted. Project billing amounts will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.
Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. Any deposit amounts remaining after final project close out will be returned to applicant (less bond amounts held by the City).
As may be required for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

Note: Deposit amounts listed are typical minimum amounts. The City reserves the right to request a different deposit (lower or higher) based on complexity of project or frequency of inspections needed.

[a] For combination driveway, curb, gutter, sidewalk permits to be inspected at same time, only use driveway permit for fee calculation.

[b] General encroachment work includes any activity within the public right of way. Fixed fee permit applies to typical utility work with standard WATCH manual traffic control. More complex work requiring additional plan check/traffic control, plan review, testing, and/or inspection, requires a deposit.

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - PUBLIC WORKS FEES

Activity Description	Current Fee	Proposed Fee	Increase / (Decrease)	Note
1 Water - Miscellaneous				
a) Meter Testing		$75		[a]
b) Cut Lock Fee		$75		
2 Water Waste Fines				
a) Informational Notification		No Charge		
b) 1st Written Water Waste Notice		No Charge		
c) 2nd Written Water Waste Notice		$25		
d) 3rd Written Water Waste Notice		$50		
e) 4th Written Water Waste Notice		$100		
f) 5th Written Water Waste Notice		$200		
g) Subsequent Written Water Waste Notice		Disconnection		
3 Septic Tank Waste Disposal (cost per gallon)				
a) From Septic Tank Waste Within City Limits		$0.10		
b) From Septic Tank Waste Outside City Limits		$0.20		

[a] Test amount refundable if meter reading is found to be inaccurate.

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - CONSTRUCTION WATER METER RENTAL

#	Activity Description	Current Fixed Fee or Minimum Fee	Current Refundable Deposit	Proposed Fixed Fee or Minimum Fee	Proposed Refundable Deposit	Charge Basis	Note
1	Construction Water Meter			$150; plus the cost of total water usage per month	$1,250	Each	[a]

[a] See current utility rates for cost of water.

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - PUBLIC WORKS FEES

	Activity Description	Current Fee	Proposed Fee	Increase / (Decrease)	Charge Basis	Note
1	Dirt Purchase	$40 plus $0.75 per CY	$45 plus $1 per CY		per request	
2	Debris Clean-Up		$98		per hour; 2-hour minimum	
3	Grafitti Clean-Up		$98		per hour; 2-hour minimum	
4	Emergency Residential Tree-Trimming		$98		per hour; 2-hour minimum	
5	Rates for Services Not Listed Above					
	a) PW Encroachment Review		$150		per hour; 1-hour minimum	
	b) PW Utility Customer Service and City Maintenance Services		$98		per hour; 1-hour minimum	

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - RECREATION AND COMMUNITY SERVICES PROGRAM FEES

	Activity Description	Current Fee	Proposed Fee	Increase/(Decrease)	Charge Basis	Note
1	**Youth Performing Arts**					
	a) Per Participant	$45	$50	$5		
	b) Late Fee	$5	$6	$1		
2	**Summer Day Camp**	$2	$3	$1	per day	
3	**Youth Sports**					
	a) Per Participant	$45	$50	$5		
	b) Late Fee	$5	$6	$1		
4	**Swim Lessons**					
	a) Group	$40	$45	$5		
	b) Private	$65	$75	$10		
5	**Recreation Swim**					
	a) 17 & Under	$1.50	$2.00	$0.50		
	b) 18 & Older	$2.00	$2.50	$0.50		
	c) Non-swimmer Entrance Fee	$1.00	$1.00	$0.00		
6	**Pool Group Rental Rates**					
	a) 1 to 75	$65	$75	$10	per hour	
	b) 76-100	$75	$85	$10	per hour	
	c) 101-125	$85	$95	$10	per hour	

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - PARKS AND FACILITY RENTAL RATES AND CHARGES

	Activity Description	Current Fee	Proposed Fee	Increase/(Decrease)	Charge Basis	Note
1	**Senior Center**					
	a) Meeting Rate	$35	$40	$5	per hour	
	b) Banquet Rate	$55	$60	$5	per hour	
	c) Deposit	$150	$150	$0	deposit	
2	**Kerckhoff Park**					
	a) Scout Hut					
	i) Daily Rate	$200	$225	$25	daily rate	
	ii) Deposit	$100	$150	$50	deposit	
	b) Picnic Shelter	$50	$55	$5	daily rate	
	c) Dance Pavilion	$200	$225	$25	daily rate	
	d) RV / Car Show (Grass Area)	$375	$400	$25	daily rate	
	e) Car Show in conjunction with Event	$100	$100	$0	daily rate	
3	**Lions Park**					
	a) Picnic Pavilion	$100	$110	$10	daily rate	
	b) Athletic Field	$75	$85	$10	daily rate	
4	**Plaza Park**					
	a) Daily Rate (Non Profit)	$35	$40	$5	daily rate	
	b) Private (Per approval of Director or Designee)	$60	$65	$5	daily rate	
5	**Additional Fees / Permits**					
	a) Alcohol Permit	$15	$20	$5		
	b) Dance Permit	$15	$20	$5		
	c) Bounce House Permit	$25	$25	$0		

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - KERMAN COMMUNITY CENTER RENTAL RATES AND CHARGES

Building Capacity						
Room	Room Dimensions	Square Footage	Theater	Reception	Dance (no seating)	Meeting/Classroom
Multi-Purpose	60' x 100'	6,000	450 Chairs	400 Guests	475 Attendees	200 Attendees
Central	40' x 60'	2,400	180 Chairs	150 Guests	300 Attendees	75 Attendees
North / South	30' x 60'	1,800	90 Chairs	80 Guests	N/A	40 Attendees

User Classifications
Resident - Residing within the 93630 Zip Code
Non-Resident - Residing outside of the 93630 Zip Code

Initial Deposit						
Activity Description	Current Resident Rate	Current Non-Resident Rate	Proposed Resident Rate	Proposed Non-Resident Rate	Increase/(Decrease) Resident Rate	Increase/(Decrease) Non-Resident Rate
Rental Deposit	$400	$400	$450	$450	$50	$50

Rental Rates and Charges						
Activity Description / Attendance	Current Resident Rate	Current Non-Resident Rate	Proposed Resident Rate	Proposed Non-Resident Rate	Increase/(Decrease) Resident Rate	Increase/(Decrease) Non-Resident Rate
1 Banquets / Receptions						
a) Private Events - (Rates listed below are for the first four hours)						
i) 1 - 80	$435	$540	$460	$575	$25	$35
ii) 81 - 150	$535	$725	$560	$760	$25	$35
iii) 151 - 220	$610	$750	$635	$785	$25	$35
iv) 221 - 300	$675	$825	$700	$860	$25	$35
v) 301 - 400	$750	$900	$775	$935	$25	$35
vi) Each Additional Hour	$100	$125	$110	$135	$10	$10
b) Non-Profit Events - (Rates listed below are for the first four hours)						
i) 1 - 80	$375	$480	$400	$515	$25	$35
ii) 81 - 150	$425	$530	$450	$565	$25	$35
iii) 151 - 220	$475	$580	$500	$615	$25	$35
iv) 221 - 300	$525	$630	$550	$665	$25	$35
v) 301 - 400	$575	$680	$600	$715	$25	$35
vi) Each Additional Hour	$100	$125	$110	$135	$10	$10
c) Additional Fees						
i) Kitchen Usage	$250	$250	$275	$275	$25	$25
ii) Decorating Time (2 hours)	$75	$75	$75	$75	$0	$0
iii) Extra Attendant Time (per hour)	$35	$35	$40	$40	$5	$5
iv) Alcohol Permit	$15	$15	$20	$20	$5	$5
v) Dance Permit	$15	$15	$20	$20	$5	$5

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - KERMAN COMMUNITY CENTER RENTAL RATES AND CHARGES

	Rental Rates and Charges						
	Activity Description / Attendance	Current Resident Rate	Current Non-Resident Rate	Proposed Resident Rate	Proposed Non-Resident Rate	Increase/(Decrease) Resident Rate	Increase/(Decrease) Non-Resident Rate
2	**Theater / Dance / Forum**						
	a) Public Events - (Rates listed below are for the first four hours)						
	i) 1 - 80	$285	$360	$310	$395	$25	$35
	ii) 81 - 150	$285	$360	$310	$395	$25	$35
	iii) 151 - 220	$310	$390	$335	$425	$25	$35
	iv) 221 - 300	$335	$420	$360	$455	$25	$35
	v) 301 - 400	$360	$450	$385	$485	$25	$35
	vi) Each Additional Hour	$75	$100	$85	$110	$10	$10
	b) Non-Profit Events - (Rates listed below are for the first four hours)						
	i) 1 - 80	$195	$270	$220	$300	$25	$30
	ii) 81 - 150	$225	$300	$250	$330	$25	$30
	iii) 151 - 220	$255	$300	$280	$330	$25	$30
	iv) 221 - 300	$285	$360	$310	$390	$25	$30
	v) 301 - 400	$315	$390	$340	$420	$25	$30
	vi) Each Additional Hour	$75	$100	$85	$110	$10	$10
	c) Additional Fees						
	i) Kitchen Usage	$250	$250	$275	$275	$25	$25
	ii) Decorating Time (2 hours)	$100	$100	$100	$100	$0	$0
	iii) Extra Attendant Time (per hour)	$40	$40	$40	$40	$0	$0
	iv) Alcohol Permit	$15	$15	$20	$20	$5	$5
	v) Dance Permit	$15	$15	$20	$20	$5	$5

	Rental Rates and Charges						
	Activity Description / Attendance	Current Resident Rate	Current Non-Resident Rate	Proposed Resident Rate	Proposed Non-Resident Rate	Increase/(Decrease) Resident Rate	Increase/(Decrease) Non-Resident Rate
3	**Meetings / Workshops / Conferences**						
	Rates listed below are for a minimum of 2 hours						
	a) 1 - 49	$60	$60	$65	$65	$5	$5
	b) 50 - 100	$70	$70	$75	$75	$5	$5
	c) 101 - 200	$80	$80	$85	$85	$5	$5
	d) Each Additional Hour	Charged at 50% of 2hr rate	Charged at 50% of 2hr rate	Charged at 50% of 2hr rate	Charged at 50% of 2hr rate		

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City of Kerman

BEFORE AND AFTER ILLUSTRATION - KERMAN COMMUNITY CENTER RENTAL RATES AND CHARGES

Rental Rates and Charges							
	Activity Description / Attendance	Current Resident Rate	Current Non-Resident Rate	Proposed Resident Rate	Proposed Non-Resident Rate	Increase/(Decrease) Resident Rate	Increase/(Decrease) Non-Resident Rate
4	**KUSD / Community Non-Profit Banquet / Funeral Flat Rate**						
	a) Banquet	$375	$375	$400	$400	$25	$25
	b) Meeting (per hour)	$35	$35	$38	$38	$3	$3
	c) Funeral	$225	$225	$250	$250	$25	$25
	d) Service Club (per hour)	$25	$25	$28	$28	$3	$3

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Schedule of User and Regulatory Fees

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Note: This Fee Schedule does not include all fees, rates, or charges that may be imposed by the City. Examples of excluded items include, but are not limited to,development impact fees, utility rates, and punitive fines and penalties.

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ADMINISTRATIVE FEES -CITY CLERK AND DOCUMENT REPRODUCTION FEES

	Description	Fee	Charge Basis	Note
1	Hardcopy Records Request			
	a) Black and White Copy - up to 8.5 x 14	$0.10	per single sided page	
	b) Black and White Copy - 11 x 17	$0.15	per single sided page	
	c) Color Copy - up to 8.5 x 14	$0.20	per single sided page	
	d) Color Copy - 11 x 17	$0.25	per single sided page	
	e) Oversized Sheets (Plans/Maps)	$3.00	per single sided page	
2	Digital Media - Copies on City Supplied Device	$10	per device	
3	Outside Printing / Preparation Services	Actual Cost		
4	Postage	Actual Cost		
5	Fax Fee	$1	per page	
6	Candidate Nomination Filing Fee	$25		
7	Requests Requiring Special Programming or Formatting	Actual hourly rate plus cost of digital devices		[a]

[a] This fee applies to the creation of a new document or information not normally prepared, owned, used or retained by the City as part of the conduct of the Public's business. Fee also includes cost of any digital devices used to provide requested information.

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City of Kerman

ADMINISTRATIVE FEES - FINANCE FEES AND BUSINESS LICENSE TAX

	Description	Fee	Charge Basis	Note
1	Business License Application Review Fee			
	a) Physical Location within City Limits (Including Home Occupation)	$150	Each	
	b) Business Located Outside City Limits and Contractors without Physical Location within City Limits	$75	Each	
2	Returned Check Fee; ACH/EFT Return/Error	$25	Each	
3	Charitable Solicitation Car Wash Permit Fee	$20	Each	[a]
4	Utility Proof of Residency / Credit Reference Letter	$10	Each	
5	Utility Billing Account History Report	$10	Each	
6	Fireworks Permit	$50	Per permit	
7	Yard Sale Permit Fee	$10	Per permit	

[a] Fee is refundable with documentation of approved costs.

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City of Kerman

ADMINISTRATIVE FEES - FINANCE FEES AND BUSINESS LICENSE TAX

	Description	Fee / Tax	Charge Basis	Note
	Business License Tax General			
1	Business License Tax			
	a) Sole Proprietorship with No Employees	$63.32		
	b) 1-5 Employees	$94.21		
	c) 6-10 Employees	$126.64		
	d) 11 or More Employee	$157.53		
	Business License Tax Specific			
2	A - Public Dance			
	a) without drinks or alcohol	$23.17	per day	
	b) with drinks or alcohol	$30.89	per day	
3	B - Real Estate Broker	$149.81	per year	
4	C - Card Tables, Card games, Cardroom			
	a) Business Permit	$789.19	per year	
	b) Employee			
	i) Initial Year	$308.88	per year	
	ii) Renewal	$77.22	per year	
5	D - Auction Sales	$631.66	per year	
6	E - Astrologer / Fortune Teller / Spiritualist / Hypnotist	$78.76	per day	
7	F - Circus			
	a) Acrobatic Performance	$63.32	per day	
	b) Jugglers / Magician / Rope Dancing	$15.44	per show, per day	
8	G - Carnival Rides / Games / Food & Beverage Stands (Harvest Festival)	$157.53	per day	
9	H - Special Event Permit without Full Time License	$6.18	per day	
10	I - Trained Animals	$35.52	per day	
11	J - Tent or Other Shows, Minstrels, Operatic or Concert Singers	$126.64	per day	
12	K - Merry go Round / Horses Ride	$23.17	per day	
13	L - Bankruptcy Stock	$1,261.77	per year	
14	M - Retail or Wholesale by Phone	$63.32	per year	
15	N - Itinerant Peddler, Solicitors and Photographers	$163.00	per quarter	
16	Mobile Food Vendors	$163.00	per quarter	
17	Apartments, Rental Housing, Multi-Family Housing, Mobile Home Parks - Four Units or More	$7.00	per unit, per year	

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City of Kerman

ADMINISTRATIVE FEES - FINANCE FEES AND BUSINESS LICENSE TAX

	Description	Fee / Tax	Charge Basis	Note
	Other			
18	State of California Fee (SB 1186)	$4.00	per license	[a]
19	Late Fee (% of license amount)	10%	per month	

[a] Amount established by State of California. In the case of discrepancies, State amount shall supersede this schedule.

Note: See City of Kerman Municipal Code for detailed description of license categories. License fees idenified in Sections A through M above shall, for each year after 1996, be increased by multiplying .8 times the Consumer Price Index ("CPI") for Los Angeles Urban Wage Earners and Clerical as determined on June 1st of the year just ended times the license fee for the year just ended.

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City of Kerman

ANIMAL LICENSING AND REGULATION FEES

	Description	Fee	Note
	Dog License Fees		
1	Spayed or Neutered Dog		
	a) One Year Option	$15	
	b) Two Year Option	$20	
	c) Three Year Option	$30	
2	Nonspayed or Unneutered Dog		
	a) One Year Option	$30	
	b) Two Year Option	$40	
	c) Three Year Option	$60	
3	Delinquent Penalty	$25	
4	Lost Tag Replacement	$5	
5	Service Dog License	$0	
	Impound Fees		
6	Licensed Animal		
	a) First Impound	$25	
	b) Second Impound	$50	
	c) Third Impound and Subsequent Impounds	$75	
7	Unlicensed Animal		
	a) First Impound	$50	
	b) Second Impound	$100	
	c) Third Impound and Subsequent Impounds	$150	
8	Dangerous Animals		
	a) First Impound	$100	
	b) Second Impound	$200	
	c) Third Impound and Subsequent Impounds	$300	
9	Impound Fine for Nonspayed or Unneutered Animal		
	a) First Impound	$35	[a]
	b) Second Impound	$50	[a]
	c) Third Impound and Subsequent Impounds	$100	[a]
10	Care and Feeding Per Day		
	a) Up to 100 lbs	$15	
	b) Over 100 lbs	$25	
	Owner Surrender Animals (Living or Dead)		
11	Delivered to Shelter	$25	
12	Picked Up by Animal Control	$50	

[a] Food and Agriculture Code Sections 30804.7 and 31751.7. These amounts are in addition to impound fees.

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City of Kerman

BUILDING FEES

A. Fees for Commonly Requested and Minor Miscellaneous Building Permit Types. Fees shown in this section (Section A.) include all applicable inspection, and plan review fees. Additional permit processing fees apply. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies.

	Description	Fee	Note
1	HVAC Change-Out - Residential	$80	
2	Water Heater Change-Out - Residential	$60	
3	Re-Roof - Residential	$120	
4	Line Repair - Sewer / Water / Gas	$122	
5	Service Panel Upgrade - Residential	$163	
6	Electric Vehicle Charger - Residential	$163	
7	Battery Backup Storage - Residential	$163	
8	Generator - Residential	$163	
9	Residential Solar Photovoltaic System - Solar Permit		
	a) 15kW or less	$285	[a]
	b) Above 15kW	$450 base fee, plus $15 per kW for each kW above 15kW	[a]
10	Commercial Solar Photovoltaic System - Solar Permit		
	a) 50kW or less	$1,000	[a]
	b) 50kW – 250kW	$1,000 base fee, plus $7 per kW for each kW above 50kW up to 250kW	[a]
	c) Above 250kW	$2,400 base fee, plus $5 per kW for each kW above 250 kW	[a]
11	Ground-Mount Solar - Residential		
	a) 15kW or less	$450	[a]
	b) Above 15kW	$450 base fee, plus $15 per kW for each kW above 15kW	[a]
12	Demolition - Residential Single Family	$163	
13	Demolition - Commercial	$326	
14	Temporary Power Pole	$122	
15	Swimming Pool/Spa - Residential	$571	
16	Swimming Pool/Spa Equipment Change-out Only - Residential	$163	
17	Swimming Pool Replaster - Residential	$163	
18	Voluntary Seismic Retrofit - Residential	$245	

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City of Kerman

BUILDING FEES

A. Fees for Commonly Requested and Minor Miscellaneous Building Permit Types. Fees shown in this section (Section A.) include all applicable inspection, and plan review fees. Additional permit processing fees apply. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies.

	Description	Fee	Note
19	Retaining Wall		
	a) Wall Under 4' in Height from Bottom of Footing	$326	
	b) Wall Over 4' in Height from Bottom of Footing		
	i) Up to 100 LF	$652	
	ii) Each Additional 100 LF	$41	
20	CMU Wall		
	a) Wall Under 6' in height	$326	
	b) Wall Over 6' in height		
	i) Up to 100 LF	$652	
	ii) Each Additional 100 LF	$41	
21	Window / Sliding Glass Door - Retrofit / Repair / Replacement		
	a) Up to 5	$163	
	b) Over 5	See Permit Fee Table	

[a] Total fees shall not exceed amounts outlined in California Government Code 66015(a)(1).

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City of Kerman
BUILDING FEES

Determination of Valuation for Fee-Setting Purposes

● Project valuations for new construction shall be based on building valuation as printed and published by the International Code Council as of February of the most recent publishing, including adjustment for RS Means location factor.

● Project valuations for general construction such as tenant improvements, and remodels shall be based on the total value of all construction work, including all finish work, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official.

● Final building permit valuation shall be set by the Building Official. The final building permit valuation shall be set at an amount that allows the City to recover its costs of applicant plan check, permit and inspection activities.

Note: For construction projects with permit fees calculated using Sections B, C, D, or E, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

B. Permit Fee for New Buildings, Additions, Tenant Improvements, Residential Remodels, and Combined Mechanical, Electrical, and/or Plumbing Permits

Total Valuation			Permit Fee				
$1	to	$2,000	$163.00				
$2,001	to	$25,000	$163.00	for the first $2,000	plus	$21.26	for each add'l $1,000 or fraction thereof, to and including $1,000
$25,001	to	$50,000	$652.00	for the first $25,000	plus	$13.04	for each add'l $1,000 or fraction thereof, to and including $1,000
$50,001	to	$100,000	$978.00	for the first $50,000	plus	$19.56	for each add'l $1,000 or fraction thereof, to and including $100,000
$100,001	to	$500,000	$1,956.00	for the first $100,000	plus	$6.52	for each add'l $1,000 or fraction thereof, to and including $500,000
$500,001	to	$1,000,000	$4,564.00	for the first $500,000	plus	$5.22	for each add'l $1,000 or fraction thereof, to and including $1,000,000
$1,000,001	and	up	$7,172.00	for the first $1,000,000	plus	$3.65	for each additional $1,000 or fraction thereof over $1,000,000

For permits for new construction, additions, tenant improvements or residential remodels requiring plumbing, electric, or mechanical review, the following percentages shall be added to the base permit fee

Plumbing inspection fees = Base permit fee x .10

Electrical inspection fees = Base permit fee x .10

Mechanical inspection fees = Base permit fee x .10

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City of Kerman

BUILDING FEES

C. Permit Fee for Stand-Alone Mechanical Permit

Total Valuation	Permit Fee				
Up to $2,000	$163.00				
$2,001 to $4,000	$163.00				
$4,001 to $10,000	$244.50	for the first $4,000	plus	$13.59	for each additional $1,000 or fraction thereof over $4,000
$10,000 and up	$326.00	for the first $10,000	plus	$5.43	for each additional $1,000 or fraction thereof over $10,000

D. Permit Fee for Stand-Alone Plumbing Permit

Total Valuation	Permit Fee				
Up to $2,000	$163.00				
$2,001 to $4,000	$163.00				
$4,001 to $10,000	$244.50	for the first $4,000	plus	$13.59	for each additional $1,000 or fraction thereof over $4,000
$10,000 and up	$326.00	for the first $10,000	plus	$5.43	for each additional $1,000 or fraction thereof over $10,000

E. Permit Fee for Stand-Alone Electrical Permit

Total Valuation	Permit Fee				
Up to $2,000	$163.00				
$2,001 to $4,000	$163.00				
$4,001 to $10,000	$244.50	for the first $4,000	plus	$13.59	for each additional $1,000 or fraction thereof over $4,000
$10,000 and up	$326.00	for the first $10,000	plus	$5.43	for each additional $1,000 or fraction thereof over $10,000

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BUILDING FEES

F. Permit Fee for Stand-Alone or Combination Permits Not Identified Elsewhere in this Schedule

Note: For construction projects with permit fees calculated using Section F, additional fees apply for permit issuance. Additional fees may apply for services provided by other City Departments (e.g. Planning Review), Technology Enhancement Fees, and Fees Collected on Behalf of Other Agencies (e.g. State of California). Additional fees apply for plan review, when applicable.

Description	Fee	Charge Basis	Note
1 Stand-Alone or Combination Permit Fees (Alternative Calculation)			
a) One Inspection Required	$82	per permit	
b) Two Inspections Required	$163	per permit	
c) Three Inspections Required	$245	per permit	
d) Four Inspections Required	$326	per permit	
e) Each Additional Inspection	$82	per permit	

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BUILDING FEES

G. Building Plan Review Fees

Description	Fee	Note
1 Building Plan Check Fees - Building		
a) Plan Review Fee, if applicable	75%	[a]
b) Expedited Plan Check (per hour, 2-hour minimum)	$196	
c) Revision Application Fee (per hour) (1-hour minimum)	$163	
d) Production Units / Lot Specific Units	20% of standard plan check fee	[b]
e) Alternate Methods and Materials Review (per hour)	$163	
f) Excess Plan Review Fee (3rd and subsequent) (per hour)	$163	
h) Deferred Plan Submittals (per hour, 2-hour minimum)	$163	
2 Building Plan Check Fees - Planning		
(Fees Only Applied to Projects Requiring Review)		
a) Alterations/Additions - Residential	$95	
b) New Construction - Single Family Residential	$189	
c) New Construction - 2-4 Residential Units	$189	
d) New Construction - 5+ Residential Units	$378	
e) New Construction - Non-Residential	$378	
f) Alterations/Additions - Non-Residential	$95	

When applicable, plan check fees shall be paid at the time of application for a building permit.
The plan checking fee is in addition to the building permit fee

[a] Includes initial plan check, plus two back checks. The City will bill hourly for additional plan review required.

[b] For identical buildings built by the same builder on the same lot or in the same tract and for which building permits are issued at the same time. Note: Flop plans are not considered identical plans.

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BUILDING FEES

H. Other Fees

	Description	Fee	Note
1	Permit Processing Fee	$68	
4	Strong Motion Instrumentation (SMI) Fee Calculation		
	a) Residential	$0.50 or valuation x .00013	
	b) Commercial	$0.50 or valuation x .00028	
5	Building Standards (SB 1473) Fee Calculation (Valuation)		
	a) $1 - $25,000	$1	
	b) $25,001 - $50,000	$2	
	c) $50,001 - $75,000	$3	
	d) $75,001 - $100,000	$4	
	e) Each Add'l $25,000 or fraction thereof	Add $1	
6	Temporary Certificate of Occupancy (per 30 Days)	$245	
7	Permit Extension	$163	
8	Permit Reactivation Fee		
	a) Reactivation Fee if All Inspections Have Been Performed and Approved Up to But Not Including Final Inspection	$163	
	b) Reactivation Fee - All Other Scenarios		
	i) Permit Expired Up to One Year	50% of Original Base Building Permit Fee	
	ii) Permit Expired More than One Year	100% of Original Base Building Permit Fee	
9	Permit Reissuance Fee	$82	
10	Damaged Building Survey (Fire, Flood, Vehicle Damage, Etc.)	$245	
11	AB 838 Violation Fees		
	a) Investigation resulting in Violations under AB 838 (per hour) (1-hour minimum)	$163	
	b) Inspection Report Production for Violations under AB 838 (per hour) (1-hour minimum)	$163	
	Other Fees		
12	Phased Inspection Fee (per inspection)	$82	
13	After Hours Inspection (per hour) (2-hour minimum)	$196	
14	Re-inspection Fee (as determined by City Building Official) (each)	$82	[b]
15	Duplicate Copy of Permit	$54	
16	Duplicate Copy of Certificate of Occupancy	$27	
17	Construction and Demolition Waste Management Review Fee	$163	
18	Fees for Services Not Listed in this Fee Schedule (per 1/2 hour)	$82	

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City of Kerman

BUILDING FEES

H. Other Fees

	Description	Fee	Note
	Violation Fees		
19	Investigation Fee For Work Done Without Permits (In addition to applicable permit fees)	equal to permit fee	

[b] Reinspection fee applies after the first re-inspection.

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City of Kerman

CODE ENFORCEMENT FEES

	Description	Fee	Note
1	Inspection / Re-Inspection		
	a) First Inspection	No Charge	
	b) Second Inspection to Verify Violation Corrected	No Charge	
	c) Each Additional Inspection	$70	
2	Abatement Warrant	$250	
3	Serving Notice	$70	
4	Lien Approval Fee	$150	
5	Special Assessment Approval Fee	$150	
6	Lien Release Fee	$50	
7	Abandoned Property Registration & Monitoring Fee		
	a) Registration Fee		
	i) Initial	$70	
	ii) Renewal	$70	
	b) Monitoring Fee (per year)		
	i) Initial	$140	
	ii) Renewal	$140	
8	Rates for Services Not Listed Above		
	a) Code Enforcement Personnel (per hour)	$146	
	b) Specialized Services Including, but not limited to, Attorney and Abatement Services	Actual Cost	

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ENGINEERING - GRADING PLAN REVIEW FEES *

	Description	Initial Deposit or Minimum Fee	Unit	Note
	PLAN REVIEW FEES			
1	Grading Plan Check			
	a) Parcels under 1 acre over 50 CY	$1,552	deposit	[a]
	b) 1.00 - 5.00 acres			
	i) First acre	$1,552	deposit	[a]
	ii) Each additional acre, or portion thereof up to 5 acres	$194	deposit	[a]
	c) 5.01 - 10.00 acres			
	i) First 5.01 acres	$2,328	deposit	[a]
	ii) Each additional acre, or portion thereof up to 10 acres	$194	deposit	[a]
	d) Over 10 acres			
	i) First 10.01 acres	$3,298	deposit	[a]
	ii) Each additional acre, or portion thereof	$146	deposit	[a]
2	Permit Issuance - Onsite Construction / Grading	$97	fee	
3	Extension of Time	$97	fee	
4	Fee for Additional Services Required Due to Changes, Modifications, Additions, etc.	Actual Costs / T&M plus 15% admin fee	fee	
5	Fees for Services Not Listed In this Fee Schedule			
	a) Hourly Rate of In-House Staff	$194	per hour	
	b) Contract Service Providers	Pass-through of Consultant Costs plus 15% admin fee		

[a] Amount shown is initial deposit.

<u>* See Planning and Engineering Fees for Tract, Street, and Other Fees</u>

Full Cost Deposits and Deposit Replenishment
Applicants for full cost (deposit-based) submittals shall pay for all City staff and contract service provider time and materials required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule will be subject to a full cost reimbursement agreement to be approved by the City Manager and/or City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.

Full Cost Deposits and Deposit Replenishment
Initial deposits will be collected and held by the City in a deposit account at the time the application is submitted. Project billing amounts will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.
Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. Any deposit amounts remaining after final project close out will be returned to applicant (less bond amounts held by the City).
As may be required for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

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City of Kerman

ENGINEERING - IMPROVEMENT PLAN REVIEW FEES

	Description	Fee	Unit	Note
1	Subdivision Map Engineering Plan Check & Inspection Cost of Improvements			
	a) First $50,000	10.00%	% of Engineer's Cost Estimate	[a]
	b) $50,001 to $300,000	6.00%	% of Engineer's Cost Estimate	[a]
	c) $300,001 to $700,000	4.00%	% of Engineer's Cost Estimate	[a]
	d) Greater than $700,000	2.50%	% of Engineer's Cost Estimate	[a]
2	Fee for Additional Services Required Due to Changes, Modifications, Additions, etc.	Actual Costs / T&M plus 15% admin fee		
3	Fees for Services Not Listed In this Fee Schedule			
	a) Hourly Rate of In-House Staff	$194	per hour	
	b) Contract Service Providers	Pass-through of Consultant Costs plus 15% admin fee		

[a] Estimate of 25% of fee due at initial submittal. Amount shown is intended to serve as a reasonable estimate, however the City reserves the right to collect additional fees for work outside of typical scope. Fees are additive (e.g., For $75,000 of improvements the fee is calculated as follows: For the first $50,000 of improvements fee is 10% of engineer's cost estimate. For the next $25,000 of improvements the fee is 6% of engineer's cost estimate).

As may be required for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

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City of Kerman

PLANNING FEES

	Description	Fixed Fee or Minimum Fee	Initial Deposit	Charge Basis	Note
	Appeal				
1	Appeal				
	a) Applicant Requested	$1,000		Per Appeal	
	b) Non-Applicant Requested	$2,850		Per Appeal	
	Annexation				
2	Annexation	$10,000	$10,000	Deposit with Minimum Fee	[a]
	Use Permit				
3	Administrative Use Permit	$1,890		Fixed Fee	[b]
4	Conditional Use Permit				
	a) CUP - Minor - No New Construction	$2,835		Fixed Fee	[b]
	b) CUP - Major - New Construction	$5,670		Fixed Fee	[b]
	c) CUP - Alcohol with PCN Consideration	Base CUP fee plus 25%		Fixed Fee	[b]
	d) CUP - Amendment	50% of current equivalent fee		Fixed Fee	[b]
	e) CUP - Extension	$425		Fixed Fee	[b]
5	Temporary Use Permit				
	a) Temporary Use Permit (First Time Applicant)	$319		Fixed Fee	[b]
	b) Temporary Use Permit (Reccurring Annual Event)	$142		Fixed Fee	[b]
	Environmental				
6	Categorical Exemption Review	$189		Fixed Fee	
7	Recordation of Notice of Determination	$189		Fixed Fee	
8	Negative Declaration	pass-through actual costs plus 15% city admin fee	$10,000	T&M with initial deposit	
9	Mitigated Negative Declaration	pass-through actual costs plus 15% city admin fee	$10,000	T&M with initial deposit	
10	Environmental Impact Report	pass-through actual costs plus 15% city admin fee	$10,000	T&M with initial deposit	
	General Plan Amendment / Specific Plan				
11	General Plan Amendment	$7,500	$7,500	Deposit with Minimum Fee	
12	Specific Plan				
	a) Specific Plan	pass-through actual costs plus 15% city admin fee	$10,000	T&M with initial deposit	
	b) Specific Plan Amendment	pass-through actual costs plus 15% city admin fee	$5,000	T&M with initial deposit	
	Site Plan				
13	Site Plan Review				
	a) Non-Residential				
	i) Less than 1,200 sq. ft. (New Construction or Site Modification)	$1,890		Fixed Fee	[b]
	ii) +1,201 sq. ft. - 15,000 sq. ft. (Minor Construction)	$7,088		Fixed Fee	[b]
	iii) +15,001 sq. ft. (Major Construction)	$11,340		Fixed Fee	[b]
	b) Residential				
	i) 1-4 Multi-Family Units	$1,890		Fixed Fee	[b]
	ii) 5-40 Multi-Family Units	$7,088		Fixed Fee	[b]
	iii) +41 Multi-Family Units	$11,340		Fixed Fee	[b]
	c) Site Plan Review - Amendment	50% of current equivalent fee			[b]
	d) Site Plan Review - Extension	$425		Fixed Fee	[b]

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City of Kerman

PLANNING FEES

	Description	Fixed Fee or Minimum Fee	Initial Deposit	Charge Basis	Note
	Subdivisions				
14	Lot Line Adjustment	$1,134		Fixed Fee	
15	Parcel Merger	$1,134		Fixed Fee	
16	Parcel Map Waiver	$1,134		Fixed Fee	
17	Certificate of Correction / Certificate of Compliance	$567		Fixed Fee	
18	Tentative Parcel Map (4 lots or less)	$2,268		Fixed Fee	
19	Tentative Parcel Map - Amendment	$756		Fixed Fee	
20	Tentative Parcel Map - Extension	$425		Fixed Fee	
21	Tentative Subdivision Map (5 lots or more)				
	a) 100 Lots or Less	$5,670		Fixed Fee	
	b) More than 100 Lots				
	i) Base Fee for the first 100 Lots	$5,670		Fixed Fee	
	ii) Per Lot Fee for each additional lot	$24		Fixed Fee	
22	Tentative Subdivision Map - Amendment	$2,268		Fixed Fee	
23	Tentative Subdivision Map - Extension	$425		Fixed Fee	
24	Final Parcel Map (4 lots or less)	$1,134		Fixed Fee	
25	Final Subdivision / Tract Map (5 lots or more)				
	a) 100 Lots or Less	$2,835		Fixed Fee	
	b) More than 100 Lots				
	i) Base Fee for the first 100 Lots	$2,835		Fixed Fee	
	ii) Per Lot Fee for each additional lot	$12		Fixed Fee	
26	Planned /Smart Zone Development Plan Review	$4,725		Fixed Fee	
27	Developer Agreement Preparation	$7,500	$7,500	Deposit with Minimum Fee	
	Zoning				
28	Rezone/Prezone	$7,500	$7,500	Deposit with Minimum Fee	
29	Ordinance Text Amendment	$5,000	$5,000	Deposit with Minimum Fee	
30	Variance Review	$2,835		Fixed Fee	
31	Minor Deviation	$333		Fixed Fee	
32	Density Bonus	$2,835		Fixed Fee	
33	Classification of Use	$1,512		Fixed Fee	
34	Zoning Clearance Letter				
	a) Basic Property Information	$95		Fixed Fee	
	b) Basic Property Information with Additional Research Required	$375		Fixed Fee	
	Signs				
35	Temporary Sign Permit	No Charge		Fixed Fee	
36	Tenant Specific Sign Permit	$331		Fixed Fee	
37	Master Sign Program	$1,418		Fixed Fee	

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City of Kerman

PLANNING FEES

	Description	Fixed Fee or Minimum Fee	Initial Deposit	Charge Basis	Note
	Miscellaneous				
38	Address Adjustment	$284		Fixed Fee	
39	ADU / JADU Plan Review	$151		Fixed Fee	
40	Removal of Deed Restriction on Real Property	$189		Fixed Fee	
41	Fire Plan Review	determined by Fire District / CIty MOU and/or Fire District Fee Schedule			
	Rate for Services Not Listed Above				
42	Rate for Services Not Listed Above				
	a) Planning	$189		Per Hour	
	b) Contract Environmental Review, Planning, Peer Review, etc.	pass-through actual costs plus 15% city admin fee			
	c) Specialized Attorney Review	pass-through actual costs			
	d) Outside Agency Costs (e.g. Fire, other Governments)	pass-through actual costs			

[a] Amount shown is City fee only. Additional fees may apply for LAFCO, Department of Fish & Wildlife, County, etc..

[b] For applications received that include concurrent site plan review and use permit review, applicant shall pay 100% of the highest applicable review fee (use permit or site plan review fee) and 75% of the lower fee. Example: If concurrent application is received and base stand-alone fees are $5,670 for use permit and $7,088 for site plan review, the modified fee would be 100% of $7,088, plus 75% of $5,670.

Note: In addition to amounts shown above, applicant is responsible for any amounts due to outside agencies (e.g., LAFCO, Department of Fish & Wildlife, County).

Overview of Fee Structure
Fees may be either fixed fees, or deposits with a minimum fee amount due. When a fee is deposit-based, the City will collect the initial deposit and bill against that deposit. The minimum total amount charged for deposit-based fees shall be the amount shown in the fixed fee / minimum fee column.

Use of Full Cost Recovery with Minimum Amount Due
For fees collected using Full Cost Recovery with Minimum Amount Due, the City will provide an accounting of internal costs and other related costs (e.g. consultant, County, attorney, etc.), to support any amounts billed in excess of the minimum amount due.

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City of Kerman

POLICE FEES

	Description	Fee	Note
1	Fingerprinting fee		
	a) Live Scan Rolling Fee	$25	
	b) Live Scan FBI Clearance	$19	[a]
	c) Live Scan DOJ Clearance	$32	[a]
2	Fingerprinting fee - Hard Copy		
	a) First Card	$25	
	b) Each Additional Card	$5	
3	Records Check (e.g., Local Criminal History Check; Clearance Letter)	$25	
4	Report Copy		
	a) Traffic Collision Report	$15	
	b) Police Report	$15	
5	Citation Sign-Offs		
	a) Residents	Free	[b]
	b) Non-Residents	$10	[b]
6	Vehicle Release	$150	
7	Repossessed Vehicle Fee	$15	[c]
8	Property Storage Fee (per item/weapon)	$30	
9	False Alarm Response (Per Calendar Year)		
	a) First	No Charge	
	b) Second	No Charge	
	c) Third	$50	
	d) Fourth	$100	
	e) Fifth and Each Additional	$150	
10	Noise Disturbance (Per Calendar Year)		
	a) First	No Charge	
	b) Second	No Charge	
	c) Third	$50	
	d) Fourth	$100	
	e) Fifth and Each Additional	$150	

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City of Kerman

POLICE FEES

Description	Fee	Note
11 DUI Collision Cost Recovery (per hour)		
a) Non-Overtime		
i) Records Clerk	$37	
ii) Records Manager	$53	
iii) Community Services Officer	$32	
iv) Police Officer	$46	
v) Police Corporal	$50	
vi) Police Sergeant	$60	
vii) Police Lieutenant	$74	
b) Overtime		
i) Records Clerk	$49	
ii) Records Manager	$70	
iii) Community Services Officer	$43	
iv) Police Officer	$61	
v) Police Corporal	$67	
vi) Police Sergeant	$80	
vii) Police Lieutenant	$98	
12 Special Requests for Police Services (per hour)		
a) Non-Overtime		
i) Records Clerk	$37	
ii) Records Manager	$53	
iii) Community Services Officer	$32	
iv) Police Officer	$46	
v) Police Corporal	$50	
vi) Police Sergeant	$60	
vii) Police Lieutenant	$74	
b) Overtime		
i) Records Clerk	$49	
ii) Records Manager	$70	
iii) Community Services Officer	$43	
iv) Police Officer	$61	
v) Police Corporal	$67	
vi) Police Sergeant	$80	
vii) Police Lieutenant	$98	
13 Subpoena Response / Court Appearance	Maximum Amount Allowed by Law	

[a] Amounts established by other agencies. In the case of discrepancies, amounts adopted by other agencies (e.g., DOJ, FBI) shall supersede this schedule.

[b] Signoffs are processed for Kerman residents or citations issued by Kerman Police Department.

[c] Government Code 41612.

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City of Kerman

PUBLIC WORKS FEES

	Description	Fee	Initial Deposit	Fee Structure	Note
	ENCROACHMENT PERMIT PROCESSING **(Fees include plan check, permit issuance, and inspection fees)**				
1	Utility Service Providers - Connection / Service / Repair up to 100 SF	$300		Fixed Fee	
2	Catch Basin / Dry Well / Manhole / Vault / Concrete Pads / Pole Set or Removal (per location)	$300		Fixed Fee	
3	Trenching/Excavation for Infrastructure Installation				
	a) Bell Hole				
	i) Application Review Fee	$225		Fixed Fee	
	ii) Permit and Inspection Fee (Greater of A or B)				
	a) Minimum fee per location	$450		Fixed Fee	
	b) Fee per bore / pit / pothole	$150		Fixed Fee	
	b) Street / Trench Cut				
	i) Application Review Fee	$225		Fixed Fee	
	ii) Permit and Inspection Fee (Greater of A or B)				
	a) Minimum fee per location	$450		Fixed Fee	
	b) Fee Per 100 SF	$150		Fixed Fee	
4	Driveway				
	a) Residential				
	i) First Approach	$300		Fixed Fee	
	ii) Each Additional Approach	$150		Fixed Fee	
	b) Commercial				
	i) First Approach	$600		Fixed Fee	
	ii) Each Additional Approach	$300		Fixed Fee	
5	Curb, Gutter, Sidewalk				
	a) Residential	$300		Fixed Fee	[a]
	b) Commercial	$600		Fixed Fee	[a]
6	Other General Temporary Encroachment Permit				[b]
	a) For Work Expected to Last No More than Two Weeks				[b]
	i) Base Fee - Up to Two Days	$375		Fixed Fee	
	ii) Each Additional Day	$150		Fixed Fee	
	b) For Work Expected to Last More than Two Weeks	$1,500	$1,500	Deposit with Minimum Fee	[b]
7	Agreement for Private Improvements In the Right-of-Way (Permanent Encroachment)	$525		Fixed Fee	
	OTHER				
8	Extension of Time (per extension, if not separately charged against deposit)	$150		Fixed Fee	
9	Plan Revision (per revision, if not separately charged against deposit)	$75		Fixed Fee	
10	Excess Plan Review (per hour, if not separately charged against deposit)	$150		Fixed Fee	
11	Hourly Rate for Services Not Identified in this Schedule, Other Inspection,				
	a) In-House Engineering / PW Staff	$150		Per Hour	
	b) Contract Service Support	Time & Mat'ls + 15%		Fixed Fee	
	c) Attorney / Other Professional Services	Time & Mat'ls		Fixed Fee	
12	Failure to Restore Public Improvements as Required (per day)	$150		Per Day	
13	Commencing Work Without a Permit or Work Different than Authorized by Permit	2x fees		Double fees	

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City of Kerman

PUBLIC WORKS FEES

Description	Fee	Initial Deposit	Fee Structure	Note

Overview of Fee Structure
Fees may be either fixed fees, deposits, or deposits with a minimum fee amount due. When a fee is deposit-based, the City will collect the initial deposit and bill against that deposit. The minimum total amount charged for deposit-based fees shall be the amount shown in the minimum fee column.

Full Cost Deposits and Deposit Replenishment
Applicants for full cost (deposit-based) submittals shall pay for all City staff and contract service provider time and materials required to process the application. A full cost reimbursement agreement shall be included with the project application submittal package. Projects outside the scope of this fee schedule will be subject to a full cost reimbursement agreement to be approved by the City Manager and/or City Council. This reimbursement agreement will include the identification of a work program and will include cost estimates for both City staff time and consultant services based on a defined scope of work.
Initial deposits will be collected and held by the City in a deposit account at the time the application is submitted. Project billing amounts will be drawn from the deposit account. A positive account balance shall be maintained at all times during the review process. No work will be performed on a project with a negative fund balance. If the deposit is reduced to below 20% of the initial deposit amount, the applicant will be notified and required to supplement the deposit account with an additional amount no less than 50% of the original deposit.
Funds expended for staff time shall not be dependent upon the City's approval or disapproval of the application request. Any deposit amounts remaining after final project close out will be returned to applicant (less bond amounts held by the City).
As may be required for project evaluation or environmental review, all payment for consultant work shall be the responsibility of the applicant.

Note: Deposit amounts listed are typical minimum amounts. The City reserves the right to request a different deposit (lower or higher) based on complexity of project or frequency of inspections needed.

[a] For combination driveway, curb, gutter, sidewalk permits to be inspected at same time, only use driveway permit for fee calculation.

[b] General encroachment work includes any activity within the public right of way. Fixed fee permit applies to typical utility work with standard WATCH manual traffic control. More complex work requiring additional plan check/traffic control, plan review, testing, and/or inspection, requires a deposit.

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City of Kerman

PUBLIC WORKS FEES

Description	Fee	Note
1 Water - Miscellaneous		
a) Meter Testing	$75	[a]
b) Cut Lock Fee	$75	
2 Water Waste Fines		
a) Informational Notification	No Charge	
b) 1st Written Water Waste Notice	No Charge	
c) 2nd Written Water Waste Notice	$25	
d) 3rd Written Water Waste Notice	$50	
e) 4th Written Water Waste Notice	$100	
f) 5th Written Water Waste Notice	$200	
g) Subsequent Written Water Waste Notice	Disconnection	
3 Septic Tank Waste Disposal (cost per gallon)		
a) From Septic Tank Waste Within City Limits	$0.10	
b) From Septic Tank Waste Outside City Limits	$0.20	

[a] Test amount refundable if meter reading is found to be inaccurate.

DRAFT

City of Kerman

CONSTRUCTION WATER METER RENTAL

	Description	Fee	Refundable Deposit	Charge Basis	Note
1	Construction Water Meter	$150; plus the cost of total water usage per month	$1,250	Each	[a]

[a] See current utility rates for cost of water.

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City of Kerman

PUBLIC WORKS FEES

	Description	Fee	Charge Basis	Note
1	Dirt Purchase	$45 plus $1 per CY	per request	
2	Debris Clean-Up	$98	per hour; 2-hour minimum	
3	Grafitti Clean-Up	$98	per hour; 2-hour minimum	
4	Emergency Residential Tree-Trimming	$98	per hour; 2-hour minimum	
5	Rates for Services Not Listed Above			
	a) PW Encroachment Review	$150	per hour; 1-hour minimum	
	b) PW Utility Customer Service and City Maintenance Services	$98	per hour; 1-hour minimum	

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City of Kerman

RECREATION AND COMMUNITY SERVICES PROGRAM FEES

	Description	Fee	Charge Basis	Note
1	**Youth Performing Arts**			
	a) Per Participant	$50		
	b) Late Fee	$6		
2	**Summer Day Camp**	$3	per day	
3	**Youth Sports**			
	a) Per Participant	$50		
	b) Late Fee	$6		
4	**Swim Lessons**			
	a) Group	$45		
	b) Private	$75		
5	**Recreation Swim**			
	a) 17 & Under	$2.00		
	b) 18 & Older	$2.50		
	c) Non-swimmer Entrance Fee	$1.00		
6	**Pool Group Rental Rates**			
	a) 1 to 75	$75	per hour	
	b) 76-100	$85	per hour	
	c) 101-125	$95	per hour	

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City of Kerman

PARKS AND FACILITY RENTAL RATES AND CHARGES

	Description	Fee	Charge Basis	Note
1	**Senior Center**			
	a) Meeting Rate	$40	per hour	
	b) Banquet Rate	$60	per hour	
	c) Deposit	$150	deposit	
2	**Kerckhoff Park**			
	a) Scout Hut			
	i) Daily Rate	$225	daily rate	
	ii) Deposit	$150	deposit	
	b) Picnic Shelter	$55	daily rate	
	c) Dance Pavilion	$225	daily rate	
	d) RV / Car Show (Grass Area)	$400	daily rate	
	e) Car Show in conjunction with Event	$100	daily rate	
3	**Lions Park**			
	a) Picnic Pavilion	$110	daily rate	
	b) Athletic Field	$85	daily rate	
4	**Plaza Park**			
	a) Daily Rate (Non Profit)	$40	daily rate	
	b) Private (Per approval of Director or Designee)	$65	daily rate	
5	**Additional Fees / Permits**			
	a) Alcohol Permit	$20		
	b) Dance Permit	$20		
	c) Bounce House Permit	$25		

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City of Kerman

KERMAN COMMUNITY CENTER RENTAL RATES AND CHARGES

Building Capacity						
Room	Room Dimensions	Square Footage	Theater	Reception	Dance (no seating)	Meeting / Classroom
Multi-Purpose	60' x 100'	6,000	450 Chairs	400 Guests	475 Attendees	200 Attendees
Central	40' x 60'	2,400	180 Chairs	150 Guests	300 Attendees	75 Attendees
North / South	30' x 60'	1,800	90 Chairs	80 Guests	N/A	40 Attendees

User Classifications
Resident - Residing within the 93630 Zip Code
Non-Resident - Residing outside of the 93630 Zip Code

Initial Deposit		
Description	Resident Rate	Non-Resident Rate
Rental Deposit	$450	$450

Rental Rates and Charges		
Description / Attendance	Resident Rate	Non-Resident Rate
1 Banquets / Receptions		
a) Private Events - (Rates listed below are for the first four hours)		
i) 1 - 80	$460	$575
ii) 81 - 150	$560	$760
iii) 151 - 220	$635	$785
iv) 221 - 300	$700	$860
v) 301 - 400	$775	$935
vi) Each Additional Hour	$110	$135
b) Non-Profit Events - (Rates listed below are for the first four hours)		
i) 1 - 80	$400	$515
ii) 81 - 150	$450	$565
iii) 151 - 220	$500	$615
iv) 221 - 300	$550	$665
v) 301 - 400	$600	$715
vi) Each Additional Hour	$110	$135
c) Additional Fees		
i) Kitchen Usage	$275	$275
ii) Decorating Time (2 hours)	$75	$75
iii) Extra Attendant Time (per hour)	$40	$40
iv) Alcohol Permit	$20	$20
v) Dance Permit	$20	$20

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City of Kerman

KERMAN COMMUNITY CENTER RENTAL RATES AND CHARGES

Rental Rates and Charges		
Activity Description / Attendance	**Resident Rate**	**Non-Resident Rate**
2 Theater / Dance / Forum		
a) Public Events - (Rates listed below are for the first four hours)		
i) 1 - 80	$310	$395
ii) 81 - 150	$310	$395
iii) 151 - 220	$335	$425
iv) 221 - 300	$360	$455
v) 301 - 400	$385	$485
vi) Each Additional Hour	$85	$110
b) Non-Profit Events - (Rates listed below are for the first four hours)		
i) 1 - 80	$220	$300
ii) 81 - 150	$250	$330
iii) 151 - 220	$280	$330
iv) 221 - 300	$310	$390
v) 301 - 400	$340	$420
vi) Each Additional Hour	$85	$110
c) Additional Fees		
i) Kitchen Usage	$275	$275
ii) Decorating Time (2 hours)	$100	$100
iii) Extra Attendant Time (per hour)	$40	$40
iv) Alcohol Permit	$20	$20
v) Dance Permit	$20	$20

Rental Rates and Charges		
Activity Description / Attendance	**Resident Rate**	**Non-Resident Rate**
3 Meetings / Workshops / Conferences		
Rates listed below are for a minimum of 2 hours		
a) 1 - 49	$65	$65
b) 50 - 100	$75	$75
c) 101 - 200	$85	$85
d) Each Additional Hour	Charged at 50% of 2hr rate	Charged at 50% of 2hr rate

Rental Rates and Charges		
Activity Description / Attendance	**Resident Rate**	**Non-Resident Rate**
4 KUSD / Community Non-Profit Banquet / Funeral Flat Rate		
a) Banquet	$400	$400
b) Meeting (per hour)	$38	$38
c) Funeral	$250	$250
d) Service Club (per hour)	$28	$28

DRAFT

STAFF REPORT

MEETING DATE: November 9, 2022

PRESENTER: Jesus R. Orozco, Community Development Director

SUBJECT: Authority for Deferral of Impact Fees for Commercial Development and Approval of Agreement with Aloo, LLC for Deferral of Development Impact Fees for Site Plan Review 2021-10, Until Certificate of Occupancy (JRO)

RECOMMENDATION: It is recommended that the City Council adopt two resolutions**:** (1) Resolution Authorizing Deferral of Impact Fees for Commercial Development; and (2) Resolution Approving an Agreement for Deferral of Development Impact Fees Between the City of Kerman and Aloo, LLC.

EXECUTIVE SUMMARY:

Aloo, LLC (Developer) is currently processing Site Plan Review (SPR) 2021-10 for the development of a Denny's. Developer has requested the deferral of impact fees until the issuance of a Certificate of Occupancy. At this time, the City does not have a Development Impact Fee (DIF) Deferment policy or program for commercial development. Resolution 14-25 addresses the collection of fees per Government Code Section 66007. However, that code section only applies to residential subdivisions. Section 66007 provides in pertinent part that a local agency shall not require the payment of fees on residential development for construction of public improvements or facilities "until the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first."

Staff has considered this matter and believes that establishment of a deferment policy for commercial development should be considered. As it will take time to do that, at this time staff is requesting (1) the adoption of a basic resolution authorizing deferrals on a case by case basis or pursuant to a policy adopted by the Council and (2) the adoption of an agreement with Developer for the deferral of impact fees until issuance of a Certificate of Occupancy.

BACKGROUND:

At the onset of supply shortages, the development community has been challenged with beginning and/or completing projects due to the volatile economic market. The City's Economic Development Strategy Plan identifies "*establishing an incentive program"* as a key action to promote economic development in the City. While there is no policy or program in place, Staff does recognize the need to assist developers from time to time and will bring forward an Impact Deferral Program for consideration at a later date.

At this time, Developer has entitlement approval of Site Plan Review (SPR) 2021-10 which allows for the development and operation of a Denny's diner with a drive-through window on a vacant pad west of the Wal-Mart shopping center, at 14235 W. Whitesbridge Road. Currently, the project is pending issuance of a building permit. The current balance due prior to issuance of a building permit is $93,840.03, as shown on Exhibit 'A' to the proposed Deferral Agreement.

Building permit fees are determined by either the project's square footage or acreage, specifically Development Impact Fees (DIF). As part of new development, the developer is responsible for $80,132.97 in DIF of the total $93,840.03 balance. Ms. Sunita Sagar of Aloo LLC., has requested the $80,132.97 due in DIF be deferred to the end of construction, before issuance of a certificate of occupancy (see Attachment 'B').

While deferral requests are atypical to commercial development in the City of Kerman, this request is similar to previous deferral agreements that have been granted for residential developments by the City Council.

FISCAL IMPACT:

There are no direct fiscal impacts to the City because no portion of fees are being waived or reduced. The developer will be responsible for remitting DIF at such time the project has been completed.

ATTACHMENTS:

A. Resolution Deferral Agreement for Commercial Developments
B. Resolution Approving Deferral Agreement w/exhibits

Attachment 'A'

RESOLUTION 22-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KEMAN AUTHORIZING THE DEFERRAL OF COMMERCIAL DEVELOPMENT IMPACT FEES

WHEREAS, the City of Kerman (City), pursuant to the laws of the State of California and Kerman Municipal Code section 16.28.200 and Chapter 16.44 has established impact fees for the construction of financing public facilities necessitated by new development projects; and

WHEREAS, the City has adopted Resolutions 93-21, 94-13, 95-07, 14-24, and 14-25 establishing the purpose and amount of each fee; and

WHEREAS, Resolution 14-25 sets forth the collection of impact fees for residential development; and

WHEREAS, from time to time the City may find it in the public interest to defer impact fees for commercial development; and

WHEREAS, staff is developing a policy for deferral of fees to be presented to Council in the near future.

NOW, THEREFORE, the City Council of the City of Kerman resolves as follows:

Section 1. The foregoing recitals are true and correct and incorporated by reference.

Section 2. The Council will consider requests for deferral of commercial impact fees on a case by case basis until a formal policy is adopted by Council.

Section 3. Staff is authorized and directed to develop a formal policy with criteria for the deferral of impact and to present to Council for consideration.

Section 4. This resolution is effective immediately upon adoption.

CERTIFICATION ON NEXT PAGE

The foregoing resolution was considered by the City Council to the City of Kerman at a regular meeting of said Council held on November 9, 2022 and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____
Gary Yep
Mayor

ATTEST:

_____
Marci Reyes
City Clerk

Attachment 'B'

RESOLUTION NO. 22-__

A RESOLUTION OF THE CITY OF KERMAN CITY COUNCIL APPROVING AN AGREEMENT WITH ALOO, LLC FOR DEFERRAL OF DEVELOPMENT IMPACT FEES FOR SITE PLAN REVIEW 2021-10 UNTIL REQUEST FOR CERTIFICATE OF OCCUPANCY

WHEREAS, the City Council has adopted a resolution authorizing the consideration of case by case deferral agreements relating to impact fees for commercial development; and

WHEREAS, Aloo, LLC., a California Limited Liability Company, hereinafter called "Owner" has applied for building permits for Site Plan Review (SPR) 2021-10 hereinafter called the "Project"; and

WHEREAS, development of the Project requires that certain permit fees are due and payable at or before the issuance of building permits, more specifically set forth in Exhibit 'A' currently estimated at $93,840.03; and

WHEREAS, Owner has requested deferral payment of Development Impact Fees (DIF) totalling $80,132.97 up until request for Certificate of Occupancy; and

WHEREAS, the Development Impact Fees Deferral Agreement allows Owner to defer the payment of the Development Impact Fees on the Project until request for a Certificate of Occupancy; and

WHEREAS, approval of the proposed agreement is atypical to commercial developments, however, the agreement is consistent with prior agreements for residential developments deferring fees; and

WHEREAS, City finds deferral is in the public interest as it promotes economic development in the City of Kerman.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Kerman as follows;

1. The foregoing recitals are incorporated by reference.
2. The Council hereby approves the Development Impact Fees Deferral Agreement with Aloo, LLC, a limited liability company attached as Exhibit 'A.'
3. This resolution is effective upon adoption.

The foregoing resolution was adopted at a regular meeting of the City Council of the City of Kerman held on the 9th day of November, 2022 and passed at said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____
Gary Yep
Mayor

ATTEST:

_____
Marci Reyes
City Clerk

Exhibit 'A'

AGREEMENT FOR DEFERRAL OF DEVELOPMENT IMPACT FEES BETWEEN THE CITY OF KERMAN AND ALOO, LLC. A CALIFORNIA LIMITED LIABILITY COMPANY

This Development Impact Fee Deferral Agreement ("Deferral Agreement") is made by and between the City of Kerman, a municipal corporation, ("City"), and Aloo, LLC, a California Limited Liability Company, ("Owner"). The City and Owner may hereinafter be individually referred to as "Party" and collectively as "Parties." The effective date of this Deferral Agreement shall be the last date set forth opposite the signatures of the parties and which is entered at the end of this Deferral Agreement.

RECITALS

A. Aloo, LLC., a California Limited Liability Company, hereinafter called "Owner" has applied for building permits for Site Plan Review (SPR) 2021-10 hereinafter called the "Project".

B. Development of the Project requires that certain permit fees are due and payable at or before the issuance of building permits, more specifically set forth in Exhibit 'A' currently estimated at $93,840.03.

C. Owner has requested deferral payment of Development Impact Fees (DIF) totaling $80,132.97 until the request for Certificate of Occupancy.

D. This Deferral Agreement allows Owner to defer the payment of the Development Impact Fees on the Project until request for a Certificate of Occupancy.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the promises, conditions and covenants set forth in this Deferral Agreement, for the benefit of the health, safety and welfare of the public, the receipt of which is hereby acknowledged by both Parties, City and the Owner do hereby mutually understand and agree as follows:

Article A. BUILDING PERMITS AND FEE DEFERRAL

Notwithstanding the requirements of building permit that development impact fees are due and payable on or before the issuance of building permits, the Parties agree that such fees shall be paid in accordance with this Deferral Agreement.

1. Building Permits.

1.1 Upon the effective date of this Deferral Agreement, and upon submission of properly completed applications for building permits, payment of the permit fees (excluding the Deferred Fees described below), including, but not limited to normal and usual plan check fees as may be necessary to comply with current Uniform Building Codes, City will authorize the release of building permits to Aloo, LLC such that Owner may develop the Project consistent with Site Plan Review (SPR) 2021-10.

2. Deferral of Fees.

2.1 Impact Fees. The Parties acknowledge and understand that Development Impact Fees, as identified in Exhibit 'A', are set at $80,132.97.

2.3 Deferral of Fees. City agrees to defer the collection of the Development Impact Fees in connection with development of the Project until such time as a Certificate of Occupancy is requested (collectively "Deferred Fees").

3. Conditions Precedent for Issuance of Certificates of Occupancy.

3.1 Upon completion of the construction of the Project, including the construction of any improvements legally required for the safe and convenient occupancy of the site, and upon receiving satisfactory final inspections, Owner may apply for a certificate of occupancy. As conditions precedent (collectively "Conditions Precedent") to City's obligation to issue a Certificate of Occupancy for the Project, Owner shall provide, to the satisfaction of City the following:

a. Written evidence in a form reasonably acceptable to City that Kerman Unified School District development impact fees have been paid for; and

b. Payment of City of Kerman Development Impact Fees specified in Exhibit 'A' attached hereto at the rate in effect at the time of payment; and

c. Payment of County of Fresno Facilities Impact Fees and the Regional Transportation Mitigation Fees in effect at the time of payment.

Article B. MISCELLANEOUS PROVISIONS

1. If either Party is required to commence any proceeding or legal action to enforce or interpret any term, covenant or condition of this Deferral Agreement, the prevailing Party in such proceeding or action shall be entitled to recover from the other Party its reasonable attorneys' fees and legal expenses.

2. The waiver by either Party of a breach by the other of any provision of this Deferral Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of either the same or a different provision of this Deferral Agreement. No provision or provisions of this Deferral; Agreement may be waived unless in writing and signed by all Parties. Waiver of any one provision herein shall not be deemed to be a waiver of any other provision herein.

3. This Deferral Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of California, excluding, however, any conflict of laws rule which would apply the law of another jurisdiction. Venue for purposes of the filing of any action regarding the enforcement or interpretation of this Improvement Agreement and any rights and duties hereunder shall be Fresno County, California.

4. Each Party acknowledges that it has read and fully understands the contents of this Deferral Agreement. This Deferral Agreement, together with any exhibits and referenced drawings, plans and other documents, represents the entire and integrated agreement between the Parties with respect to the subject matter hereof and supersedes all prior negotiations, representations or agreements, whether written or oral. The City and Owner agree that the entirety of this Deferral Agreement shall be interpreted and construed as jointly drafted by their respective legal counsel. This Deferral Agreement may be modified only by written instrument duly authorized and executed by both the City and Owner.

5. Owner hereby warrants that any and all parties having record title interest in the Project which may ripen into a fee have subordinated to this Deferral Agreement and that all such instruments of subordination, if any, are attached hereto and made a part of this Deferral Agreement.

6. Owner shall not assign this Deferral Agreement unless prior written approval has been granted by the City.

7. This Deferral Agreement may be executed in counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signatures Contained on the Following Page]

The Parties have executed this Deferral Agreement on the day or days and year written below.

CITY

CITY OF KERMAN
A Municipal Corporation

By: _____
John Jansons, City Manager

Date: _____, 2022

ATTEST:

Marci Reyes,
City Clerk

By: _____

Date: _____, 2022

APPROVED AS TO FORM:

_____
Hilda Cantú Montoy
City Attorney

Date: _____, 2022

OWNER

ALOO, LLC.
A California Limited Liability Company

By: _____
Sunita Sagar, Owner/Shareholder

Date: _____, 2022

Exhibit 'A'

Used By	Fee Date	Fee Code	Unit Type	Description	No of Units	Amount	Balance
Application	4/7/2022	MISPMTPR		Miscellaneous Permit Prep Fee	0.00	$24.00	$0.00
Application	4/7/2022	MISPLNCK	misblpmt	Miscellaneous Plan Check Fee	7,064.00	$4,591.60	$0.00
Permit	4/7/2022	ADAEXTSW		ADA Exterior Site Work	0.00	$250.00	$250.00
Permit	4/7/2022	ADAINTRE		ADA Interior Tenant Improvements-Restaurant	0.00	$370.00	$370.00
Permit	4/7/2022	DIFADMCO	SqFt	DIF Administrative Fee Commercial	4,419.00	$441.90	$441.90
Permit	4/7/2022	DIFFIREC	SqFt	DIF Fire Station & Equipment Commercial	4,419.00	$707.04	$707.04
Permit	4/7/2022	DIFGPUC	Acre	DIF General Plan Update Commercial	1.31	$483.39	$483.39
Permit	4/7/2022	DIFMJSTC	Acre	DIF Major Street Commercial	1.31	$5,494.14	$5,494.14
Permit	4/7/2022	DIFOTL		DIF Outside Travel Lane	0.00	$310.00	$310.00
Permit	4/7/2022	DIFPBFC	Acre	DIF Public Building Facilities Commercial	1.31	$2,635.72	$2,635.72
Permit	4/7/2022	DIFRRC	Acre	DIF Railroad Crossing Commercial	1.31	$1,310.00	$1,310.00
Permit	4/7/2022	DIFSMFC	Acre	DIF Sewer Major Facilities Commercial	1.31	$3,077.19	$3,077.19
Permit	9/28/2022	DIFSMFC	Units	DIF Sewer Major Facilities Commercial	16.70	$39,228.30	$39,228.30
Permit	4/7/2022	DIFSWOC	Acre	DIF Sewer Oversize Commercial	1.31	$1,379.43	$1,379.43
Permit	4/7/2022	DIFSDFC	Acre	DIF Storm Drain Facilities Commercial	1.31	$8,901.45	$8,901.45
Permit	4/7/2022	DIFSTSGC	Acre	DIF Street Signal Commercial	1.31	$793.86	$793.86
Permit	4/7/2022	DIFWMFC	Acre	DIF Water Major Facilities Commercial	1.31	$2,785.06	$2,785.06
Permit	9/28/2022	DIFWMFC	Units	DIF Water Major Facilities Commercial	5.60	$11,905.60	$11,905.60
Permit	4/7/2022	DIFWOVC	Acre	DIF Water Oversize Commercial	1.31	$679.89	$679.89
Permit	4/7/2022	ELEFEEC	SqFt	Electrial Fee Commercial	4,419.00	$309.33	$309.33
Permit	4/7/2022	ELECPMFE		Electrical Permit Fee	0.00	$24.00	$24.00
Permit	4/7/2022	MECHFEEC	SqFt	Mechanical Fee Commercial	4,419.00	$176.76	$176.76
Permit	4/7/2022	MECHOODC		Mechanical Hood Commercial	0.00	$40.00	$40.00
Permit	4/7/2022	MECHPMFE		Mechanical Permit Fee	0.00	$24.00	$24.00
Permit	4/7/2022	MISARCH2	Each	Miscellaneous Archival Fee 8 1/2 x 14 or Larger	48.00	$144.00	$144.00
Permit	4/7/2022	MISARCH1	Each	Miscellaneous Archival Fee 8 1/2 x 14 or less	56.00	$42.00	$42.00
Permit	4/7/2022	MISBLPMT	Project Cost	Miscellaneous Building Permit Fee	1,364,602.00	$7,064.00	$7,064.00
Permit	4/7/2022	MISBLDST	Project Cost	Miscellaneous Building Standard Fee	1,364,602.00	$55.00	$55.00
Permit	4/7/2022	MISCONSD	SqFt	Miscellaneous C & D Recycling Deposit	4,419.00	$1,104.75	$1,104.75
Permit	4/7/2022	MISCONSF		Miscellaneous C & D Recycling Fee	0.00	$150.00	$150.00
Permit	4/7/2022	MISSTMTC	Project Cost	Miscellaneous Strong Motion Commercial	1,364,602.00	$382.09	$382.09
Permit	4/7/2022	MISTECH	Project Cost	Miscellaneous Technology Enhancement Fee	1,364,602.00	$753.50	$753.50
Permit	4/7/2022	MISTIT24	MISBLPMT	Miscellaneous Title 24 Electrical Fee	7,064.00	$1,766.00	$1,766.00
Permit	4/7/2022	MISCMETR		Miscellaneous Water Meter	0.00	$401.57	$401.57
Permit	9/29/2022	MISCMETR		Miscellaneous Water Meter	0.00	$405.11	$405.11
Permit	9/29/2022	PLUPMTFE		Plumbing Permit Fee	0.00	$24.00	$24.00
Permit	10/3/2022	PLUFEEC	SqFt	Pluming Fee Commercial	4,419.00	$220.95	$220.95
						Payments	**$4,615.60**
						Permit Fees	**$13,707.06**
						DIF	**$80,132.97**
						Balance	**$93,840.03**
						Total Fees	**$98,455.63**

STAFF REPORT

MEETING DATE: November 9, 2022

PRESENTER: Jesus R. Orozco, Community Development Director

SUBJECT: Pre-Approved Accessory Dwelling Unit Standard Plans Program and Homeowner's Guide (JRO)

RECOMMENDATION: Council Approve a Resolution Adopting Pre-Approved Accessory Dwelling Unit Standard Plans Program and Homeowner's Guide and Directing Staff to Initiate the Program Upon Date of Approval

EXECUTIVE SUMMARY:

The City of Kerman was awarded Local Early Action Planning (LEAP) grant funding from the State Department of Housing and Community Development (HCD) to help address housing needs and streamline housing production throughout California. A share of the City's awarded LEAP grant has been allocated towards the design and adoption of pre-approved accessory dwelling unit (ADU) standard plans alongside a Homeowner's Guide. The pre-approved ADU standard plans program consists of (3) different floor plans available to City of Kerman residents.

DISCUSSION:

Staff has been working with Precision Civil Engineering, consulting City Planner, to develop code-compliant pre-approved ADU standard plans in key size thresholds for use by residents/property owners for permitting and construction. The floor plans selected are all single-story available in three (3) varying architectural styles, including the following unit types and sizes:

- Studio (1ba) 386 sq. ft.
- One-bedroom (1ba) 498 sq. ft.
- One-bedroom + flex (1ba) 748 sq. ft.

The selected floor plans were given consideration due to buildable area averages of underutilized residential zoned parcels. Additionally, the 386 sq. ft. and 498 sq. ft. ADU's are not subject to schools fees and the 748 sq. ft. floor plan is not subject to development impact fees resulting in additional savings.

It should be noted several site specific code-based requirements are not includes part of the pre-approved ADU standard plans. For example; Photovoltaic System (solar), Automatic Residential Fire Sprinkler System, Title 24 Calculation and Compliance Report, and Roof Truss Calculations are site specific requirements that must be reviewed on a lot-by-lot basis. As such, the ADU standard plans defer the listed requirements to the resident/property owner because it is difficult to account for every possible scenario.

Over all, adoption of the ADU pre-approved standard plans will streamline the permitting process and save Kerman residents design costs while meeting the goals and objectives as set forth by LEAP guidelines and HCD.

Program Expiration

The pre-approved ADU standard plans have been reviewed under the 2019, Title 24 California Building Standards Code. Once adopted, the standard plans will be once again reviewed for compliance with the 2022, Title 24 California Building Standards Code sometime in January of 2023. Tentatively, there is limited funding to cover revisions and plan review cost of the pre-approved ADU standard plans under the 2022 code update. Due to the uncertainty of future funding, Staff reccomends that the pre-approved ADU standard plans program sunset on December 31, 2025. If State funding is not available, Council may allocate General Fund monies to cover future ADU standard plan revisions and plan review cost.

FISCAL IMPACT:

Design and adoption of the pre-approved ADU standard plans have been funded by Local Early Action Planning (LEAP) grant funding from the State Department of Housing and Community Development (HCD). No General Fund monies have been used on the design of the ADU program thus far.

ATTACHMENTS:

A. Resolution w/Exhibits

Attachment A
RESOLUTION NO. 22-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN ADOPTING PRE-APPROVED ACCESSORY DWELLING UNIT STANDARD PLANS PROGRAM AND HOMEOWNER'S GUIDE AND DIRECTING STAFF TO IMPLEMENT THE PROGRAM UPON DATE OF APPROVAL

WHEREAS, the City of Kerman was awarded Local Early Action Planning (LEAP) grant funding from the State Department of Housing and Community Development (HCD) to help address housing needs and streamline housing production; and

WHEREAS, the City of Kerman allocated a share of the City's awarded LEAP grant funding towards the design and adoption of pre-approved Accessory Dwelling Unit (ADU) standard plans and Homeowner's Guide; and

WHEREAS, City Staff has been working alongside Precision Civil Engineering, consulting City Planner, to develop code-compliant pre-approved ADU standard plans for permitting and construction and the Homeowner's Guide; and

WHEREAS, three pre-approved ADU standard plans in three varying architectural styles, unit types and sizes have been prepared for City residents to utilize subject to compliance with all California Building Standards Codes and applicable supplemental documentation, including deferred items not included as part of the pre-approved ADU standard plans; and

WHEREAS, adoption of the pre-approved ADU standard plans program and the Homeowner's Guide meets the goals and objectives as set forth by LEAP guidelines and the HCD; and

WHEREAS, due to the uncertainty of future funding, the pre-approved ADU standard plans program shall expire on December 31, 2025 unless extended by the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Kerman resolves as follows:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council adopts the pre-approved ADU Standard Plans and Homeowner's Guide for permitting and construction as set forth in Exhibits A and B respectively which are attached and incorporated by reference.

Section 3. The City Council authorizes City Staff to implement the ADU Standard Plans and Homeowner's Guide Program and to make minor modifications thereon in order to ensure compliance with any local and/or State requirements throughout the program's term.

Section 4. The City Council acknowledges future funding for the pre-approved ADU standard plans program is uncertain and therefore must limit the program to expire on December 31, 2025, unless extended by the City Council.

Section 5. This resolution shall be effective upon adoption.

The foregoing resolution was approved and adopted by the City Council of the City of Kerman at a regular meeting held on the 9th day of November 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____
Gary Yep
Mayor

ATTEST:

_____
Marci Reyes
City Clerk

Section 7, Item C.

EXHIBIT 'A'

CITY OF Kerman
Community Comes First

386 SQ FT CONGA

SHEET INDEX

COVER SHEET
G0.2 NOTES AND SYMBOLS
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A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
S1.0 STRUCTURAL PLAN

ADDITIONAL SUBMITTAL ITEMS

- ☐ TRUSS CALCULATIONS *
- ☐ FIRE SPRINKLER PLAN (IF REQUIRED)
  - ☐ SUBMITTED
  - ☐ DEFERRED
- ☐ SOLAR PLANS
  - ☐ SUBMITTED
  - ☐ DEFERRED

**APPLICANT IS REQUIRED TO CONTRACT WITH A TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY FOR APPROVAL.*

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY, STUDIO, DETACHED 386 SQUARE-FOOT ACCESSORY DWELLING UNIT.

SITE INFORMATION

STREET ADDRESS: _____, KERMAN, CA _____

APN: _____

SEWER/WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

DIRECTORY

PLOT PLAN AND TITLE SHEET PREPARED BY:
COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

PROPERTY OWNER:
NAME: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

CITY OF KERMAN ACCESSORY DWELLING UNIT PROGRAM

GENERAL NOTES

ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)
1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.)
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16 REQUIREMENTS; APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122 HEIN; NOTES AND DRAWINGS ARE SUBJECT TO MORE
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL 1"C. CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABLING BY OTHERS CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE N BY OCCUPANCIES. COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, 3 I IMPROOF. ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE JURIDICT; SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK DUE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:
WOOD FRAME CONSTRUCTION: ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED LATERALLY PER CBC 2506
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST

ELECTRICAL NOTES:
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE AND BATHROOM DOOR.

PLAN NOTES:
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH BRACED PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.
2. NO FINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 708.
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.
6. SEE ALSO NAILING SCHEDULE HEREIN.
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.
8. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 11/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.8.4.
9. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CBC AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
10. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87 UFC).
11. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.
12. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 CFC AND CHAPTER 10 CBC
13. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG
14. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ +48.
15. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST 4 INCHES (4.) HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND.
16. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES: (REFER TO SHT. A5.2)
1. USE 6 X 12 DF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
2. PROVIDE A MINIMUM OF (2) 2 X AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.

ELECTRICAL SYMBOLS
REFER TO NOTES SHEET A5.3

- $D — DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
- $VS — SINGLE POLE SWITCH, VACANCY SENSOR
- $ — SINGLE POLE SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- $FAN — CONTROL BOX FOR FAN. LIGHT CONTROL MUST BE SEPARATE FROM FAN CONTROLS. REVIEW MFR'S SELECTIONS PRIOR TO ROUGH-IN
- A — WALL SCONCE; OUTDOOR (RATED FOR EXTERIOR USE) HIGH EFFICACY (ALTERNATE: INCANDESCENT WITH MOTION SENSOR AND PHOTOCELL)
- A — SURFACE MOUNT CEILING LIGHT MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3 4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- RECESS CAN FIXTURE, HIGH EFFICIENCY 32W PIN-BASE LUMINAIRE, MUST MEET UL RATING FOR ZERO-INSULATION CONTACT, AND AIR TIGHT INSTALLATION. REFER TO ELECTRICAL NOTES ON SHT 3 4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- WALL SCONCE; MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER, SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3 4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- CEILING FAN WITH LIGHT KIT. PROVIDE 2 x BLOCKING TO ROOF TRUSSES ON TWO SIDES OF ELECTRICAL BOX. ELECTRICAL BOX MUST BE DESIGNATED AS HAVING CAPACITY FOR SUPPORTING A MINIMUM WEIGHT OF 50 LBS AND DYNAMIC MOTION. FAN CONTROLS SHALL HAVE SEPARATE SWITCHING FOR LIGHT AND FAN MOTOR. LIGHT KIT FOR BEDROOMS SHALL HAVE H.E. FIXTURE, OR DIMMER CONTROL. CONFIRM WITH OWNER PRIOR TO ROUGHING IN
- DUPLEX RECEPTACLE, GROUNDED. GFCI AND WP AS NOTED
- E1 — DUPLEX RECEPTACLE LOCATED BELOW CABINET ONE HALF HOT FOR DW, GROUNDED. GFCI CEC 210 8
- E2 — DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
- E3 — DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. GFCI, WP DEVICE REQ'D
- DB, PB — CONNECT WITH LV WIRE — DOOR BELL BUTTON AND DOOR BELL XFMR/BELL
- EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) = 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. CORD POWER W/ SHT M1-1 UNIT SCHED
- ATTIC AT HVAC — 220V STUB OVERHEAD TO ATTIC-MOUNT AIR HANDLER +120V DUPLEX RECEPT, SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO RUNNING CIRCUIT) REFER TO M1-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
- ROOFTOP HVAC — POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) = 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER.
- SD — SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT 5 3 R.E. CLEAR DISTANCE FROM COOKING APPLIANCES
- CM — CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT 5 3

NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

HVAC SYMBOLS
REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS

- 1 — WHOLE HOUSE FAN. EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- 2 — EXHAUST FAN WITH HUMIDISTAT DEVICE, PER CALIFORNIA GREEN CODE 4.506. VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- T — THERMOSTAT--SETBACK TYPE. REFER TO M1-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER CAP AND BACKDRAFT DAMPER

POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
-INDOOR AIR QUALITY AND EXHAUST
-ENVIRONMENTAL COMFORT

FLOOR PLAN LEGEND

- OUTLINE OF WALL TO BE REMOVED
- WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING
  - BRACE PANEL: REFER TO SHT A1.2 FOR INFORMATION
  - HOLDDOWN: REFER TO SHT A1.2 FOR INFORMATION WHERE OCCURS
- WALL: INTERIOR NON-LOAD-BEARING 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR
- EXTERIOR NON LOAD-BEARING WALLS: 2 x 4 @ 24" NON LOAD BEARING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH 1/2" WALLBOARD INTERIOR, 7/16" APA CDX PLYWOOD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS, R 13 BATT INSULATION IN STUD CAVITY.

Excerpt from R602.3.3 - BEARING STUDS
Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

ATTIC ACCESS: REFER TO SHT A5.2

PLUMBING SYMBOLS
REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- LAVATORY SINK: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE:, MAXIMUM 1.2 GAL PER MINUTE AT 60 psi, MIN 0.8 GAL AT 20 psi
- WATER CLOSET: FLUSH TANK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH; (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH
- BATH TUB, ALCOVE BATH/SHOWER UNIT: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: HARD NON-ABSORBENT WALLS TO +70"; PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS; PROVIDE 12" x 12" TAIL PIECE ACCESS; FRAME ROUGH OPENING TO SUIT UNIT
- BATH TUB, FREE-STANDING: MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY. GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR
- SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 78", SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code
  FRAME ROUGH OPENING TO SUIT UNIT
- SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi., OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code
- KITCHEN SINK: COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER; FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
- HOSE BIBB: BRONZE BODY WITH WHEEL HANDLE, FITTED WITH NON-REMOVABLE VACUUM BREAKER

APPLIANCES:
STANDARD DISHWASHER: 4.25 GAL/CYCLE, COMPACT DISHWASHER: 3.5 GAL/CYCLE
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS:
PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

NOTES & SYMBOLS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/17/2022
C	DRAFT RELEASE	9/9/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

G0

set date:
9/29/20

9/29/2022 11:35:44 AM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS). When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity of facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm).

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 1

G0
set date: 9/29/202

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES; N/A = NOT APPLICABLE; RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 2

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set date: 9/29/202

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ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK , DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE, AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

(10) EXTERIOR SUMMARY NOTES

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

(9) ENHANCED DURABILIY AND REDUCED MAINTENANCE

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. these grades should be maintained for the life of the project. ponding of water should not be allowed adjacent to the structure. over irrigation within landscaped areas adjacent to the structure should no be performed.
Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

(8) GRADE NEXT TO STRUCTURE NOTES

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

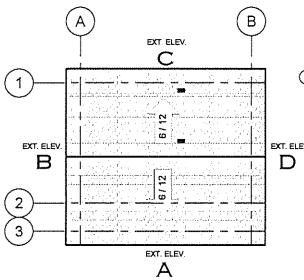
(11) STUCCO PARAMETERS.

ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2)
Math:[[386 * (1/300)]*144] / 2 = 92.64 sq in high, 92.64 sq in low.
Use O'HAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
92.64 sq in / 72 = 1.28; USE 1 VENT(S) LOW, 1 VENT(S) HIGH

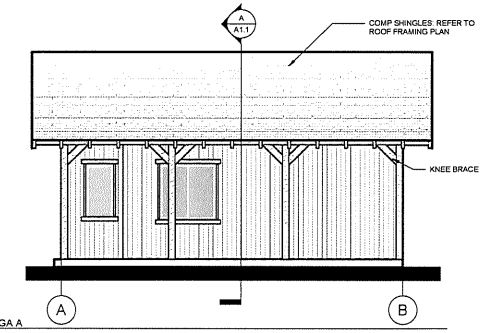
EXCERPT FROM CRC R806.1
Enclosed atticsand enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have aleast dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch(6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth,or similar material with openings having a least dimension of1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.

EXCERPT FROM CRC R806.2
Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception. The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:
1. In Climate Zones 14 and 16, a Class I or II vaporretarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 per-cent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or high-est point of the space, measured vertically, with the balance of the required ventilation provided by eaveor cornice vents. Where the location of wall or roof framing members conflicts with the installation ofupper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted.

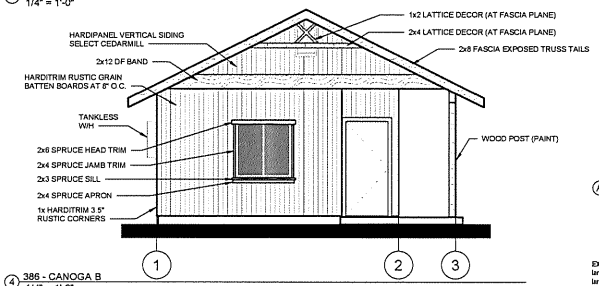
EXCERPT FROM CRC R303.5.1 Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets,alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not beconsidered as hazardous or noxious.
Exception 1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet (914mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3



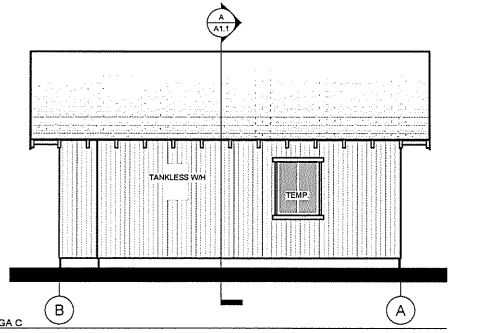
(2) 386 - ROOF PLAN
1/8" = 1'-0"



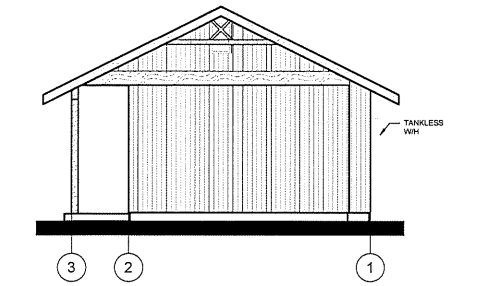
(3) 386 - CANOGA A
1/4" = 1'-0"



(4) 386 - CANOGA B
1/4" = 1'-0"



(5) 386 - CANOGA C
1/4" = 1'-0"



(6) 386 - CANOGA D
1/4" = 1'-0"

CANOGA FINISH:

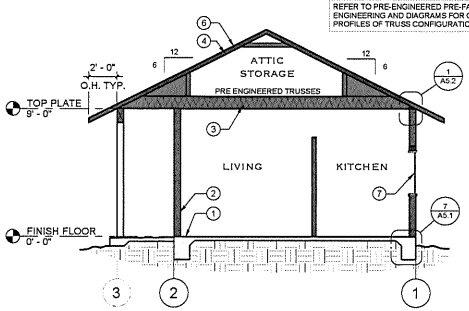
-COMPOSITION SHINGLE ROOFING
- NO 15 BUILDING PAPER
-WOOD FASCIA, PRIMED & PAINTED AS NOTED ON ELEVATIONS
- HARDIPLANK LAPPED SIDING
- HARDIPANEL VERTICAL SIDING
-HARDITRIM 3.5" RUSTIC TRIM BOARD

HARDIBOARD PRODUCTS OR APPROVED EQUAL INSTALLED TO MFR. INSTALLATION PUBLICATIONS

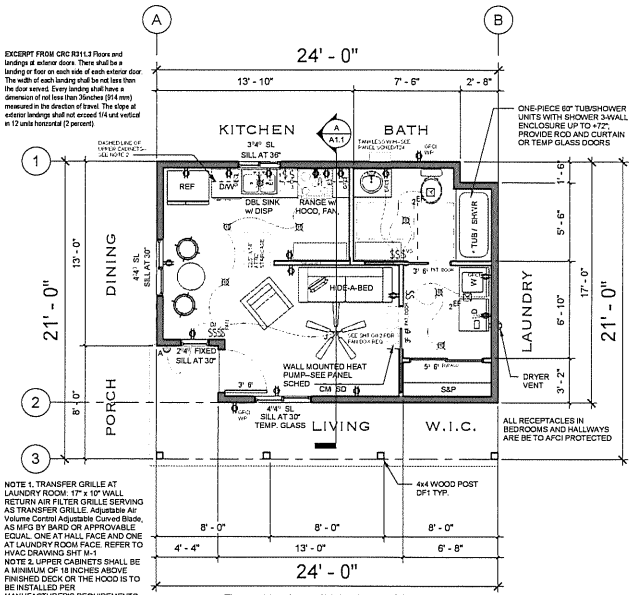
THERMAL ENVELOPE:

1. CONC FOUNDATION AND SLAB ON GRADE
2. 2 x 6 @ 16" o.c. WALLS, R-21 BATT INSUL + R-5 RIGID FOAM ON FACE
3. R-38 INSUL ON TOP OF CEILING
4. R-13 INSUL AT UNDERSIDE OF ROOF DECK
5. NOT USED
6. COMP SHINGLES
7. ENERGY VALUES OF DOORS AND WINDOWS: PER ENERGY ANALYSIS
   FRENCH DOOR _____ WINDOWS_____

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



(A) CROSS SECTION
1/4" = 1'-0"



NOTE 1. TRANSFER GRILLE AT LAUNDRY ROOM: 17" x 10" WALL RETURN AIR FILTER GRILLE SERVING AS TRANSFER GRILLE. Adjustable Air Volume Control Adjustable Curved Blade, AS MFG BY BARD OR APPROVABLE EQUAL. ONE AT HALL FACE AND ONE AT LAUNDRY ROOM FACE. REFER TO HVAC DRAWING SHT M-1

NOTE 2. UPPER CABINETS SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGECOOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS

(1) 386 - FLOOR PLAN
1/4" = 1'-0"

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FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
CANOGA

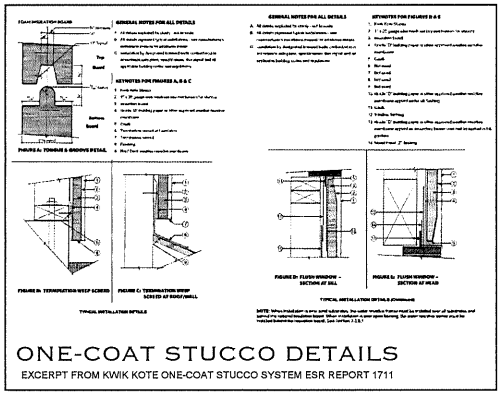
No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN	5/17/2022
C	DRAFT RELEASE	5/17/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

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set date: 9/29/2022

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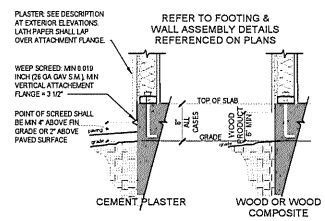


ONE-COAT STUCCO DETAILS

EXCERPT FROM KWIK KOTE ONE-COAT STUCCO SYSTEM ESR REPORT 1711

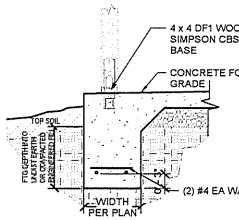
STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
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at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

11 STUCCO PARAMETERS

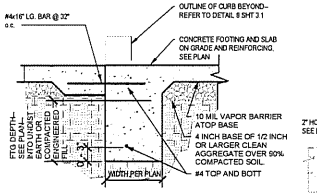


REFER TO FOOTING & WALL ASSEMBLY DETAILS REFERENCED ON PLANS

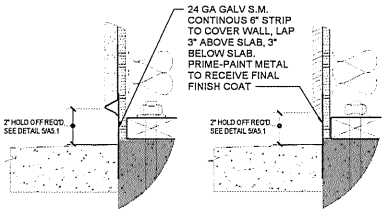
5 TERMINATION OF EXTERIOR FINISH
1" = 1'-0"



1 WOOD POST BASE
1" = 1'-0"

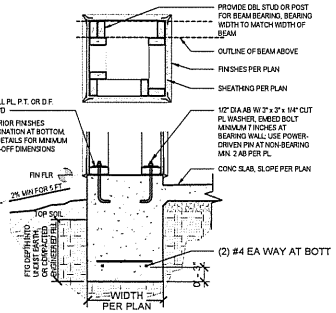


12 FOUNDATION AT VEHICLE DOOR
1" = 1'-0"

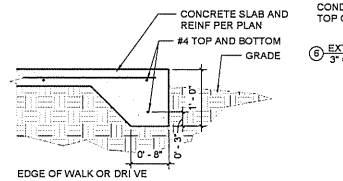


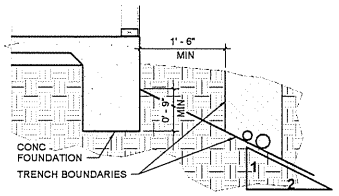
CONDITION WHERE TOP OF PAVING IS LESS THAN 2 INCHES FROM TOP OF SLAB

6 EXTERIOR TERMINATION ALTERNATE
3" = 1'-0"

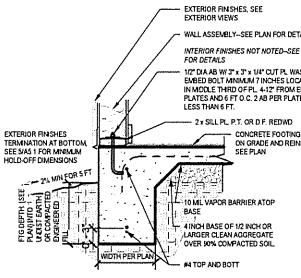


2 WOOD BOX COLUMN
1" = 1'-0"

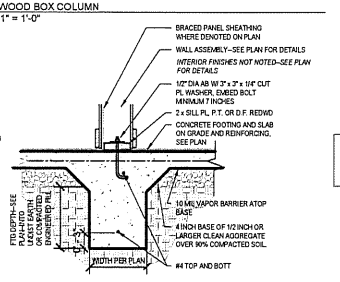




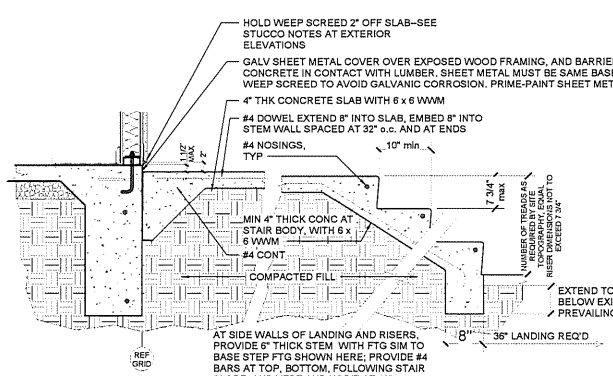
TRENCH PROXIMITY TO FOUNDATION



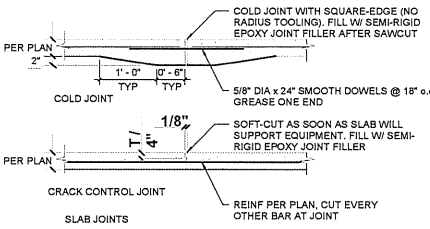
7 FOUNDATION PERIMETER FOOTING
1" = 1'-0"



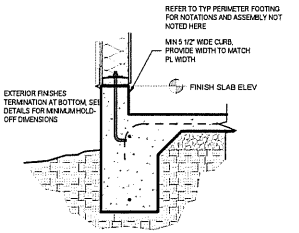
3 FOUNDATION INTERIOR BEARING
1" = 1'-0"



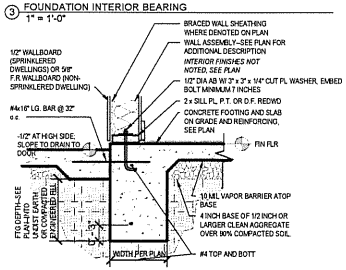
9 CONCRETE STEPS
1" = 1'-0"



10 FOUNDATION CONCRETE JUNCTURES
1" = 1'-0"



8 FOUNDATION GARAGE CURB ON FOOTING
1" = 1'-0"



4 FOUNDATION COMMON WALL FOOTING
1" = 1'-0"

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

FOUNDATION DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
CANOGA

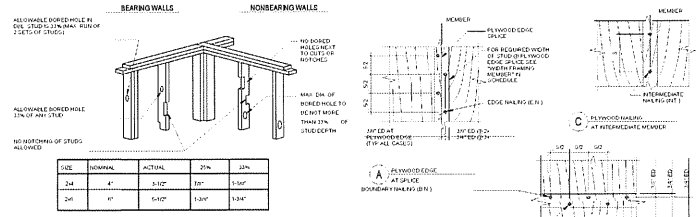
Nos.	Description	DATE
A	SITE PLAN REVIEW	5/13/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	9/7/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

A5

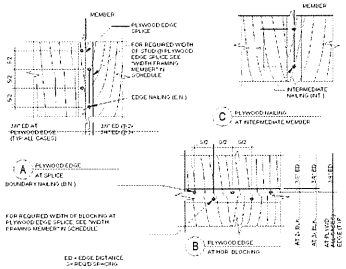
set date: 9/29/2022

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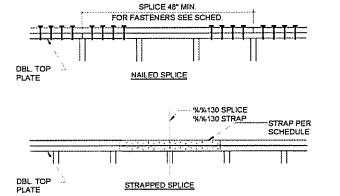


SIZE	NOMINAL	ACTUAL	25%	23%
2x4	4"	3-1/2"	7/8"	1-3/4"
2x6	6"	5-1/2"	1-3/4"	1-3/4"

10 STUD NOTCHING & BORING
1" = 1'-0"



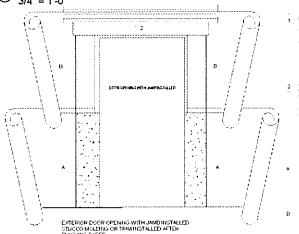
8 PLYWOOD NAILING
1" = 1'-0"

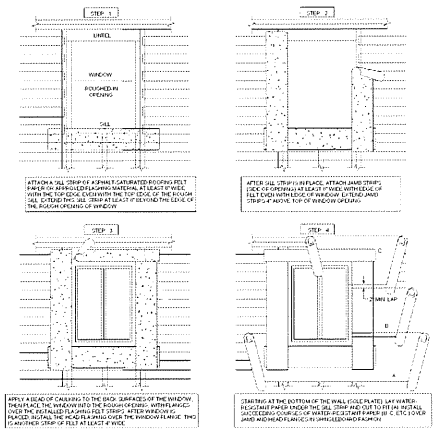


CONNECTION SCHEDULE			
NO.	SIMPSON STRAP	CAPACITY	FASTENERS
1	ST6215	1760#	20- 10d NAILS

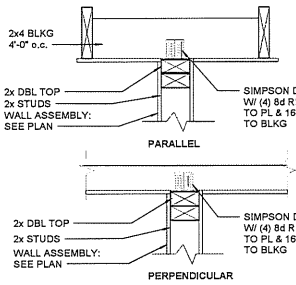
NOTE: ALL SPLICES TO BE PLACED OVER STUD BELOW

6 TOP PLATE SPLICE
3/4" = 1'-0"

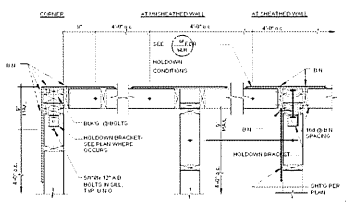




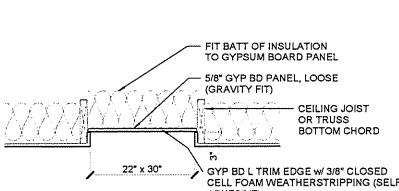
5 WINDOW FLASHING
1/4" = 1'-0"



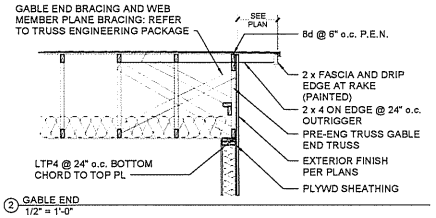
4 NON-BRG WALL TOP PL CONN
1 1/2" = 1'-0"



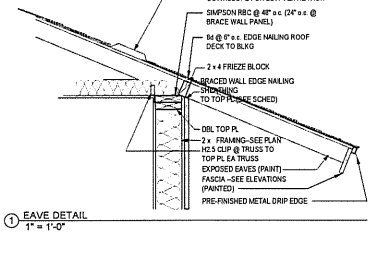
7 STUD WALL CORNER
1" = 1'-0"



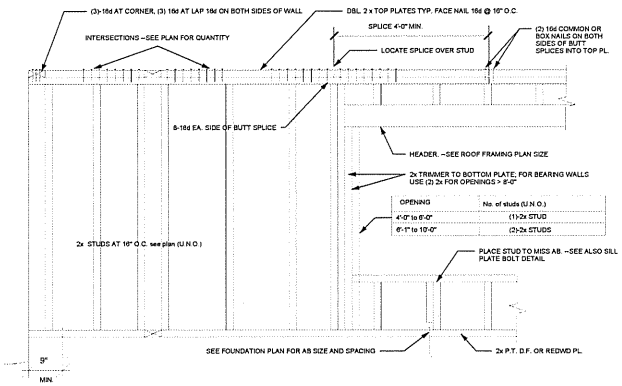
3 ATTIC ACCESS
1" = 1'-0"



2 GABLE END
1/2" = 1'-0"



1 EAVE DETAIL
1" = 1'-0"



9 WALL FRAMING PARAMETERS
1" = 1'-0"

TABLE R702.3.5

MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[c]
				Nails[a]	Screws[b]	
Application without adhesive						
3/8	Ceiling[d]	Perpendicular	16	7	12	13 gage, 1 1/4" long, 15/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; or 4d cooler nail, 0.080" diameter, 1 7/8" long, 7/32" head.
	Wall	Either direction	16	8	16	
1/2	Ceiling	Either direction	16	7	12	13 gage, 1 3/8" long, 15/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; 5d cooler nail, 0.086" diameter, 1 5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1 5/8" long, 9/32" head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 17/64" head; 0.098" diameter, 1 7/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 7/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 19/64" head; 0.098" diameter, 1 3/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Wall	Either direction	16	8	16	

For SI: 1 inch = 25.4 mm.

Application with adhesive						
3/8	Ceiling[d]	Perpendicular	16	16	16	Same as above for 3/8" gypsum board and gypsum panel products.
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board and gypsum panel products, respectively.
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.5.1. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch.

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold-formed steel framing has a straight groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 13 1/2 gage, 1 5/8 inches long, 15/64 inch head for 1/2 inch gypsum board or gypsum panel products and 6d, 13 gage, 1 7/8 inches long, 15/64 inch head for 5/8 inch gypsum board or gypsum panel product.

d. Three-eighths inch thick single ply gypsum board or gypsum panel product shall not be used on a ceiling where a water based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water based texture material, the minimum gypsum board thickness shall be increased from 1/2 inch to 1/2 inch for 16 inch on center framing, and from 1/2 inch to 5/8 inch for 24 inch on center framing or 1/2 inch sag resistant gypsum ceiling board shall be used.

11 WALL BOARD NAILING
1" = 1'-0"

R702.3 Gypsum Board and Gypsum Panel Products

R702.3.5 Application

Supports and fasteners used to attach gypsum board and gypsum panel products shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board and gypsum panel products shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

R702.3.5.1 Screw Fastening

Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than 5/8 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than 3/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

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CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/13/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	6/21/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

FRAMING DETAILS

A5

set date: 9/29/2022

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TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2½" × 0.113")	—	
2	Ceiling joists to plate, toe nail	3-8d (2½" × 0.113")	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or 1¼" × 20 gage ridge strap	3-10d (3" × 0.128")	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3½" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3½" × 0.135") 3-16d (3½" × 0.135")	—	
	Wall			
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3½" × 0.135")	12" o.c.	
9	Built-up header, two pieces with ½" spacer	16d (3½" × 0.135")	16" o.c. along each edge	
10	Continued header, two pieces	16d (3½" × 0.135")	16" o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d (2½" × 0.113")	—	
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.	
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3½" × 0.135")	—	
15	Sole plate to joist or blocking, face nail	16d (3½" × 0.135")	16" o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d (3½" × 0.135")	16" o.c.	
17	Stud to sole plate, toe nail	3-8d (2½" × 0.113") or 2-16d (3½" × 0.135")	—	
18	Top or sole plate to stud, end nail	2-16d (3½" × 0.135")	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—	
20	1" brace to each stud and plate, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—	
21	1" × 6" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—	
22	1" × 8" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 3 staples 1¾"	—	
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2½" × 0.113") 4 staples 1¾"	—	
	Floor			
24	Joist to sill or girder, toe nail	3-8d (2½" × 0.113")	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d (2½" × 0.113")	6" o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2½" × 0.113")	6" o.c.	
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—	
28	2" subfloor to joist or girder, blind and face nail	2-16d (3½" × 0.135")	—	
29	2" planks (plank & beam - floor & roof)	2-16d (3½" × 0.135")	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d (3½" × 0.135")	At each joist or rafter	
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	⅜" - ½"	6d common (2" × 0.113") nail (subfloor, wall); 8d common (2½" × 0.131") nail (roof)[f]	6	12[f]
33	19/32" - 1"	8d common nail (2½" × 0.131")	6	12[f]
34	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
35	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1¼" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1½" long	3	6
37	½" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
38	⅝" gypsum sheathing[d]	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	¾" and less	6d deformed (2" × 0.120") nail or 8d common (2½" × 0.131") nail	6	12
40	⅞" - 1"	8d common (2½" × 0.131") nail or 8d deformed (2½" × 0.120") nail	6	12
41	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

(3) FASTENER SCHEDULE2

1. ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED AGAINST CONCRETE WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DF #2.
3. ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
6. ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED STRUCTURAL 1 , FABRICATED IN ACCORDANCE WITH ICC ES REPORT NO. ESR-2586 AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 32/16 AND BE EXPOSURE 1. FLOOR SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 48/24 AND BE EXPOSURE 1. WALL SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 24/0 AND BE EXPOSURE 1. SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO THE EXTERIOR SHALL AT A MINIMUM BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS NOTED ABOVE.
7. MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO ERECTION/INSTALLATION SHALL NOT EXCEED 19%.
8. ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC TABLE 2304.9.1 FOR MINIMUM REQUIREMENTS.
9. FINGER-JOINTED STUDS AND FRAMING SHALL NOT BE USED.
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A-307 MINIMUM, UNLESS NOTED OTHERWISE. STANDARD WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
11. ALL SHEET METAL CONNECTORS AND FASTENERS SHALL ALL SHEET METAL CONNECTORS AND FASTENERS SHALL HAVE CBC AND ICC APPROVAL AND BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED EQUAL. ALL PRODUCTS SHALL BE HOT DIP GALVANIZED, GALVANIZED OR PROVIDED WITH CORROSION RESISTANT FINISH IN ACCORDANCE WITH CBC REQUIREMENTS FOR THE SPECIFIC CONDITIONS OF INSTALLATION AND EXPOSURE.
12. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" PROVISIONS OF THE 2019 CBC, SECTION 2308, UNLESS DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.
13. ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE COMBINATION 24F-V4 OR 24F-V5 PER THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION, UNLESS NOTED OTHERWISE. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)" WITH ALL LAMINATIONS 1 1/2" THICK. ALL GLULAM BEAMS SHALL BE CAMBERED +2000 FEET RADIUS, UNLESS NOTED OTHERWISE. SUBMIT GLULAM CERTIFICATES TO BUILDING OFFICIALS AND DESIGN PROFESSIONALS PRIOR TO ERECTION.
14. ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 2.0E E = 2,000,000 psi Fb = 2,900 psi Ft = 2,025 psi Fcperp = 750 psi Fcpara = 2,900 psi Fv = 290 psi SG Equivalent = 0.50
15. ALL TIMBERSTRAND LSL LUMBER SHALL BE AS ALL TIMBERSTRAND LSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 1.6E E = 1,600,000 psi Fb = 2,425 psi Ft = 1,700 psi Fcperp = 825 psi Fcpara = 2,150 psi Fv = 400 psi SG Equivalent = 0.50
16. Excerpt from CRC R317.3.1 - Fasteners for preservative-treated wood. Fasteners, including nuts and washers, 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 G185 zinc-coated galvanized steel, or equivalent, shall be used. *Exceptions:1. One-half-inch-diameter (12.7 mm) or greater steel bolts. 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.*

(10) WOOD FRAMING NOTES2

OUTLINE OF ELECTRICAL PROVISIONS
Refer to California Electrical Code for full body of language; also refer to LIGHTING MEASURES contained in Energy Analysis Report t24

1. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC SECTION 210-12)
2. ALL DWELLING UNITS RECEPTACLES OUTLETS SHALL BE LISTED: TAMPER-RESISTANT" RECEPTACLES. (CEC SECTION 406.11)
3. RECEPTACLES SERVING COUNTERTOPS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES.
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. (CEC SECTION 210-25(C)(5))
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. (CEC SECTION 210-52(C) (5) EXCEPTION)
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCHES BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 20 INCHES ABOVE COUNTERTOP, SUCH AS OVERHEAD CABINET. (CEC SECTION 210-52(C)(5)EXCEPTION(2))
BATHTUB AND SHOWER AREAS
NO PARTS OF CORD-CONNECTED LUMINARIES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICAL FROM THE TIP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
ONLY LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:
1) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES
3) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE.
THE FOLLOWING LUMINAIRE TYPES NOT PERMITTED IN CLOTHES CLOSETS:
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMPHOLDERS SHALL NOT BE PERMITTED.
LOCATION OF LUMINARIES IN CLOTHES CLOSETS
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1) 12 INCHES FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2) 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALL ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3) 6 INCHES FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4) 6 INCHES FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING.
5) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE

ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE
A.) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
-EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
B.) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON and OFF.
C.) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION.
D.) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G&H)
E.) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON and OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (SECTION150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
A.) PHOTOCONTROL AND MOTION SENSOR
B.) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
C.) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
D.) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

-PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
-TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN.
-BATHROOMS
-LAUNDRY ROOM
-BUILT-IN MICROWAVE OVEN
-RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
1. RATED IC
2. CERTIFIED AIR TIGHT
3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
-PROVIDE UFFER OF OTHER APPROVED GROUND PER CEC 250

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Light sources shall comply with one of the columns below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8.	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8.
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide light sources. 3. High pressure sodium light sources. 4. Luminaires with hardwired high frequency generator and induction lamp. 5. LED light sources installed outdoors. 6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C. 9. Any light source not otherwise listed in this table.

(1) ELECTRICAL NOTES2

SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3.ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
29.8.3.4 Specific location requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:
(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
(4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
(5) Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
(10) For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
(11) Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
(12) Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS
Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported.
Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for sole support of a ceiling-suspended (paddle) fan. *CEC 314.27(C)*

BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL
Metal water piping system(s) installed in or attached to a building or structure shall be bonded to any of the following:

1. Service equipment enclosure
2. Grounded conductor at the service
3. Grounding electrode conductor if of sufficient size
4. One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size

The bonding jumper(s) shall be installed in accordance with 250.64(A), 250.64(B), and 250.64(E). The points of attachment of the bonding jumper(s) shall be accessible. The bonding jumper(s) shall be sized in accordance with Table 250.102(C)(1) except as permitted in 250.104(A)(2) and 250.104(A)(3). *CEC 250.104(A)(1)*

GLAZING NOTES (Excerpt from CBC)
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and BiFold doors.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
5. Glazing that is adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and
3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above *grade*, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. .

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface

Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
2. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glazing is more than 18 inches (457 mm) from the railing; or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.
8. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524 mm) above the nose of the tread.

Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glass is more than 18 inches (457 mm) from the railing; or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (864 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.

(2) GLAZING NOTES2

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

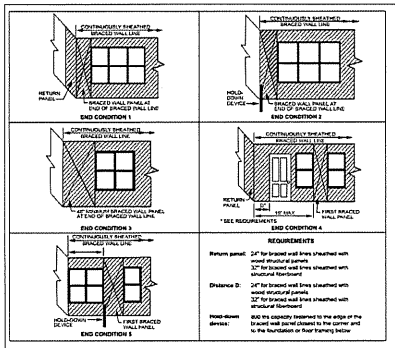
Project Number
2043.2

NOTES

A5.

set date: 9/29/2022

9/29/2022 11:36:42 AM



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

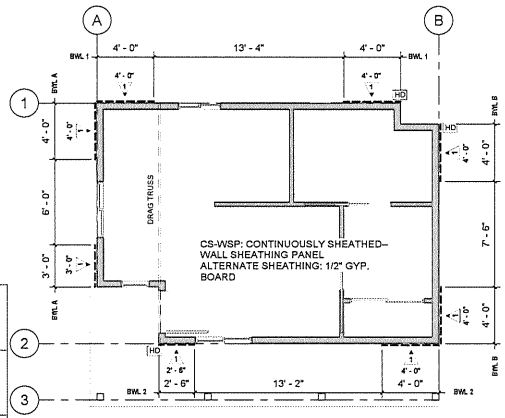
For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of 16/0, 16 on 24, or 20/0 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall 16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

CSW BRACE WALL LINE	BWL LENGTH	MIN REQ'D	FACTOR	TOTAL REQ'D	PROVIDED	NOTE
BWL 1	24	3.7	—	3.7	8	
BWL 2	24	3.7	—	3.7	6.5	
BWL A	17	2.65	—	2.65	7	
BWL A.2	—	—	—	—	—	DRAG TRUSS
BWL B	17	2.65	—	2.65	8	
1/2" GYP BD						
BWL 1	24	7.39	—	7.39	8	
BWL 2	24	7.39	—	7.39	6.5	
BWL A	17	4.69	—	4.69	7	
BWL A.2	—	—	—	—	—	DRAG TRUSS
BWL B	17	4.69	—	4.69	8	



3 386 - WALL BRACING
1/4" = 1'-0"

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D*
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[a]	Method LIB[b]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[c]	Method WSP	Methods CS-WSP, CS-G, CS-PF
			MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[d, e]				
D_0	1	10	NP	7.0	2.8	1.8	1.6
		20	NP	14.0	5.6	3.6	3.1
		30	NP	21.0	8.3	5.4	4.6
		40	NP	28.0	11.0	7.2	6.1
		50	NP	35.0	13.8	9.0	7.7
	2	10	NP	5.3	2.1	1.3	1.2
		20	NP	10.5	4.2	2.7	2.3
		30	NP	15.8	6.3	4.0	3.5
		40	NP	21.0	8.3	5.4	4.6
		50	NP	26.3	10.4	6.7	5.8
	3	10	NP	7.3	2.9	1.8	1.6
		20	NP	14.5	5.8	3.7	3.2
		30	NP	21.8	8.6	5.6	4.8
		40	NP	29.0	11.5	7.4	6.3
		50	NP	36.3	14.3	9.3	7.9
D_1	1	10	NP	9.0	3.6	2.3	1.9
		20	NP	18.0	7.2	4.6	3.9
		30	NP	27.0	10.7	6.9	5.8
		40	NP	36.0	14.3	9.2	7.8
		50	NP	45.0	17.9	11.5	9.7
	2	10	NP	6.8	2.7	1.7	1.5
		20	NP	13.5	5.4	3.5	2.9
		30	NP	20.3	8.0	5.2	4.4
		40	NP	27.0	10.7	6.9	5.8
		50	NP	33.8	13.4	8.6	7.3
	3	10	NP	9.5	3.8	2.4	2.0
		20	NP	19.0	7.6	4.9	4.1
		30	NP	28.5	11.3	7.3	6.1
		40	NP	38.0	15.1	9.7	8.2
		50	NP	47.5	18.9	12.1	10.2
D_2	1	10	NP	11.3	4.5	2.9	2.4
		20	NP	22.5	9.0	5.8	4.9
		30	NP	33.8	13.4	8.6	7.3
		40	NP	45.0	17.9	11.5	9.7
		50	NP	56.3	22.3	14.4	12.1
	2	10	NP	8.5	3.4	2.2	1.8
		20	NP	17.0	6.8	4.3	3.7
		30	NP	25.5	10.1	6.5	5.5
		40	NP	34.0	13.5	8.7	7.3
		50	NP	42.5	16.9	10.8	9.2
	3	10	NP	11.9	4.8	3.0	2.5
		20	NP	23.8	9.5	6.1	5.1
		30	NP	35.8	14.2	9.1	7.7
		40	NP	47.5	18.9	12.1	10.2
		50	NP	59.4	23.6	15.2	12.8
Cripple wall below one-story dwelling		10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

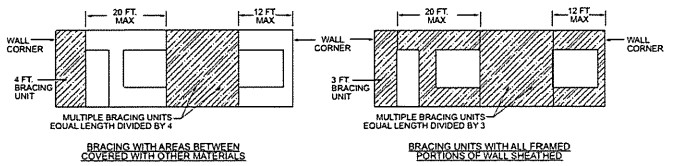
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted.

TAG	NAIL SIZE	SHEATHING SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS	STUD SPACING	PANEL NAIL SPACING EDGES	FIELD
1 3' FT (PANEL) LENGTH IN FEET)	8d COMMON	24/16	7/16 inch	16inch o.c. 6 inch o.c.	12 inch o.c.	

METHOD CS-WSP
MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE
(TABLE SEE 10.2.3(3)/ALLOC.3/EXPOSURE/ETC)
(FUCTION FROM TABLE 2 11.3A)

FIGURE R602.12.5
BRACING UNIT DISTRIBUTION

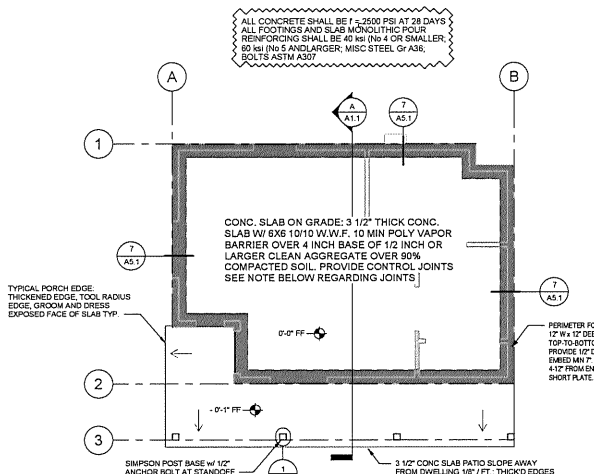


BRACING WITH AREAS BETWEEN COVERED WITH OTHER MATERIALS

BRACING UNITS WITH ALL FRAMED PORTIONS OF WALL SHEATHED

For SI: 1 foot = 304.8 mm.

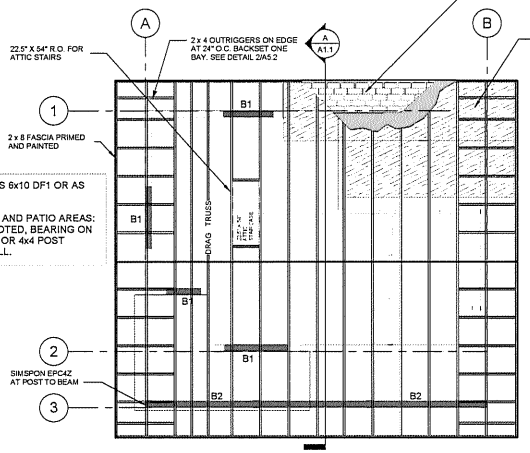
1. MAXIMUM PRESCRIPTIVE VALUE FOR ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF IF A GEOTECHNICAL INVESTIGATION REPORT IS NOT PROVIDED. PROVIDE A GEOTECHNICAL INVESTIGATION REPORT FOR HIGHER VALUES OR REDUCE THE VALUE USED FOR ALLOWABLE FOUNDATION PRESSURE IN DESIGN CALCULATIONS
2. ALL HOLDOWNS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION.
ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM OF ONE #4 BAR AT TOP AND BOTTOM OR A SINGLE #5 BAR IN THE MIDDLE THIRD OF THE FOOTING. PERIODIC SPECIAL INSPECTION
WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES O.C. AND THE STRUCTURE IS LESS THAN 3,000 SQ FT, SPECIAL INSPECTION IS NOT REQUIRED.
3. SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD BRACED WALLS, WOOD DIAPHRAGMS, DRAG TRUSS, BRACES, BRACED PANELS AND HOLDOWNS, SPECIAL INSPECTION IS REQUIRED FOR HIGH LOAD DIAPHRAGMS AND WOOD TRUSSES SPACED MORE THAN 60 FEET.
DF 4X4 POSTS W/ SIMPSON CBSQ44 POST BASES AND PC44 POST CAPS (USE ECCLQ44 @ CORNER POST) TYP @ PATIO POSTS.
4. PROVIDE CONCRETE LANDING AT DOORS, MINIMUM 36" PERPENDICULAR FROM FACE OF WALL.
5. CONC. SLAB ON GRADE PROVISIONS FOR DIMENSIONAL CHANGES:
CONTRACTOR OF RECORD SHALL PROVIDE EXPANSION JOINTS, COLD JOINTS, AND CRACK CONTROL JOINTS AS REQUIRED FOR CREEP, SHRINKAGE, TEMPERATURE, CRACK AND MOVEMENT CONTROL FOR PROJECT SPECIFIC SLAB GEOMETRY ACCORDING TO ACI AND SITE-SPECIFIC CONDITIONS, AND REVIEW LAYOUT WITH OWNER TO APPRISE OWNER OF FOUNDATION AND SLAB PERFORMANCE. PRIOR TO PLACING CONCRETE.
6. REFER TO NOTES AND SYMBOLS SHT G.02 FOR PARAMETERS FOR FASTENERS IN PRESERVATIVE-TREATED WOOD.



1 386 - FOUNDATION PLAN
1/4" = 1'-0"

BEAM SCHEDULE

B1	HEADERS & BEAMS 6x10 DF1 OR AS NOTED
B2	BEAMS AT PORCH AND PATIO AREAS: 4x12 DF1 OR AS NOTED, BEARING ON MIN (2) 2x4 STUDS OR 4x4 POST FRAMED INTO WALL.



2 386 - ROOF FRAMING PLAN
1/4" = 1'-0"

COMPOSITION SHINGLES OVER 2 LAYERS 30# FELT. PROVIDE FLASHING AT VALLEYS, CHANGES IN ROOF DIRECTION, AT ROOF TOP OBSTACLES PREVENTING POSITIVE RUN-OFF. No 26 GA MINIMUM. VERIFY WARRANTY, STYLE AND COLOR, FLASHING GAUGE AND MATERIAL AND COLOR, EAVE AND RAKE DRIP EDGE GAUGE AND MATERIAL AND COLOR WITH OWNER PRIOR TO BID.

TYPICAL ROOF SHEATHING: PROVIDE 1/2" C.D.X OR O.S.B., UNBLOCKED PLYWOOD SHEATHING NAILED W/ 8d @ 6" O.C. @ EDGE, 12" O.C. FIELD. GAP 1/8" AT ALL EDGES. MAXIMUM SIZE OF OPENINGS IN HORIZONTAL DIAPHRGMS ARE NOT TO EXCEED 24" WITHOUT BLOCKING. INDIVIDUAL SHEETS USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4' x 8' REFER TO DETAIL 10/A FOR ADDITIONAL PARAMETERS AND MINIMUM CONDITIONS

TRUSS LAYOUT IS DIAGRAMMATIC-TRUSS MFR'S DRAWINGS SUPERCEDE LAYOUT HERE
1. PRE-ENGINEERED ATTACHED ENGINEERING PACKAGE MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
2. REFER TO TRUSS DIAGRAMS FOR MANUFACTURER'S WEB BRACING, SYSTEM BRACING AND REQUIRED BLOCKING.
3. TRUSS LAYOUT BASED ON TRUSSES AT 24" O.C. MAXIMUM U.N.O.
4. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
5. TRUSS MANUFACTURER SHALL HAVE IN-PLANT INSPECTION CERTIFICATION.
6. TRUSS DIAGRAMS AND ENGINEERING SHALL BE PROVIDED W/ PERMIT APPLICATION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/10/2022
B	SITE PLAN REVIEW	6/15/2022
C	DRAFT RELEASE	8/17/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

STRUCTURAL PLAN

S1.

Set date: 9/29/2022

8/29/2022 11:37:20 AM



386 SQ FT LENA

SHEET INDEX

COVER SHEET
G0.2 NOTES AND SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN/CROSS SECTION/ELEVATIONS/ROOF PLAN
A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
S1.0 STRUCTURAL PLAN

ADDITIONAL SUBMITTAL ITEMS

- ☐ TRUSS CALCULATIONS *
- ☐ FIRE SPRINKLER PLAN (IF REQUIRED)
  - ☐ SUBMITTED
  - ☐ DEFERRED
- ☐ SOLAR PLANS
  - ☐ SUBMITTED
  - ☐ DEFERRED

**APPLICANT IS REQUIRED TO CONTRACT WITH A TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY FOR APPROVAL.*

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY, STUDIO, DETACHED 386 SQUARE-FOOT ACCESSORY DWELLING UNIT.

SITE INFORMATION

STREET ADDRESS: _____, KERMAN, CA _____

APN: _____

SEWER/WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

DIRECTORY

PLOT PLAN AND TITLE SHEET PREPARED BY:

COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

PROPERTY OWNER:

NAME: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

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GENERAL NOTES

GENERAL CONDITIONS:
CERTAIN REQUIREMENTS ARE CITED BELOW TO AMPLIFY CODE REQUIREMENTS; APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN; NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION WITHOUT CHARGE OR RECOURSE TO ARCHITECT OR OWNER. CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. THOUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY, SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:
WOOD FRAME CONSTRUCTION: ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED LATERALLY PER CBC 2506
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST.

ELECTRICAL NOTES:
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE AND BATHROOM DOOR.

PLAN NOTES
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH BRACED PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.
2. NO PINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 708.
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.
6. SEE ALSO NAILING SCHEDULE HEREIN.
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.
8. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 11/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.8.4
9. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CBC AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
10. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87,UFC)
11. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.
12. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 CFC AND CHAPTER 10 CBC
13. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG.
14. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ +48.
15. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST 4 INCHES (4.) HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND.
16. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES: (REFER TO SHT. A5.2)
1. USE 6 X 12 DF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
2. PROVIDE A MINIMUM OF (2) 2 X AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.

ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)
1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.).
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122.
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL 1"C. CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABLING BY OTHERS
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE OCCUPANCIES, COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE.
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK.

ELECTRICAL SYMBOLS

REFER TO NOTES SHEET A5.3

- $_{D}$ — DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
- $_{VS}$ — SINGLE POLE SWITCH, VACANCY SENSOR
- $ — SINGLE POLE SWITCH
- $_{3} — 3-WAY SWITCH
- $_{4} — 4-WAY SWITCH
- $_{FAN} — CONTROL BOX FOR FAN. LIGHT CONTROL MUST BE SEPARATE FROM FAN CONTROLS. REVIEW MFR'S SELECTIONS PRIOR TO ROUGH-IN
- HD_A — WALL SCONCE; OUTDOOR (RATED FOR EXTERIOR USE) HIGH EFFICACY (ALTERNATE: INCANDESCENT WITH MOTION SENSOR AND PHOTOCELL)
- A — SURFACE MOUNT CEILING LIGHT MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 2.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- HD — RECESS CAN FIXTURE, HIGH EFFICIENCY 32W PIN-BASE LUMINAIRE, MUST MEET UL RATING FOR ZERO-INSULATION CONTACT, AND AIR TIGHT INSTALLATION. REFER TO ELECTRICAL NOTES ON SHT 2.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- HD — WALL SCONCE: MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 2.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- CEILING FAN WITH LIGHT KIT. PROVIDE 2 x BLOCKING TO ROOF TRUSSES ON TWO SIDES OF ELECTRICAL BOX. ELECTRICAL BOX MUST BE DESIGNATED AS HAVING CAPACITY FOR SUPPORTING A MINIMUM WEIGHT OF 50 LBS AND DYNAMIC MOTION. FAN CONTROLS SHALL HAVE SEPARATE SWITCHING FOR LIGHT AND FAN MOTOR. LIGHT KIT FOR BEDROOMS SHALL HAVE H.E. FIXTURE, OR DIMMER CONTROL. CONFIRM WITH OWNER PRIOR TO ROUGHING IN
- DUPLEX RECEPTACLE, GROUNDED. GFCI AND WP AS NOTED
- E1 — DUPLEX RECEPTACLE LOCATED BELOW CABINET ONE HALF HOT FOR D/W, GROUNDED. GFCI CEC 210.8
- E2 — DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
- E3 — DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. *GFCI, WP DEVICE REQ'D*
- DB PB — CONNECT WITH LV WIRE — DOOR BELL BUTTON AND DOOR BELL. XFMR/BELL
- EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. CORD POWER W/ SHT M1-1 UNIT SCHED
- ATTIC AT HVAC — 220V STUB OVERHEAD TO ATTIC-MOUNT AIR HANDLER +120V DUPLEX RECEPT, SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO RUNNING CIRCUIT) REFER TO M1-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
- ROOFTOP HVAC — POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER.
- SD — SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT 5.3 RE: CLEAR DISTANCE FROM COOKING APPLIANCES
- CM — CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT 5.3

NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

HVAC SYMBOLS

REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS

- 1 — WHOLE HOUSE FAN. EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- 2 — EXHAUST FAN WITH HUMIDISTAT DEVICE. *PER CALIFORNIA GREEN CODE 4.506* VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- T — THERMOSTAT--SETBACK TYPE. REFER TO M1-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER CAP AND BACKDRAFT DAMPER

POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooking and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
-INDOOR AIR QUALITY AND EXHAUST
-ENVIRONMENTAL COMFORT

FLOOR PLAN LEGEND

- OUTLINE OF WALL TO BE REMOVED
- WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING
  - BRACE PANEL: REFER TO SHT A1.2 FOR INFORMATION
  - HOLDDOWN: REFER TO SHT A1.2 FOR INFORMATION WHERE OCCURS
- WALL: INTERIOR NON-LOAD-BEARING 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR
- EXTERIOR NON LOAD-BEARING WALLS: 2 x 4 @ 24" NON LOAD BEARING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH 1/2" WALLBOARD INTERIOR, 7/16" APA CDX PLYWOOD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS, R 13 BATT INSULATION IN STUD CAVITY.

Excerpt from R602.3.3 - BEARING STUDS
Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

ATTIC ACCESS: REFER TO SHT A5.2

PLUMBING SYMBOLS

REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- LAVATORY SINK: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE:, MAXIMUM 1.2 GAL PER MINUTE AT 60 psi. MIN 0.8 GAL AT 20 psi
- WATER CLOSET: FLUSH TANK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH. (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH
- BATH TUB, ALCOVE BATH/SHOWER UNIT. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: HARD NON-ABSORBENT WALLS TO +6'0", PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS. PROVIDE 12" x 12" TAIL PIECE ACCESS. FRAME ROUGH OPENING TO SUIT UNIT
- BATH TUB, FREE-STANDING. MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR.
- SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 78", SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
  FRAME ROUGH OPENING TO SUIT UNIT
- SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi, OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
- KITCHEN SINK: COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER; FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
- HOSE BIBB BRONZE BODY WITH WHEEL HANDLE, FITTED WITH NON-REMOVABLE VACUUM BREAKER

APPLIANCES
STANDARD DISHWASHER: 4.25 GAL/CYCLE, COMPACT DISHWASHER: 3.5 GAL/CYCLE
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS:
PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

NOTES & SYMBOLS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
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1		
2		
3		

Project Number
2043.2

G0

wt date: 9/29/202

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

☐ ☐ **4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☐ ☐ **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

☐ ☐ **4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   - 1.1 Where there is no commercial power supply.
   - 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

☐ ☐ ☐ **4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

☐ ☐ ☐ **4.106.4.2 New multifamily dwellings.** If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

☐ ☐ **4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS).** When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

☐ ☐ **4.106.4.2.2 Electric vehicle charging space (EV space) dimensions.** The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

☐ ☐ **4.106.4.2.3 Single EV space required.** Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

☐ ☐ **4.106.4.2.4 Multiple EV spaces required.** Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

☐ ☐ **4.106.4.2.5 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

☐ ☐ **4.106.4.3 New hotels and motels.** All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity of facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
☐ ☐ **4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

☐ ☐ **4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

☐ ☐ **4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

☐ ☐ **4.303.1.3 Showerheads.**

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

☐ ☐ **4.303.1.4 Faucets.**

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

☐ ☐ **4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
☐ ☐ **4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
☐ ☐ **4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
☐ ☐ **4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

☐ ☐ **4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

☐ ☐ **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

☐ ☐ **4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

☐ ☐ **4.408.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
☐ ☐ **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

☐ ☐ **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 1

G0

set date: 9/29/202

9/29/2022 11:39:00 AM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT1,2 (Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT (Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2,3 — GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	**VOC LIMIT**
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS1 — MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code.*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 2

G0

set date:
9/29/202

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Section 7, Item C.

ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK , DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE, AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

(10) EXTERIOR SUMMARY NOTES
1/4" = 1'-0"

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

(9) ENHANCED DURABILIY AND REDUCED MAINTENANCE
1/4" = 1'-0"

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. these grades should be maintained for the life of the project. ponding of water should not be allowed adjacent to the structure. over irrigation within landscaped areas adjacent to the structure should no be performed.
Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

(8) GRADE NEXT TO STRUCTURE NOTES
1" = 1'-0"

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

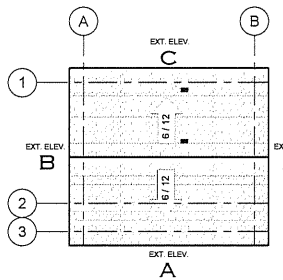
(11) STUCCO PARAMETERS.
1/4" = 1'-0"

ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2)
Math:[(386 * (1/300))*144] / 2 = 92.64 sq in high, 92.64 sq in low.
Use O'HAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
92.64 sq in / 72 = 1.28; USE 1 VENT(S) LOW, 1 VENT(S) HIGH

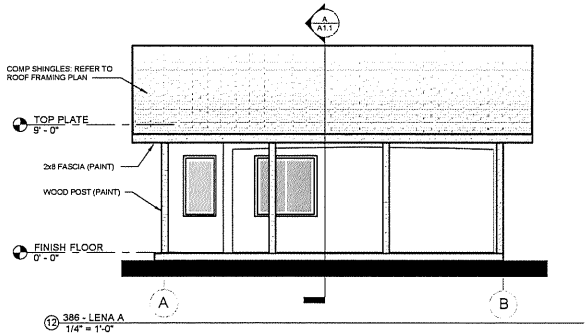
EXCERPT FROM CRC R806.1
Enclosed attic and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch(6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth,or similar material with openings having a least dimension of1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.

EXCERPT FROM CRC R806.2
Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception. The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met.
1. In Climate Zones 14 and 16, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 per-cent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or high-est point of the space, measured vertically, with the balance of the required ventilation provided by eavesr cornice vents. Where the location of wall or roof framing members conflicts with the installation ofupper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted.

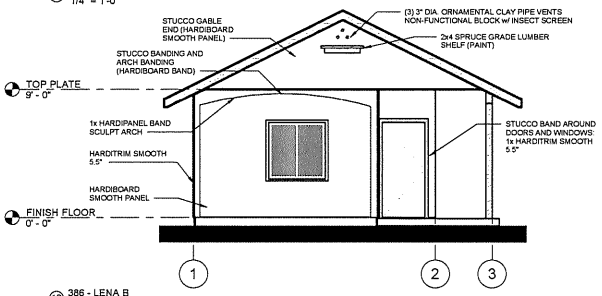
EXCERPT FROM CRC R303.5.1 Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not beconsidered as hazardous or noxious.
Exceptions:1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet (914mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3



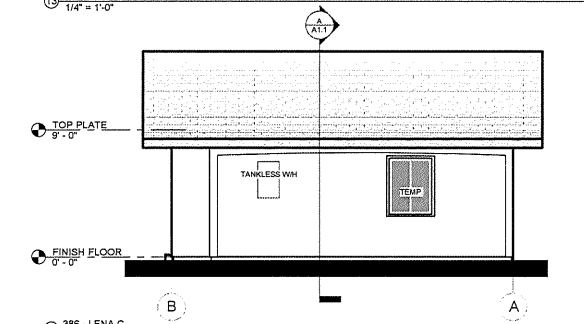
(2) 386 - ROOF PLAN
1/8" = 1'-0"



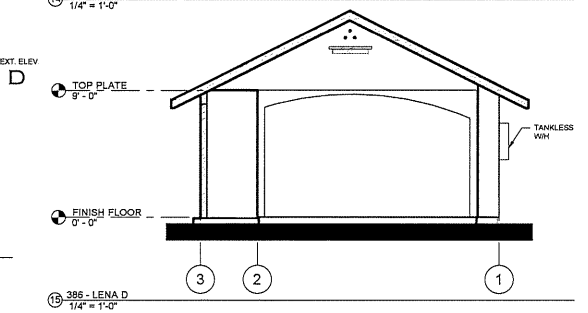
(12) 386 - LENA A
1/4" = 1'-0"



(13) 386 - LENA B
1/4" = 1'-0"



(14) 386 - LENA C
1/4" = 1'-0"



(15) 386 - LENA D
1/4" = 1'-0"

LENA FINISH:

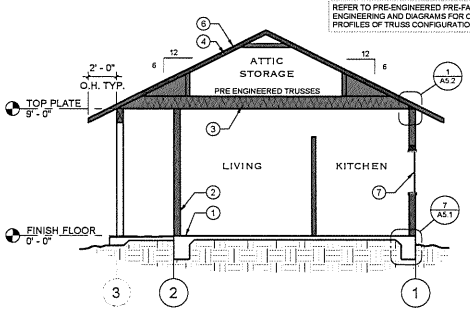
-COMPOSITION SHINGLE ROOFING
- NO.15 BUILDING PAPER
-WOOD FASCIA, PRIMED & PAINTED
AS NOTED ON ELEVATIONS
- HARDIPANEL SMOOTH PANEL SIDING
- HARDITRIM 5.5" SMOOTH TRIMBOARD

HARDIBOARD PRODUCTS OR APPROVED EQUAL INSTALLED TO MFR. INSTALLATION PUBLICATIONS

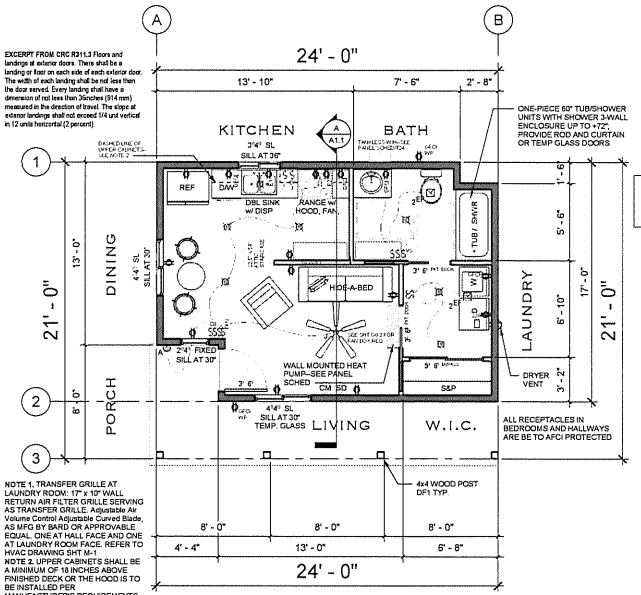
THERMAL ENVELOPE:

1. CONC FOUNDATION AND SLAB ON GRADE
2. 2 x 6 @ 16" o.c. WALLS, R-21 BATT INSUL + R-5 RIGID FOAM ON FACE
3. R-38 INSUL ON TOP OF CEILING
4. R-13 INSUL AT UNDERSIDE OF ROOF DECK
5. NOT USED
6. COMP SHINGLES
7. ENERGY VALUES OF DOORS AND WINDOWS: PER ENERGY ANALYSIS
FRENCH DOOR _____ WINDOWS _____

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



(A) CROSS SECTION
1/4" = 1'-0"



EXCERPT FROM CRC R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent)

NOTE 1. TRANSFER GRILLE AT LAUNDRY ROOM: 17" x 10" WALL RETURN AIR FILTER GRILLE SERVING AS TRANSFER GRILLE. Adjustable Air Volume Control Adjustable Curved Blade, AS MFG BY BARD OR APPROVABLE EQUAL. ONE AT HALL FACE AND ONE AT LAUNDRY ROOM FACE. REFER TO HVAC DRAWING SHT M-1
NOTE 2. UPPER CABINETS SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGCOOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

(1) 386 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
LENA

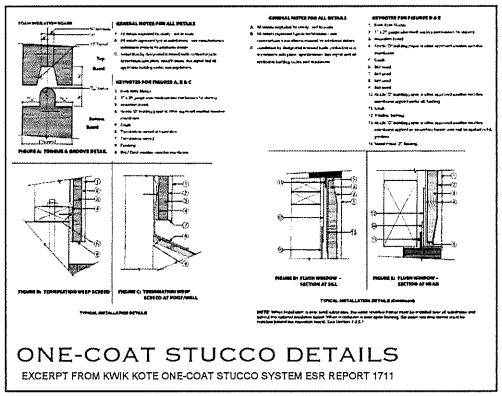
No.	Description	DATE
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B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	6/17/2022
D	DRAFT RELEASE	9/29/2022
1		
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Project Number
2043.2

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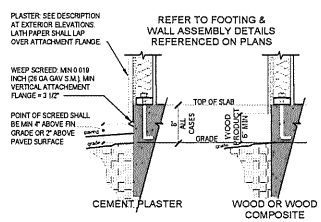


ONE-COAT STUCCO DETAILS

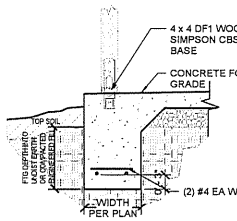
EXCERPT FROM KWIK KOTE ONE-COAT STUCCO SYSTEM ESR REPORT 1711

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

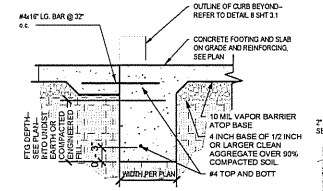
11 STUCCO PARAMETERS



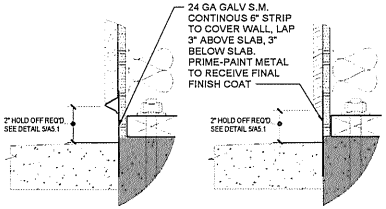
5 TERMINATION OF EXTERIOR FINISH
1" = 1'-0"



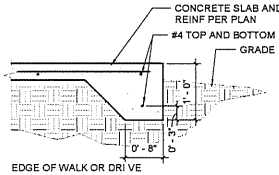
1 WOOD POST BASE
1" = 1'-0"



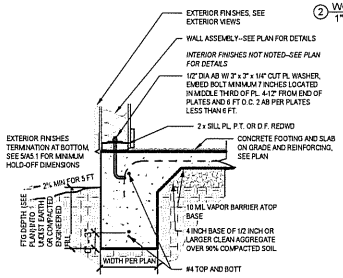
12 FOUNDATION AT VEHICLE DOOR
1" = 1'-0"



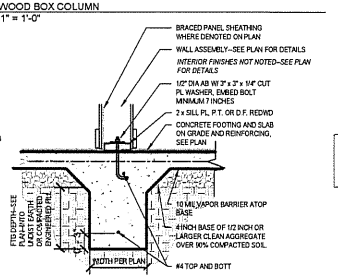
CONDITION WHERE TOP OF PAVING IS LESS THAN 2 INCHES FROM TOP OF SLAB



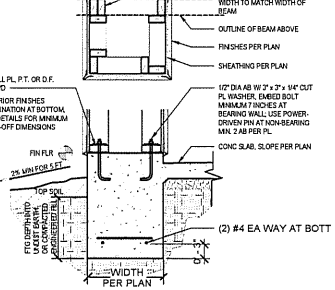
6 EXTERIOR TERMINATION ALTERNATE
3" = 1'-0"

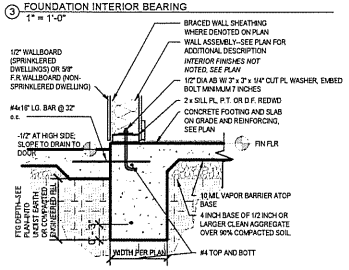


7 FOUNDATION PERIMETER FOOTING
1" = 1'-0"

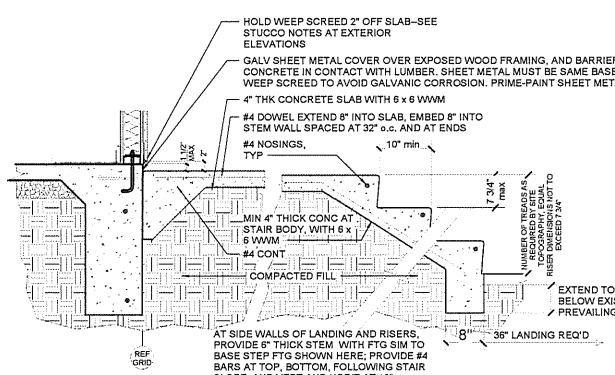


2 WOOD BOX COLUMN
1" = 1'-0"

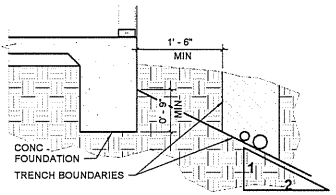


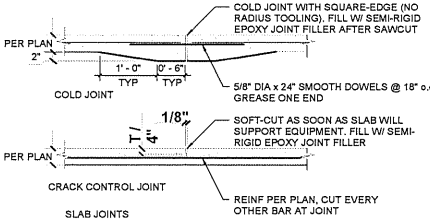


3 FOUNDATION INTERIOR BEARING
1" = 1'-0"

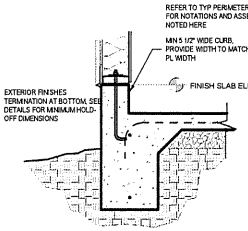


9 CONCRETE STEPS
1" = 1'-0"





10 FOUNDATION CONCRETE JUNCTURES
1" = 1'-0"



8 FOUNDATION GARAGE CURB ON FOOTING
1" = 1'-0"

4 FOUNDATION COMMON WALL FOOTING
1" = 1'-0"

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

FOUNDATION DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

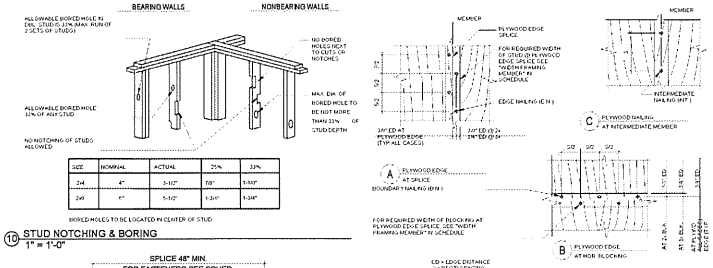
386
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	PLANCHECK	8/17/2022
C	DRAFT RELEASE	9/26/2022
D	DRAFT RELEASE	9/29/2022

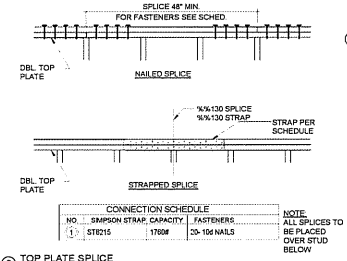
Project Number
2043.2

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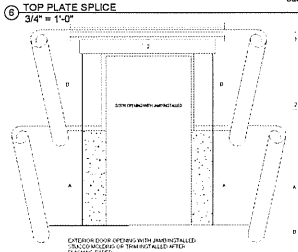
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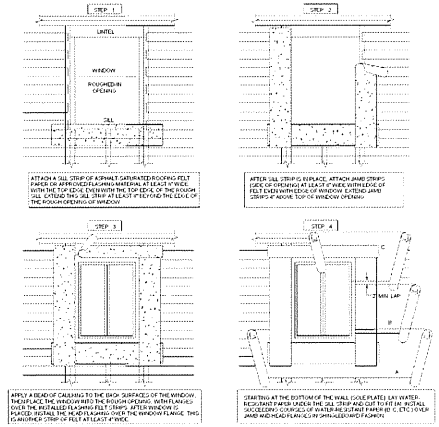


10 STUD NOTCHING & BORING
1" = 1'-0"



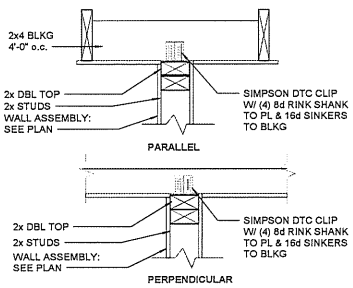
8 TOP PLATE SPLICE
3/4" = 1'-0"



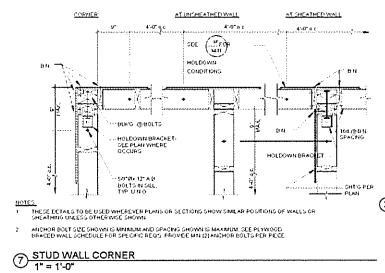


5 WINDOW FLASHING
1/4" = 1'-0"

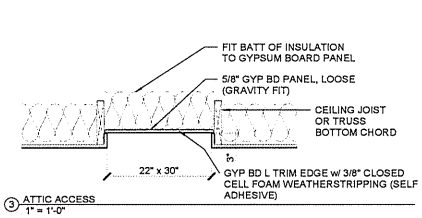
8 PLYWOOD NAILING
1" = 1'-0"



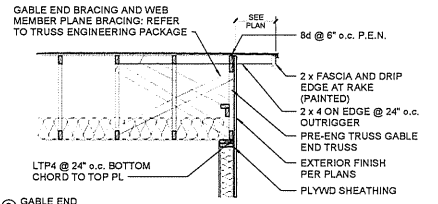
4 NON-BRG WALL TOP PL CONN
1 1/2" = 1'-0"



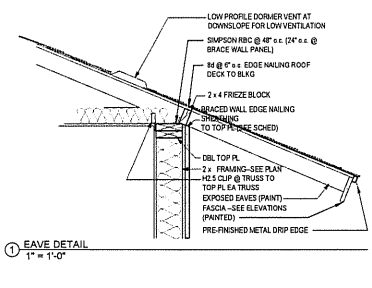
7 STUD WALL CORNER
1" = 1'-0"



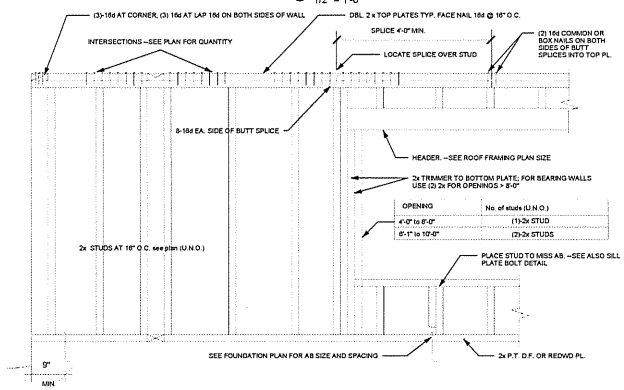
3 ATTIC ACCESS
1" = 1'-0"



2 GABLE END
1/2" = 1'-0"



1 EAVE DETAIL
1" = 1'-0"



9 WALL FRAMING PARAMETERS
1" = 1'-0"

TABLE R702.3.5

MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[c]
				Nails[a]	Screws[b]	
Application without adhesive						
3/8	Ceiling[d]	Perpendicular	16	7	12	13 gage, 1 1/4" long, 15/64" head; 0.098" diameter, 1 1/4" long annular-ringed, or 4d cooler nail, 0.080" diameter, 1 5/8" long, 7/32" head.
	Wall	Either direction	16	8	16	
1/2	Ceiling	Either direction	16	7	12	13 gage, 1 1/4" long, 15/64" head; 0.098" diameter, 1 1/4" long annular-ringed, 5d cooler nail, 0.086" diameter, 1 5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1 5/8" long, 7/32" head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 15/64" head; 0.098" diameter, 1 3/8" long, annular-ringed, 6d cooler nail, 0.092" diameter, 1 7/8" long, 7/32" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 7/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 15/64" head; 0.098" diameter, 1 3/8" long, annular-ringed, 6d cooler nail, 0.092" diameter, 1 7/8" long, 7/32" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Wall	Either direction	16	8	16	

Application with adhesive						
3/8	Ceiling[d]	Perpendicular	16	16	16	Same as above for 3/8" gypsum board and gypsum panel products.
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board and gypsum panel products, respectively.
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 7/8 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.5.1. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 3/8 inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold-formed steel framing has a chaining groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 13 1/2 gage, 1 7/8 inches long, 15/64 inch head for 3/8 inch gypsum board or gypsum panel product; and 6d, 13 gage, 1 7/8 inches long, 19/64 inch head for 5/8 inch gypsum board or gypsum panel product.

d. Three-eighths inch thick single-ply gypsum board or gypsum panel product shall not be used on a ceiling where a water-based texture finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16 inch on center framing, and from 1/2 inch to 5/8 inch for 24 inch on center framing or 1/2 inch bag resistant gypsum ceiling board shall be used.

R702.3 Gypsum Board and Gypsum Panel Products

R702.3.5 Application

Supports and fasteners used to attach gypsum board and gypsum panel products shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board and gypsum panel products shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

R702.3.5.1 Screw Fastening

Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than 5/8 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than 3/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

11 WALL BOARD NAILING
1" = 1'-0"

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	SITE PLAN REVIEW	6/24/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

FRAMING DETAILS

A5

set date: 9/29/2022

8/29/2022 11:38:45 AM

Section 7, Item C.

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2½" × 0.113")	—	
2	Ceiling joists to plate, toe nail	3-8d (2½" × 0.113")	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or 1¼" × 20 gage ridge strap	3-10d (3" × 0.128")	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3½" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3½" × 0.135") 3-16d (3½" × 0.135")	—	
	Wall			
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3½" × 0.135")	12" o.c.	
9	Built-up header, two pieces with ½" spacer	16d (3½" × 0.135")	16" o.c. along each edge	
10	Continued header, two pieces	16d (3½" × 0.135")	16" o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d (2½" × 0.113")	—	
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.	
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3½" × 0.135")	—	
15	Sole plate to joist or blocking, face nail	16d (3½" × 0.135")	16" o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d (3½" × 0.135")	16" o.c.	
17	Stud to sole plate, toe nail	3-8d (2½" × 0.113") or 2-16d (3½" × 0.135")	—	
18	Top or sole plate to stud, end nail	2-16d (3½" × 0.135")	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—	
20	1" brace to each stud and plate, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—	
21	1" × 6" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—	
22	1" × 8" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 3 staples 1¾"	—	
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2½" × 0.113") 4 staples 1¾"	—	
	Floor			
24	Joist to sill or girder, toe nail	3-8d (2½" × 0.113")	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d (2½" × 0.113")	6" o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2½" × 0.113")	6" o.c.	
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—	
28	2" subfloor to joist or girder, blind and face nail	2-16d (3½" × 0.135")	—	
29	2" planks (plank & beam - floor & roof)	2-16d (3½" × 0.135")	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d (3½" × 0.135")	At each joist or rafter	
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	⅜" - ½"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2½" × 0.131") nail (roof)	6	12[f]
33	19/32" - 1"	8d common nail (2½" × 0.131")	6	12[f]
34	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
35	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1¼" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1½" long	3	6
37	½" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
38	⅝" gypsum sheathing[d]	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	¾" and less	6d deformed (2" × 0.120") nail or 8d common (2½" × 0.131") nail	6	12
40	⅞" - 1"	8d common (2½" × 0.131") nail or 8d deformed (2½" × 0.120") nail	6	12
41	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

③ FASTENER SCHEDULE

1. ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED AGAINST CONCRETE WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DF #2.
3. ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
6. ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED STRUCTURAL 1 , FABRICATED IN ACCORDANCE WITH ICC ES REPORT NO. ESR-2586 AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 32/16 AND BE EXPOSURE 1. FLOOR SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 48/24 AND BE EXPOSURE 1. WALL SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 24/0 AND BE EXPOSURE 1. SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO THE EXTERIOR SHALL AT A MINIMUM BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS NOTED ABOVE.
7. MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO ERECTION/INSTALLATION SHALL NOT EXCEED 19%.
8. ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC TABLE 2304.9.1 FOR MINIMUM REQUIREMENTS.
9. FINGER-JOINTED STUDS AND FRAMING SHALL NOT BE USED.
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A-307 MINIMUM, UNLESS NOTED OTHERWISE. STANDARD WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
11. ALL SHEET METAL CONNECTORS AND FASTENERS SHALL ALL SHEET METAL CONNECTORS AND FASTENERS SHALL HAVE CBC AND ICC APPROVAL AND BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED EQUAL. ALL PRODUCTS SHALL BE HOT DIP GALVANIZED, GALVANIZED OR PROVIDED WITH CORROSION RESISTANT FINISH IN ACCORDANCE WITH CBC REQUIREMENTS FOR THE SPECIFIC CONDITIONS OF INSTALLATION AND EXPOSURE.
12. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" PROVISIONS OF THE 2019 CBC, SECTION 2308, UNLESS DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.
13. ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE COMBINATION 24F-V4 OR 24F-V5 PER THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION, UNLESS NOTED OTHERWISE. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)" WITH ALL LAMINATIONS 1 1/2" THICK. ALL GLULAM BEAMS SHALL BE CAMBERED +2000 FEET RADIUS, UNLESS NOTED OTHERWISE. SUBMIT GLULAM CERTIFICATES TO BUILDING OFFICIALS AND DESIGN PROFESSIONALS PRIOR TO ERECTION.
14. ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED BY ILEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 2.0E E = 2,000,000 psi Fb = 2,900 psi Ft = 2,025 psi Fcperp = 750 psi Fcpara = 2,900 psi Fv = 290 psi SG Equivalent = 0.50
15. ALL TIMBERSTRAND LSL LUMBER SHALL BE AS ALL TIMBERSTRAND LSL LUMBER SHALL BE AS MANUFACTURED BY ILEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 1.6E E = 1,600,000 psi Fb = 2,425 psi Ft = 1,700 psi Fcperp = 825 psi Fcpara = 2,150 psi Fv = 400 psi SG Equivalent = 0.50
16. Excerpt from CRC R317.3.1 - Fasteners for preservative-treated wood. Fasteners, including nuts and washers, 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 G185 zinc-coated galvanized steel, or equivalent, shall be used. *Exceptions:1. One-half-inch-diameter (12.7 mm) or greater steel bolts. 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.*

⑩ WOOD FRAMING NOTES

OUTLINE OF ELECTRICAL PROVISIONS
Refer to California Electrical Code for full body of language; also refer to LIGHTING MEASURES contained in Energy Analysis Report t24

1. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC SECTION 210-12)
2. ALL DWELLING UNITS RECEPTACLES OUTLETS SHALL BE LISTED: TAMPER-RESISTANT" RECEPTACLES. (CEC SECTION 406.11)
3. RECEPTACLES SERVING COUNTERTOPS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. (CEC SECTION 210-25(C)(5))
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. (CEC SECTION 210-52(C) (5) EXCEPTION)
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCHES BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 20 INCHES ABOVE COUNTERTOP, SUCH AS OVERHEAD CABINET. (CEC SECTION 210-52(C)(5)EXCEPTION(2))

BATHTUB AND SHOWER AREAS
NO PARTS OF CORD-CONNECTED LUMINARIES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICAL FROM THE TIP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

ONLY LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:
1) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES
3) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE.

THE FOLLOWING LUMINAIRE TYPES NOT PERMITTED IN CLOTHES CLOSETS
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMPHOLDERS SHALL NOT BE PERMITTED.

LOCATION OF LUMINARIES IN CLOTHES CLOSETS
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1) 12 INCHES FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2) 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALL ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3) 6 INCHES FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4) 6 INCHES FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING.
5) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE

ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE:
A.) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
-EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
B.) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON and OFF.
C.) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION
D.) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G&H)
E.) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON and OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (SECTION150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
A.) PHOTOCONTROL AND MOTION SENSOR
B.) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
C.) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
D.) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

-PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
-TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN
-BATHROOMS
-LAUNDRY ROOM
-BUILT-IN MICROWAVE OVEN
-RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
1. RATED IC
2. CERTIFIED AIR TIGHT
3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
-PROVIDE UFFER OF OTHER APPROVED GROUND PER CEC 250

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Light sources shall comply with one of the columns below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts.	7. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C.
2. Pulse-start metal halide light sources.	8. Any light source not otherwise listed in this table.
3. High pressure sodium light sources.	
4. Luminaires with hardwired high frequency generator and induction lamp.	
5. LED light sources installed outdoors.	
6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	

SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
29.8.3.4 Specific location requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:
(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
(4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
(5) Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
(10) For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
(11) Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
(12) Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS
Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported.
Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for sole support of a ceiling-suspended (paddle) fan. *CEC 314.27(C)*

BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL
Metal water piping system(s) installed in or attached to a building or structure shall be bonded to any of the following:

1. Service equipment enclosure
2. Grounded conductor at the service
3. Grounding electrode conductor if of sufficient size
4. One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size

The bonding jumper(s) shall be installed in accordance with 250.64(A), 250.64(B), and 250.64(E). The points of attachment of the bonding jumper(s) shall be accessible. The bonding jumper(s) shall be sized in accordance with Table 250.102(C)(1) except as permitted in 250.104(A)(2) and 250.104(A)(3). *CEC 250.104(A)(1)*

① ELECTRICAL NOTES

GLAZING NOTES (Excerpt from CBC)
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and BiFold doors.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
5. Glazing that is adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and
3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above *grade*, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. .

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
2. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glazing is more than 18 inches (457 mm) from the railing; or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.
8. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524 mm) above the nose of the tread.

Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glass is more than 18 inches (457 mm) from the railing; or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (864 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.

② GLAZING NOTES

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

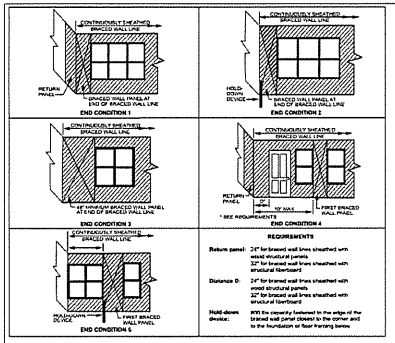
The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

NOTES

A5

9/29/202

9/29/2022 11:38:47 AM



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

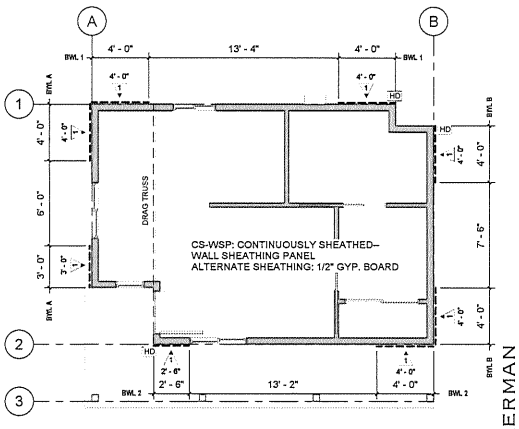
For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 3 1/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

CSW BRACE WALL LINE	BWL LENGTH	MIN REQ'D	FACTOR	TOTAL REQ'D	PROVIDED	NOTE
BWL 1	24	3.7	---	3.7	8	
BWL 2	24	3.7	---	3.7	6.5	
BWL A	17	2.65	---	2.65	7	
BWL A.2	---	---	---	---	---	DRAG TRUSS
BWL B	17	2.65	---	2.65	8	
1/2" GYP BD						
BWL 1	24	7.39	---	7.39	8	
BWL 2	24	7.39	---	7.39	8.5	
BWL A	17	4.69	---	4.69	7	
BWL A.2	---	---	---	---	---	DRAG TRUSS
BWL B	17	4.69	---	4.69	8	



3 386 - WALL BRACING
1/4" = 1'-0"

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[b]
- WALL WEIGHT = 10 PSF
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

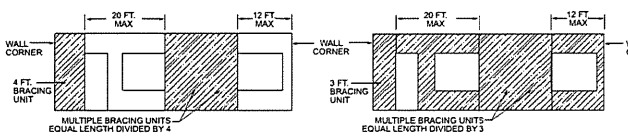
Seismic Design Category	Story Location	Bracing Wall Line Length (feet)[f]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
			Method LIB[e]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[d]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D_0		10	NP	2.3	2.6	1.8	1.4
		20	NP	3.5	5.2	3.6	2.7
		30	NP	4.2	7.8	5.4	4.1
		40	NP	5.0	10.3	7.2	5.4
		50	NP	5.8	12.9	9.0	6.8
D_1		10	NP	3.3	5.8	4.0	3.0
		20	NP	6.5	11.5	8.0	6.0
		30	NP	9.8	17.3	12.0	9.0
		40	NP	13.0	23.0	16.0	12.0
		50	NP	16.3	28.8	20.0	15.0
D_2		10	NP	3.8	7.5	5.5	4.1
		20	NP	7.5	15.0	11.0	8.2
		30	NP	11.3	22.5	16.5	12.3
		40	NP	15.0	30.0	22.0	16.4
		50	NP	18.8	37.5	27.5	20.5
Cripple wall below one- or two-story dwelling		10	NP	NP	NP	7.5	6.8
		20	NP	NP	NP	15.0	13.6
		30	NP	NP	NP	22.5	20.5
		40	NP	NP	NP	30.0	27.3
		50	NP	NP	NP	37.5	34.1

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted

TAG	MINIMUM NAIL	MINIMUM SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS	STUD SPACING (inches)	PANEL NAIL SPACING (inches)	
					EDGES	FIELD
1 4'-0" PANEL LENGTH W/ KEY	8d COMMON	24/16	7/16 inch	16inch o.c.	6 inch o.c.	12 inch o.c.

METHOD CS-WSP:
MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE (TABLE R602.10.3(3)-FOOTNOTE(S) ANTI-REPLICATION)
FACTOR FROM TABLE R 10.3(3)



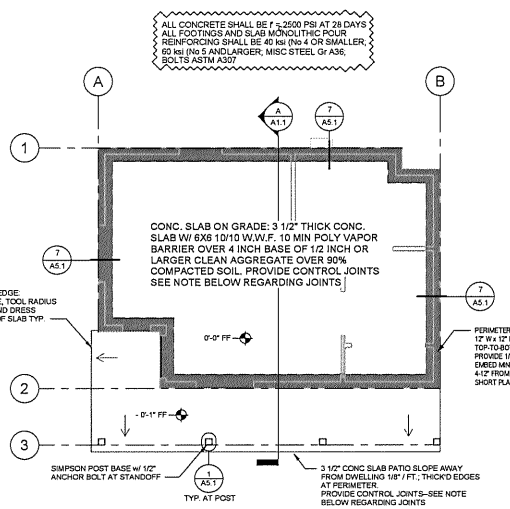
BRACING WITH AREAS BETWEEN COVERED WITH OTHER MATERIALS

BRACING UNITS WITH ALL FRAMED PORTIONS OF WALL SHEATHED

For SI: 1 foot = 304.8 mm.

FIGURE R602.12.5
BRACING UNIT DISTRIBUTION

1. MAXIMUM PRESCRIPTIVE VALUE FOR ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF IF A GEOTECHNICAL INVESTIGATION REPORT IS NOT PROVIDED. PROVIDE A GEOTECHNICAL INVESTIGATION REPORT FOR HIGHER VALUES OR REDUCE THE VALUE USED FOR ALLOWABLE FOUNDATION PRESSURE IN DESIGN CALCULATIONS
2. ALL HOLDOWNS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION.
ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM OF ONE #4 BAR AT TOP AND BOTTOM OR A SINGLE #5 BAR IN THE MIDDLE THIRD OF THE FOOTING. PERIODIC SPECIAL INSPECTION
WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES O.C. AND THE STRUCTURE IS LESS THAN 3,000 SQ FT, SPECIAL INSPECTION IS NOT REQUIRED.
3. SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD BRACED WALLS, WOOD DIAPHRAGMS, DRAG TRUSS, BRACES, BRACED PANELS AND HOLDOWNS, SPECIAL INSPECTION IS REQUIRED FOR HIGH LOAD DIAPHRAGMS AND WOOD TRUSSES SPACED MORE THAN 60 FEET.
DF 4X4 POSTS W/ SIMPSON CBSQ44 POST BASES AND PQ44 POST CAPS (USE ECCLQ44 @ CORNER POST) TYP @ PATIO POSTS.
4. PROVIDE CONCRETE LANDING AT DOORS, MINIMUM 36" PERPENDICULAR FROM FACE OF WALL.
5. CONC. SLAB ON GRADE PROVISIONS FOR DIMENSIONAL CHANGES:
CONTRACTOR OF RECORD SHALL PROVIDE EXPANSION JOINTS, COLD JOINTS, AND CRACK CONTROL JOINTS AS REQUIRED FOR CREEP, SHRINKAGE, TEMPERATURE, CRACK AND MOVEMENT CONTROL FOR PROJECT SPECIFIC SLAB GEOMETRY ACCORDING TO ACI AND SITE-SPECIFIC CONDITIONS, AND REVIEW LAYOUT WITH OWNER TO APPRISE OWNER OF FOUNDATION AND SLAB PERFORMANCE. PRIOR TO PLACING CONCRETE.
6. REFER TO NOTES AND SYMBOLS SHT G.02 FOR PARAMETERS FOR FASTENERS IN PRESERVATIVE-TREATED WOOD.

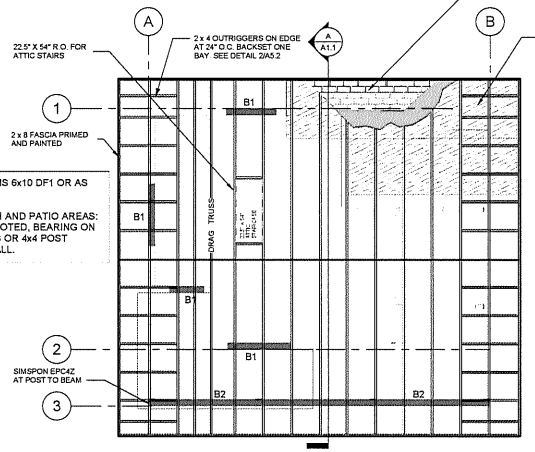


1 386 - FOUNDATION PLAN
1/4" = 1'-0"

BEAM SCHEDULE

B1 HEADERS & BEAMS 6x10 DF1 OR AS NOTED

B2 BEAMS AT PORCH AND PATIO AREAS: 4x12 DF1 OR AS NOTED, BEARING ON MIN (2) 2x4 STUDS OR 4x4 POST FRAMED INTO WALL.



2 386 - ROOF FRAMING PLAN
1/4" = 1'-0"

COMPOSITION SHINGLES OVER 2 LAYERS 30# FELT. PROVIDE FLASHING AT VALLEYS, CHANGES IN ROOF DIRECTION, AT ROOF TOP OBSTACLES PREVENTING POSITIVE RUN-OFF. No 26 GA MINIMUM. VERIFY WARRANTY, STYLE AND COLOR, FLASHING GAUGE AND MATERIAL AND COLOR, EAVE AND RAKE DRIP EDGE GAUGE AND MATERIAL AND COLOR WITH OWNER PRIOR TO BID.

TYPICAL ROOF SHEATHING: PROVIDE 1/2" C.D.X. OR O.S.B., UNBLOCKED PLYWOOD SHEATHING NAILED W/ 8d @ 6" O.C. @ EDGE, 12" O.C. FIELD, GAP 1/8" AT ALL EDGES. MAXIMUM SIZE OF OPENINGS IN HORIZONTAL DIAPHRGMS ARE NOT TO EXCEED 24" WITHOUT BLOCKING. INDIVIDUAL SHEETS USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4' x 8'. REFER TO DETAIL 10/4 FOR ADDITIONAL PARAMETERS AND MINIMUM CONDITIONS

TRUSS LAYOUT IS DIAGRAMMATIC-TRUSS MFR'S DRAWINGS SUPERCEDE LAYOUT HERE
1. PRE-ENGINEERED ATTACHED ENGINEERING PACKAGE MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
2. REFER TO TRUSS DIAGRAMS FOR MANUFACTURER'S WEB BRACING, SYSTEM BRACING AND REQUIRED BLOCKING.
3. TRUSS LAYOUT BASED ON TRUSSES AT 24" O.C. MAXIMUM U.N.O.
4. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
5. TRUSS MANUFACTURER SHALL HAVE IN-PLANT INSPECTION CERTIFICATION.
6. TRUSS DIAGRAMS AND ENGINEERING SHALL BE PROVIDED W/ PERMIT APPLICATION

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	PLANCHECK	8/31/2022
C	DRAFT RELEASE	9/29/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
LENA

STRUCTURAL PLAN

S1

set date: 9/29/2022

Section 7, Item C.

9/29/2022 11:39:24 AM



386 SQ FT RESEDA

SHEET INDEX

COVER SHEET
G0.2 NOTES AND SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN/CROSS SECTION/ELEVATIONS/ROOF PLAN
A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
S1.0 STRUCTURAL PLAN

ADDITIONAL SUBMITTAL ITEMS

- ☐ TRUSS CALCULATIONS *
- ☐ FIRE SPRINKLER PLAN (IF REQUIRED)
  - ☐ SUBMITTED
  - ☐ DEFERRED
- ☐ SOLAR PLANS
  - ☐ SUBMITTED
  - ☐ DEFERRED

**APPLICANT IS REQUIRED TO CONTRACT WITH A TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY FOR APPROVAL.*

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY, STUDIO, DETACHED 386 SQUARE-FOOT ACCESSORY DWELLING UNIT.

SITE INFORMATION

STREET ADDRESS: _____, KERMAN, CA _____

APN: _____

SEWER/WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

DIRECTORY

PLOT PLAN AND TITLE SHEET PREPARED BY:

COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

PROPERTY OWNER:

NAME: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

GENERAL NOTES

GENERAL CONDITIONS:
CERTAIN REQUIREMENTS ARE CITED BELOW TO AMPLIFY CODE REQUIREMENTS. APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN. NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION WITHOUT CHARGE OR RECOURSE TO ARCHITECT OR OWNER.
CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. THOUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY, SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:
WOOD FRAME CONSTRUCTION: ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED LATERALLY PER CBC 2506
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST.

ELECTRICAL NOTES:
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE AND BATHROOM DOOR.

PLAN NOTES
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH BRACED PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.
2. NO FINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 709.
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.
6. SEE ALSO NAILING SCHEDULE HEREIN.
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.
8. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1½ HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.8.4.
9. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CBC AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
10. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87.UFC)
11. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.
12. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 CFC AND CHAPTER 10 CBC
13. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG.
14. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ +48.
15. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST 4 INCHES (4.) HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND
16. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES: (REFER TO SHT. A5.2)
1. USE 6 X 12 DF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS
2. PROVIDE A MINIMUM OF (2) 2 X AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.

ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)
1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.)
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL ¾" C. CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABLING BY OTHERS.
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE OCCUPANCIES, COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE.
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK.

ELECTRICAL SYMBOLS

REFER TO NOTES SHEET A5.3

- $_D — DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
- $_VS — SINGLE POLE SWITCH, VACANCY SENSOR
- $ — SINGLE POLE SWITCH
- $_3 — 3-WAY SWITCH
- $_4 — 4-WAY SWITCH
- $_FAN — CONTROL BOX FOR FAN. LIGHT CONTROL MUST BE SEPARATE FROM FAN CONTROLS. REVIEW MFR'S SELECTIONS PRIOR TO ROUGH IN
- HD_A — WALL SCONCE, OUTDOOR (RATED FOR EXTERIOR USE) HIGH EFFICACY (ALTERNATE: INCANDESCENT WITH MOTION SENSOR AND PHOTOCELL)
- A — SURFACE MOUNT CEILING LIGHT MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- HR6 — RECESS CAN FIXTURE, HIGH EFFICIENCY 22W PIN-BASE LUMINAIRE, MUST MEET UL RATING FOR ZERO-INSULATION CONTACT, AND AIR TIGHT INSTALLATION. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- HD — WALL SCONCE, MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- CEILING FAN WITH LIGHT KIT. PROVIDE 2 x BLOCKING TO ROOF TRUSSES ON TWO SIDES OF ELECTRICAL BOX. ELECTRICAL BOX MUST BE DESIGNATED AS HAVING CAPACITY FOR SUPPORTING A MINIMUM WEIGHT OF 50 LBS AND DYNAMIC MOTION. FAN CONTROLS SHALL HAVE SEPARATE SWITCHING FOR LIGHT AND FAN MOTOR. LIGHT KIT FOR BEDROOMS SHALL HAVE H.E. FIXTURE, OR DIMMER CONTROL. CONFIRM WITH OWNER PRIOR TO ROUGHING IN.
- DUPLEX RECEPTACLE, GROUNDED. GFCI AND WP AS NOTED
- E1 — DUPLEX RECEPTACLE LOCATED BELOW CABINET ONE HALF HOT FOR DW, GROUNDED. GFCI CEC 210.8
- E2 — DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
- E3 — DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. *GFCI, WP DEVICE REQ'D.*
- DB — DOOR BELL BUTTON AND DOOR BELL XFMR/BELL.
- CONNECT WITH LV WIRE — EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER. 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. CORD POWER W/ SHT M1-1 UNIT SCHED
- ATTIC AT HVAC — 220V STUB OVERHEAD TO ATTIC MOUNT AIR HANDLER +120V DUPLEX RECEPT, SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO RUNNING CIRCUIT) REFER TO M1-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
- ROOFTOP HVAC — POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER
- SD — SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT 5.3 REC. CLEAR DISTANCE FROM COOKING APPLIANCES
- CM — CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT 5.3

NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

HVAC SYMBOLS

REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS

- 1 — WHOLE HOUSE FAN. EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- 2 — EXHAUST FAN WITH HUMIDISTAT DEVICE, *PER CALIFORNIA GREEN CODE 4.506.* VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- T — THERMOSTAT--SETBACK TYPE. REFER TO M1-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER CAP AND BACKDRAFT DAMPER

POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
-INDOOR AIR QUALITY AND EXHAUST
-ENVIRONMENTAL COMFORT

FLOOR PLAN LEGEND

- OUTLINE OF WALL TO BE REMOVED
- WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING
  - LSTHDR
  - 1 — BRACE PANEL: REFER TO SHT A1.2 FOR INFORMATION
  - HOLDDOWN: REFER TO SHT A1.2 FOR INFORMATION WHERE OCCURS
- WALL: INTERIOR NON-LOAD-BEARING 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR
- EXTERIOR NON LOAD-BEARING WALLS: 2 x 4 @ 24" NON LOAD BEARING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH 1/2" WALLBOARD INTERIOR, 7/16" APA CDX PLYWOOD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS, R 13 BATT INSULATION IN STUD CAVITY.

Excerpt from R602.3.3 - BEARING STUDS
Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

ATTIC ACCESS: REFER TO SHT A5.2

PLUMBING SYMBOLS

REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- LAVATORY SINK: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE:, MAXIMUM 1.2 GAL PER MINUTE AT 60 psi, MIN 0.8 GAL AT 20 psi
- WATER CLOSET: FLUSH TANK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH, (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH
- BATH TUB, ALCOVE BATH/SHOWER UNIT. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: HARD NON-ABSORBENT WALLS TO +70". PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS. PROVIDE 12" x 12" TAIL PIECE ACCESS: FRAME ROUGH OPENING TO SUIT UNIT
- BATH TUB, FREE-STANDING. MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR
- SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 78". SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
  FRAME ROUGH OPENING TO SUIT UNIT
- SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi., OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
- KITCHEN SINK: COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER; FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
- HOSE BIBB BRONZE BODY WITH WHEEL HANDLE, FITTED WITH NON-REMOVABLE VACUUM BREAKER

APPLIANCES:
STANDARD DISHWASHER: 4.25 GAL/CYCLE, COMPACT DISHWASHER: 3.5 GAL/CYCLE
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS:
PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

NOTES & SYMBOLS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	SITE PLAN REVIEW	9/17/2022
C	DRAFT RELEASE	5/17/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

G0

Issue date:
9/29/2022

Section 7, Item C.

9/29/2022 11:20:39 AM

AIA
California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

☐ ☐ **4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☐ ☐ **4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

☐ ☐ **4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   - 1.1 Where there is no commercial power supply.
   - 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

☐ ☐ ☐ **4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.** For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

☐ ☐ ☐ **4.106.4.2 New multifamily dwellings.** If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

☐ ☐ **4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS)** When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

☐ ☐ **4.106.4.2.2 Electric vehicle charging space (EV space) dimensions.** The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm)
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   - a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

☐ ☐ **4.106.4.2.3 Single EV space required.** Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

☐ ☐ **4.106.4.2.4 Multiple EV spaces required.** Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

☐ ☐ **4.106.4.3 New hotels and motels.** All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

☐ ☐ **4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

☐ ☐ **4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

☐ ☐ **4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

☐ ☐ **4.303.1.3 Showerheads.**

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

☐ ☐ **4.303.1.4 Faucets.**

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

☐ ☐ **4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

☐ ☐ **4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

The user(s) understand(s) that the use of those pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

☐ ☐ **4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

☐ ☐ **4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

☐ ☐ **4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

☐ ☐ **4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

☐ ☐ **4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

☐ ☐ **4.408.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

☐ ☐ **4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   - b. Roof and yard drainage, including gutters and downspouts.
   - c. Space conditioning systems, including condensers and air filters.
   - d. Landscape irrigation systems.
   - e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

☐ ☐ **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

ACCESSORY DWELLING UNIT PROGRAM
CITY OF KERMAN

386
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 1

G0

set date: 9/29/202

9/29/2022 11:20:49 AM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code.*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

The user(s) understand(s) that the use of those pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

ACCESSORY DWELLING UNIT PROGRAM
CITY OF KERMAN

386
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 2

G0

set date: 9/29/2022

ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK , DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE, AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

⑩ EXTERIOR SUMMARY NOTES
1/4" = 1'-0"

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

⑨ ENHANCED DURABILIY AND REDUCED MAINTENANCE
1/4" = 1'-0"

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. those grades should be maintained for the life of the project. ponding of water should not be allowed adjacent to the structure. over irrigation within landscaped areas adjacent to the structure should no be performed.
Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

⑧ GRADE NEXT TO STRUCTURE NOTES
1" = 1'-0"

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

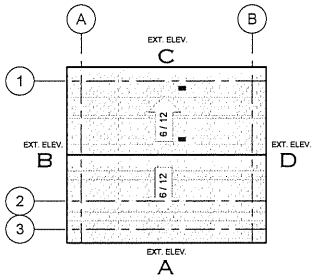
⑪ STUCCO PARAMETERS.
1/4" = 1'-0"

ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2)
Math:[(386 * (1/300))*144] / 2 = 92.64 sq in high, 92.64 sq in low.
Use CHAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
92.64 sq in / 72 = 1.28; USE 1 VENT(S) LOW, 1 VENT(S) HIGH

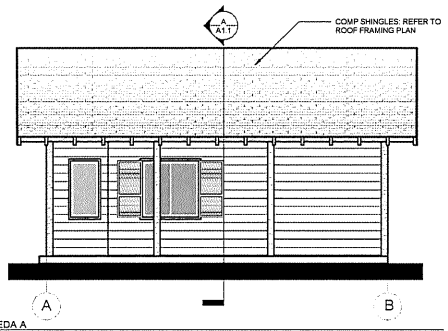
EXCERPT FROM CRC R806.1
Enclosed atticsand enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have aleast dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch(6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth,or similar material with openings having a least dimension of1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.

EXCERPT FROM CRC R806.2
Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception. The minimum net free area ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:
1. In Climate Zones 14 and 16, a Class I or II vaporretarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 per-cent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or high-est point of the space, measured vertically, with the balance of the required ventilation provided by eavor cornice vents. Where the location of wall or roof framing members conflicts with the installation ofupper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted.

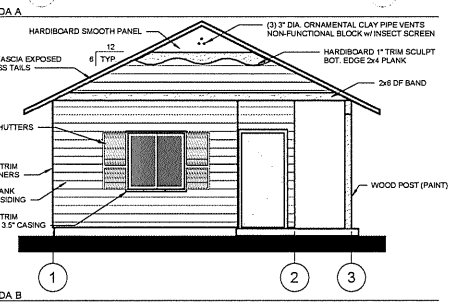
EXCERPT FROM CRC R302.5.1 Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets,alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not beconsidered as hazardous or noxious.
Exceptions:1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet (914mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3



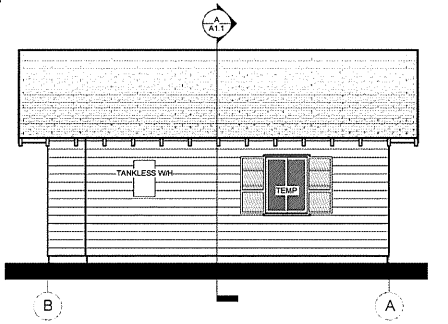
② 386 - ROOF PLAN
1/8" = 1'-0"



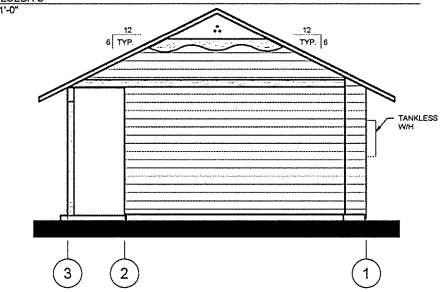
⑯ 386 - RESEDA A
1/4" = 1'-0"



⑰ 386 - RESEDA B
1/4" = 1'-0"



⑱ 386 - RESEDA C
1/4" = 1'-0"



⑲ 386 - RESEDA D
1/4" = 1'-0"

RESEDA FINISH:

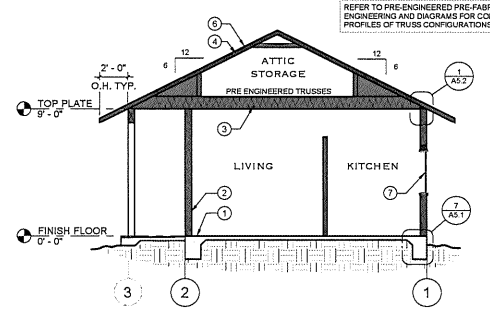
-COMPOSITION SHINGLE ROOFING
- NO. 15 BUILDING PAPER
- WOOD FASCIA, PRIMED, & PAINTED AS NOTED ON ELEVATIONS
- HARDIPLANK LAPPED SIDING
- HARDITRIM 3.5" SMOOTH TRIM BOARD
- 12"-14" WINDOW SHUTTERS
- HARDIBOARD SMOOTH PANEL

HARDIBOARD PRODUCTS OR APPROVED EQUAL INSTALLED TO MFR. INSTALLATION PUBLICATIONS

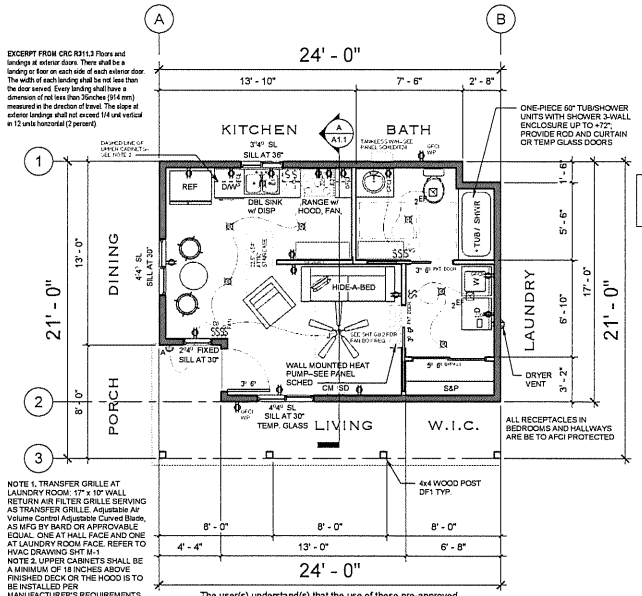
THERMAL ENVELOPE:

1. CONC FOUNDATION AND SLAB ON GRADE
2. 2 x 6 @ 16" o.c. WALLS, R-21 BATT INSUL + R-5 RIGID FOAM ON FACE
3. R-38 INSUL ON TOP OF CEILING
4. R-13 INSUL AT UNDERSIDE OF ROOF DECK
5. NOT USED
6. COMP SHINGLES
7. ENERGY VALUES OF DOORS AND WINDOWS: PER ENERGY ANALYSIS
FRENCH DOOR _____ WINDOWS_____

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



Ⓐ CROSS SECTION
1/4" = 1'-0"



EXCERPT FROM CRC R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent)

NOTE 1, TRANSFER GRILLE AT LAUNDRY ROOM: 17" x 10" WALL RETURN AIR FILTER GRILLE SERVING AS TRANSFER GRILLE. Adjustable Air Volume Control Adjustable Curved Blade, AS MFG BY BARD OR APPROVABLE EQUAL. ONE AT HALL FACE AND ONE AT LAUNDRY ROOM FACE. REFER TO HVAC DRAWING SHT M-1
NOTE 2. UPPER CABINETS SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANG/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

① 386 - FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
RESEDA

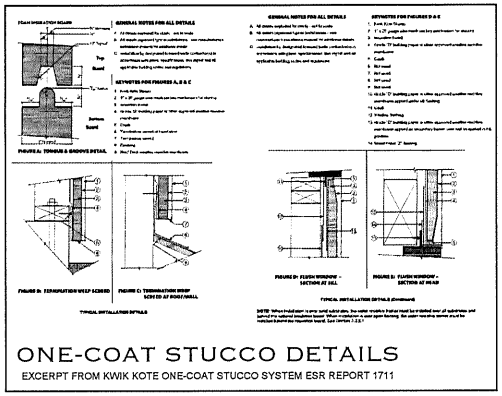
No.	Description	DATE
A	SITE PLAN REVIEW	5/13/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/1/2022
D	DRAFT RELEASE	9/9/2022
1		
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3		

Project Number
2043.2

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Last Edition: 9/29/2022

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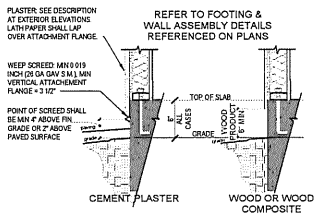


ONE-COAT STUCCO DETAILS

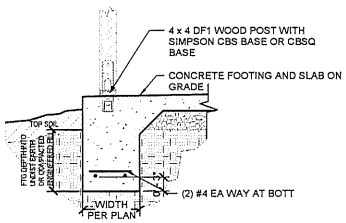
EXCERPT FROM KWIK KOTE ONE-COAT STUCCO SYSTEM ESR REPORT 1711

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

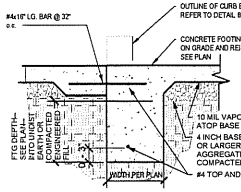
11 STUCCO PARAMETERS



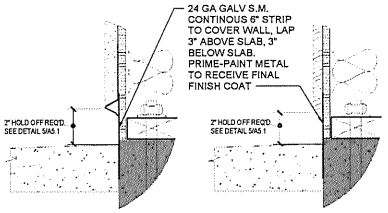
5 TERMINATION OF EXTERIOR FINISH
1" = 1'-0"



1 WOOD POST BASE
1" = 1'-0"

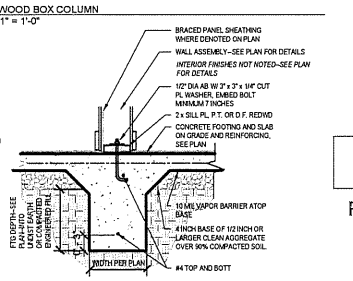


12 FOUNDATION AT VEHICLE DOOR
1" = 1'-0"

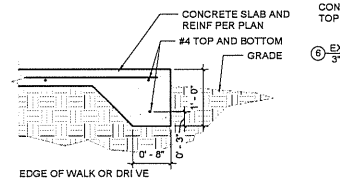


CONDITION WHERE TOP OF PAVING IS LESS THAN 2 INCHES FROM TOP OF SLAB

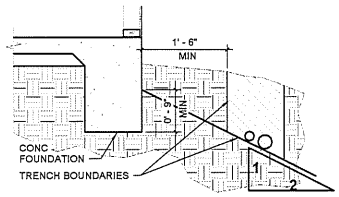
6 EXTERIOR TERMINATION ALTERNATE
3" = 1'-0"



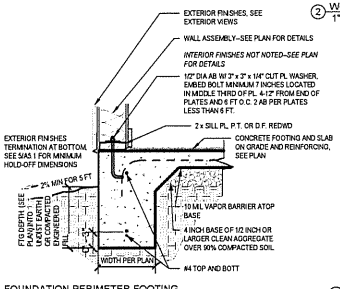
2 WOOD BOX COLUMN
1" = 1'-0"



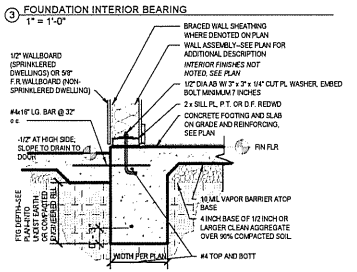
EDGE OF WALK OR DRI VE



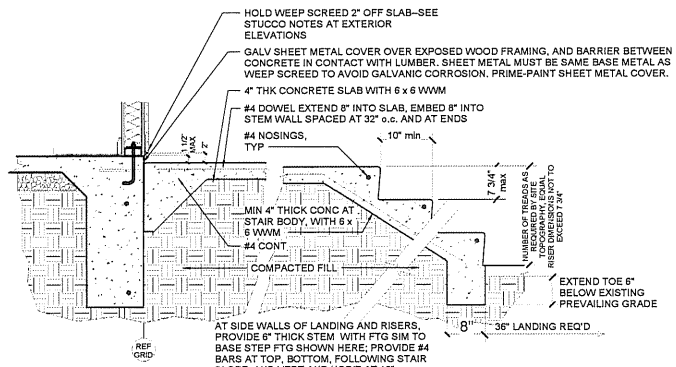
TRENCH PROXIMITY TO FOUNDATION



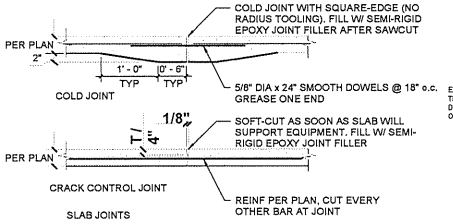
7 FOUNDATION PERIMETER FOOTING
1" = 1'-0"



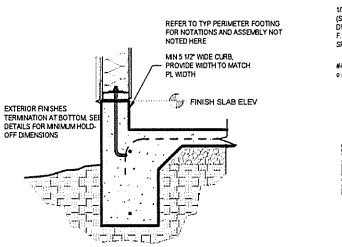
3 FOUNDATION INTERIOR BEARING
1" = 1'-0"



9 CONCRETE STEPS
1" = 1'-0"



10 FOUNDATION CONCRETE JUNCTURES
1" = 1'-0"



8 FOUNDATION GARAGE CURB ON FOOTING
1" = 1'-0"

4 FOUNDATION COMMON WALL FOOTING
1" = 1'-0"

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

FOUNDATION DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

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RESEDA

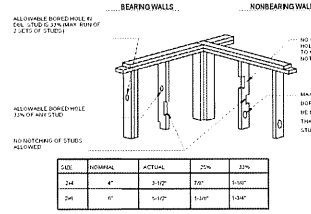
No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	SITE PLAN REVIEW	8/30/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

A5.1

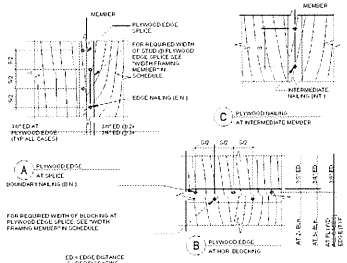
set date: 9/29/2022

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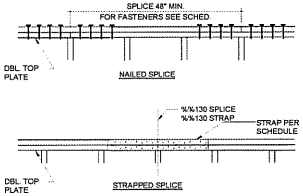


SIZE	NOMINAL	ACTUAL	25%	33%
2x4	4"	3-1/2"	7/8"	1-1/8"
2x6	6"	5-1/2"	1-3/8"	1-3/4"

10 STUD NOTCHING & BORING
1" = 1'-0"



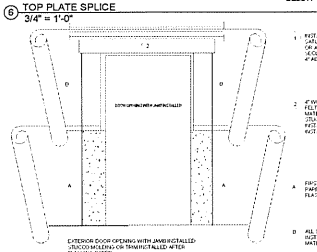
8 PLYWOOD NAILING
1" = 1'-0"



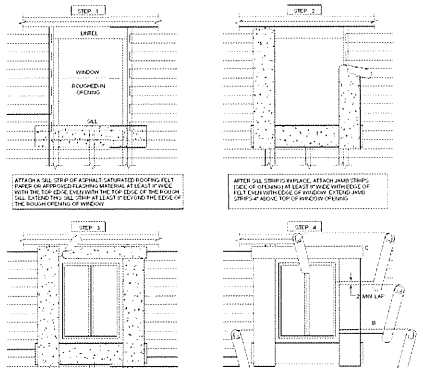
CONNECTION SCHEDULE			
NO.	SIMPSON STRAP	CAPACITY	FASTENERS
1	ST6215	1760#	20- 10d NAILS

NOTE:
ALL SPLICES TO BE PLACED OVER STUD BELOW

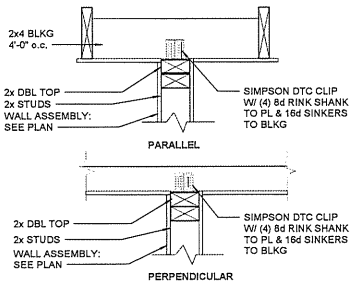
6 TOP PLATE SPLICE
3/4" = 1'-0"



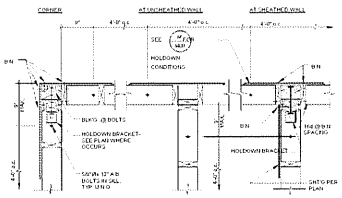
5 WINDOW FLASHING
1/4" = 1'-0"



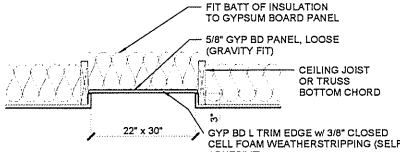
4 NON-BRG WALL TOP PL CONN
1 1/2" = 1'-0"



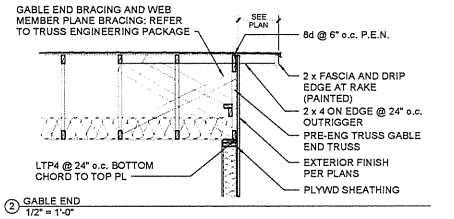
7 STUD WALL CORNER
1" = 1'-0"



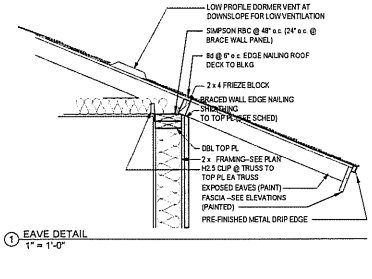
NOTES:
1 THESE DETAILS TO BE USED WHERE PLANS OR SECTIONS SHOW SIMILAR POSITIONS OF WALLS OR SHEATHING UNLESS OTHERWISE SHOWN.
2 ANCHOR BOLT SIZE SHOWN IS MINIMUM AND SPACING SHOWN IS MAXIMUM. SEE PLYWOOD BRACED WALL SCHEDULE FOR SPECIFIC REQ'D. PROVIDE MIN (2) ANCHOR BOLTS PER PIECE



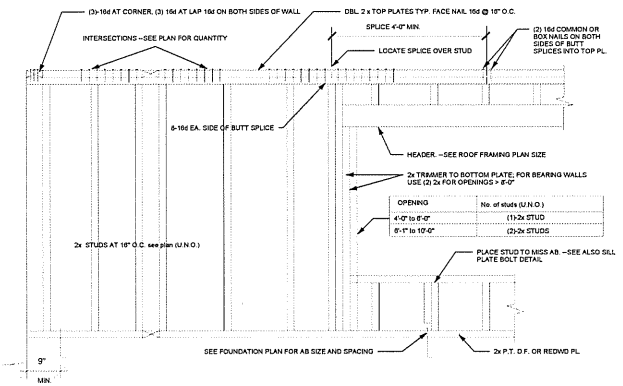
3 ATTIC ACCESS
1" = 1'-0"



2 GABLE END
1/2" = 1'-0"



1 EAVE DETAIL
1" = 1'-0"



9 WALL FRAMING PARAMETERS
1" = 1'-0"

TABLE R702.3.5

MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[a]
				Nails[a]	Screws[b]	
Application without adhesive						
3/8	Ceiling[d]	Perpendicular	16	7	12	13 gage, 1 1/4" long, 15/64" head, 0.098" diameter
	Wall	Either direction	16	8	16	1 1/4" long, annular-ringed; or 4d cooler nail, 0.080" diameter, 1 7/8" long, 7/32" head.
1/2	Ceiling	Either direction	16	7	12	13 gage, 1 3/8" long, 15/64" head, 0.098" diameter, 1 1/4" long, annular-ringed; 5d cooler nail, 0.086" diameter, 1 5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1 5/8" long, 9/32" head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Ceiling	Either direction	16	7	12	
	Wall	Either direction	16	8	16	

5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 15/64" head, 0.098" diameter, 1 5/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 7/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 15/64" head, 0.098" diameter, 1 7/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Wall	Either direction	16	8	16	

Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Same as above for 3/8" gypsum board and gypsum panel products
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board and gypsum panel products, respectively.
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	

Application with adhesive

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2½ inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.5.1. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than ⅞ inch.

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than ⅝ inch longer than the gypsum board or gypsum panel products thickness and shall have ringed shanks. Where the cold-formed steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 1 5/8 gage, 1 5/8 inches long, 15/64 inch head for ½ inch gypsum board or gypsum panel products and 6d, 1 3 gage, 1 7/8 inches long, 15/64 inch head for ⅝ inch gypsum board or gypsum panel product.

d. Three eighths inch thick single ply gypsum board or gypsum panel product shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from ⅜ inch to ½ inch for 16 inch on center framing, and from ½ inch to 5/8 inch for 24 inch on center framing or ½ inch sag resistant gypsum ceiling board shall be used.

11 WALL BOARD NAILING
1" = 1'-0"

R702.3 Gypsum Board and Gypsum Panel Products

R702.3.5 Application

Supports and fasteners used to attach gypsum board and gypsum panel products shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board and gypsum panel products shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

R702.3.5.1 Screw Fastening

Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than 5/8 inch (15.8 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than 3/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

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RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/1/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	6/17/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

FRAMING DETAILS

A5.1

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Section 7, Item C.

ACCESSORY DWELLING UNIT PROGRAM
CITY OF KERMAN

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2½" × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2½" × 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or 1¼" × 20 gage ridge strap	3-10d (3" × 0.128")	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3½" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
6	Roof rafters to ridge, valley or hip rafters: toe nail / face nail	4-16d (3½" × 0.135") / 3-16d (3½" × 0.135")	—
	Wall		
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3½" × 0.135")	12" o.c.
9	Built-up header, two pieces with ½" spacer	16d (3½" × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3½" × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2½" × 0.113")	—
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3½" × 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3½" × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3½" × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2½" × 0.113") or 2-16d (3½" × 0.135")	—
18	Top or sole plate to stud, end nail	2-16d (3½" × 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—
21	1" × 6" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—
22	1" × 8" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 3 staples 1¾"	—
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2½" × 0.113") 4 staples 1¾"	—
	Floor		
24	Joist to sill or girder, toe nail	3-8d (2½" × 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2½" × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2½" × 0.113")	6" o.c.
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—
28	2" subfloor to joist or girder, blind and face nail	2-16d (3½" × 0.135")	—
29	2" planks (plank & beam - floor & roof)	2-16d (3½" × 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3½" × 0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING (EDGES)	SPACING (INTERMEDIATE SUPPORTS)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall)[j] 8d common (2½" × 0.131") nail (roof)	6	12[f]
33	19/32" - 1"	8d common nail (2½" × 0.131")	6	12[f]
34	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
35	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1¼" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1½" long	3	6
37	½" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
38	5/8" gypsum sheathing[d]	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	¾" and less	6d deformed (2" × 0.120") nail or 8d common (2½" × 0.131") nail	6	12
40	7/8" - 1"	8d common (2½" × 0.131") nail or 8d deformed (2½" × 0.120") nail	6	12
41	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

(3) FASTENER SCHEDULE2

1. ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED AGAINST CONCRETE WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DF #2.
3. ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
6. ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED STRUCTURAL 1 , FABRICATED IN ACCORDANCE WITH ICC ES REPORT NO. ESR-2586 AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 32/16 AND BE EXPOSURE 1. FLOOR SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 48/24 AND BE EXPOSURE 1. WALL SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 24/0 AND BE EXPOSURE 1. SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO THE EXTERIOR SHALL AT A MINIMUM BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS NOTED ABOVE.
7. MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO ERECTION/INSTALLATION SHALL NOT EXCEED 19%.
8. ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC TABLE 2304.9.1 FOR MINIMUM REQUIREMENTS.
9. FINGER-JOINTED STUDS AND FRAMING SHALL NOT BE USED.
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A-307 MINIMUM, UNLESS NOTED OTHERWISE. STANDARD WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
11. ALL SHEET METAL CONNECTORS AND FASTENERS SHALL ALL SHEET METAL CONNECTORS AND FASTENERS SHALL HAVE CBC AND ICC APPROVAL AND BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED EQUAL. ALL PRODUCTS SHALL BE HOT DIP GALVANIZED, GALVANIZED OR PROVIDED WITH CORROSION RESISTANT FINISH IN ACCORDANCE WITH CBC REQUIREMENTS FOR THE SPECIFIC CONDITIONS OF INSTALLATION AND EXPOSURE.
12. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" PROVISIONS OF THE 2019 CBC, SECTION 2308, UNLESS DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.
13. ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE COMBINATION 24F-V4 OR 24F-V5 PER THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION, UNLESS NOTED OTHERWISE. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)" WITH ALL LAMINATIONS 1 1/2" THICK. ALL GLULAM BEAMS SHALL BE CAMBERED +2000 FEET RADIUS, UNLESS NOTED OTHERWISE. SUBMIT GLULAM CERTIFICATES TO BUILDING OFFICIALS AND DESIGN PROFESSIONALS PRIOR TO ERECTION.
14. ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 2.0E E = 2,000,000 psi Fb = 2,900 psi Ft = 2,025 psi Fcperp = 750 psi Fcpara = 2,900 psi Fv = 290 psi SG Equivalent = 0.50
15. ALL TIMBERSTRAND LSL LUMBER SHALL BE AS ALL TIMBERSTRAND LSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 1.6E E = 1,600,000 psi Fb = 2,425 psi Ft = 1,700 psi Fcperp = 825 psi Fcpara = 2,150 psi Fv = 400 psi SG Equivalent = 0.50
16. Excerpt from CRC R317.3.1 - Fasteners for preservative-treated wood. Fasteners, including nuts and washers, 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 G185 zinc-coated galvanized steel, or equivalent, shall be used. *Exceptions:1. One-half-inch-diameter (12.7 mm) or greater steel bolts. 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.*

(10) WOOD FRAMING NOTES2

OUTLINE OF ELECTRICAL PROVISIONS
Refer to California Electrical Code for full body of language; also refer to LIGHTING MEASURES contained in Energy Analysis Report t24

1. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC SECTION 210-12)
2. ALL DWELLING UNITS RECEPTACLES OUTLETS SHALL BE LISTED: TAMPER-RESISTANT" RECEPTACLES. (CEC SECTION 406.11)
3. RECEPTACLES SERVING COUNTERTOPS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES.
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. (CEC SECTION 210-25(C)(5))
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. (CEC SECTION 210-52(C) (5) EXCEPTION)
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCHES BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 20 INCHES ABOVE COUNTERTOP, SUCH AS OVERHEAD CABINET. (CEC SECTION 210-52(C)(5)EXCEPTION(2))

BATHTUB AND SHOWER AREAS
NO PARTS OF CORD-CONNECTED LUMINARIES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICAL FROM THE TIP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
ONLY LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:
1) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES
3) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE.

THE FOLLOWING LUMINAIRE TYPES NOT PERMITTED IN CLOTHES CLOSETS
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMPHOLDERS SHALL NOT BE PERMITTED.

LOCATION OF LUMINARIES IN CLOTHES CLOSETS
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1) 12 INCHES FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2) 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALL ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3) 6 INCHES FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4) 6 INCHES FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING
5) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE

ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE:
A.) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
-EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
B.) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON and OFF.
C.) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION.
D.) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G&H)
E.) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON and OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (SECTION150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
A.) PHOTOCONTROL AND MOTION SENSOR
B.) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
C.) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
D.) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS

THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

-PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
-TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN.
-BATHROOMS
-LAUNDRY ROOM
-BUILT-IN MICROWAVE OVEN
-RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
1. RATED IC
2. CERTIFIED AIR TIGHT
3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
-PROVIDE UFFER OF OTHER APPROVED GROUND PER CEC 250

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Light sources shall comply with one of the columns below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8.	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8.
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts.	8. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C.
2. Pulse-start metal halide light sources.	9. Any light source not otherwise listed in this table.
3. High pressure sodium light sources.	
4. Luminaires with hardwired high frequency generator and induction lamp.	
5. LED light sources installed outdoors.	
6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	

SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3.ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
29.8.3.4 Specific location requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:
(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
(4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
(5) Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
(10) For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
(11) Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
(12) Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS
Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported.
Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for sole support of a ceiling-suspended (paddle) fan. *CEC 314.27(C)*

BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL
Metal water piping system(s) installed in or attached to a building or structure shall be bonded to any of the following:

1. Service equipment enclosure
2. Grounded conductor at the service
3. Grounding electrode conductor if of sufficient size
4. One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size

The bonding jumper(s) shall be installed in accordance with 250.64(A), 250.64(B), and 250.64(E). The points of attachment of the bonding jumper(s) shall be accessible. The bonding jumper(s) shall be sized in accordance with Table 250.102(C)(1) except as permitted in 250.104(A)(2) and 250.104(A)(3). *CEC 250.104(A)(1)*

(1) ELECTRICAL NOTES2

GLAZING NOTES (Excerpt from CBC)
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and BiFold doors.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
5. Glazing that is adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and
3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above *grade*, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. .

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
2. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glazing is more than 18 inches (457 mm) from the railing; or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.
8. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524 mm) above the nose of the tread.

Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glass is more than 18 inches (457 mm) from the railing; or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (864 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.

(2) GLAZING NOTES2

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

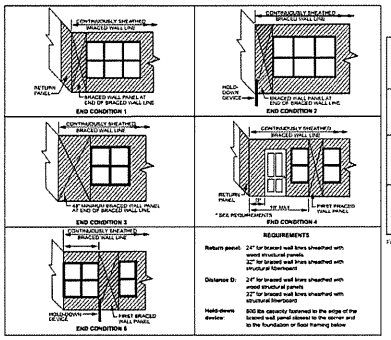
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RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

NOTES

A5.
set date: 9/29/2022



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL Size	MINIMUM NAIL Penetration (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING Edges (inches o.c.)	PANEL NAIL SPACING Field (inches o.c.)	ULTIMATE DESIGN WIND SPEED V_{ult} (mph) Wind exposure category B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

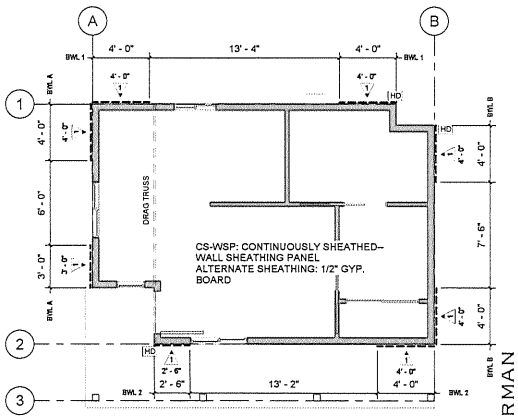
For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

CSW BRACE WALL LINE	BWL LENGTH	MIN REQ'D	FACTOR	TOTAL REQ'D	PROVIDED	NOTE
BWL 1	24	3.7	---	3.7	8	
BWL 2	24	3.7	---	3.7	6.5	
BWL A	17	2.65	---	2.65	7	
BWL A 2	---	---	---	---	---	DRAG TRUSS
BWL B	17	2.65	---	2.65	8	
1/2" GYP BD						
BWL 1	24	7.39	---	7.39	8	
BWL 2	24	7.39	---	7.39	8.5	
BWL A	17	4.69	---	4.69	7	
BWL A.2	---	---	---	---	---	DRAG TRUSS
BWL B	17	4.69	---	4.69	8	



3 386 - WALL BRACING
1/4" = 1'-0"

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D*
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 10 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[a]	Method LIB[d]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[d]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D_0		10	NP	2.8	2.8	1.8	1.6
		20	NP	5.5	5.5	3.6	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
D_1		10	NP	3.3	3.3	2.9	2.2
		20	NP	10.5	10.5	7.3	6.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
		50	NP	26.1	26.3	18.8	16.0
D_2		10	NP	7.3	7.3	5.1	4.5
		20	NP	14.5	14.5	10.3	9.0
		30	NP	21.6	21.8	15.0	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.7	26.3	22.3
D_0		10	NP	3.0	3.0	2.6	1.7
		20	NP	6.0	6.0	4.5	3.4
		30	NP	9.0	9.0	6.8	5.1
		40	NP	12.0	12.0	9.0	6.8
		50	NP	15.0	15.0	10.0	8.5
D_1		10	NP	4.5	4.5	4.5	3.4
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D_2		10	NP	8.5	8.5	6.0	5.1
		20	NP	17.0	17.0	12.0	10.2
		30	NP	25.5	25.5	18.0	15.3
		40	NP	34.0	34.0	24.0	20.4
		50	NP	42.5	42.5	30.0	25.5
		10	NP	7.5	7.5	5.5	4.7
		20	NP	15.0	15.0	11.0	9.4
		30	NP	22.5	22.5	16.5	14.0
		40	NP	30.0	30.0	22.0	18.7
		50	NP	37.5	37.5	27.5	23.4
		10	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP
		10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9
	Cripple wall below one-story dwelling	10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

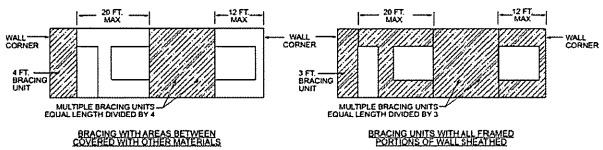
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted.

TAG	MINIMUM NAIL	MINIMUM SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS	STUD SPACING	PANEL NAIL SPACING EDGES	PANEL NAIL SPACING FIELD
1 8' FT (WHERE LENGTH IS FEET)	8d COMMON	24/16	7/16 inch	16inch o.c. 6 inch o.c.		12 inch o.c.

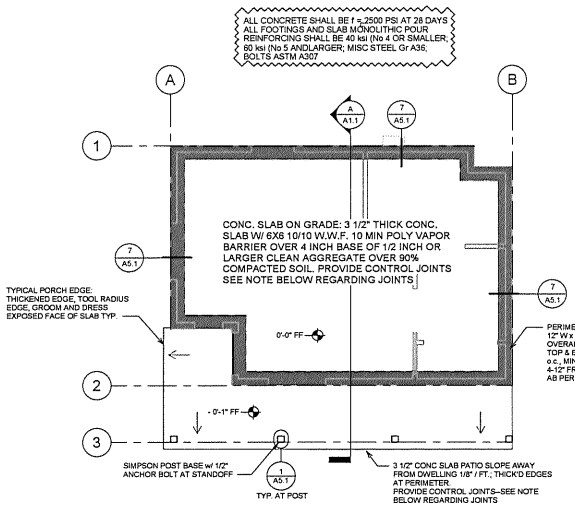
METHOD CS-WSP:
MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE (TABLE 602 10.3(3) (VALUES INTERPOLATED) (FACTORS FROM TABLE R 10.3.4)

FIGURE R602.12.5
BRACING UNIT DISTRIBUTION



For SI: 1 foot = 304.8 mm.

1. MAXIMUM PRESCRIPTIVE VALUE FOR ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF IF A GEOTECHNICAL INVESTIGATION REPORT IS NOT PROVIDED. PROVIDE A GEOTECHNICAL INVESTIGATION REPORT FOR HIGHER VALUES OR REDUCE THE VALUE USED FOR ALLOWABLE FOUNDATION PRESSURE IN DESIGN CALCULATIONS
2. ALL HOLDOWNS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION.
ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM OF ONE #4 BAR AT TOP AND BOTTOM OR A SINGLE #5 BAR IN THE MIDDLE THIRD OF THE FOOTING. PERIODIC SPECIAL INSPECTION
WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES O.C. AND THE STRUCTURE IS LESS THAN 3,000 SQ FT, SPECIAL INSPECTION IS NOT REQUIRED.
3. SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD BRACED WALLS, WOOD DIAPHRAGMS, DRAG TRUSS, BRACES, BRACED PANELS AND HOLDOWNS, SPECIAL INSPECTION IS REQUIRED FOR HIGH LOAD DIAPHRAGMS AND WOOD TRUSSES SPACED MORE THAN 60 FEET.
DF 4X4 POSTS W/ SIMPSON CBSQ44 POST BASES AND PC44 POST CAPS (USE ECCLQ44 @ CORNER POST) TYP @ PATIO POSTS.
4. PROVIDE CONCRETE LANDING AT DOORS, MINIMUM 36" PERPENDICULAR FROM FACE OF WALL.
5. CONC. SLAB ON GRADE PROVISIONS FOR DIMENSIONAL CHANGES:
CONTRACTOR OF RECORD SHALL PROVIDE EXPANSION JOINTS, COLD JOINTS, AND CRACK CONTROL JOINTS AS REQUIRED FOR CREEP, SHRINKAGE, TEMPERATURE, CRACK AND MOVEMENT CONTROL FOR PROJECT SPECIFIC SLAB GEOMETRY ACCORDING TO ACI AND SITE-SPECIFIC CONDITIONS, AND REVIEW LAYOUT WITH OWNER TO APPRISE OWNER OF FOUNDATION AND SLAB PERFORMANCE. PRIOR TO PLACING CONCRETE.
6. REFER TO NOTES AND SYMBOLS SHT G.02 FOR PARAMETERS FOR FASTENERS IN PRESERVATIVE-TREATED WOOD.

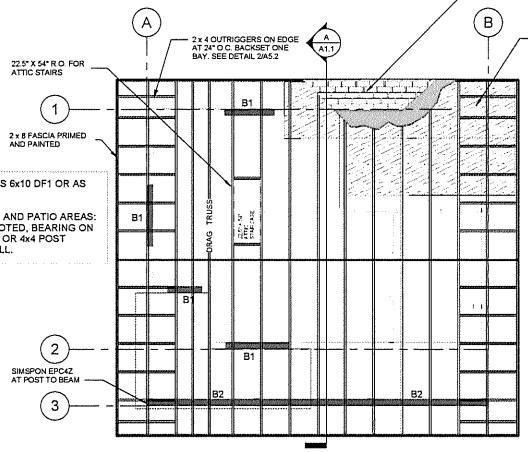


1 386 - FOUNDATION PLAN
1/4" = 1'-0"

BEAM SCHEDULE

B1 HEADERS & BEAMS 6x10 DF1 OR AS NOTED

B2 BEAMS AT PORCH AND PATIO AREAS: 4x12 DF1 OR AS NOTED, BEARING ON MIN (2) 2x4 STUDS OR 4x4 POST FRAMED INTO WALL.



2 386 - ROOF FRAMING PLAN
1/4" = 1'-0"

COMPOSITION SHINGLES OVER 2 LAYERS 30# FELT. PROVIDE FLASHING AT VALLEYS, CHANGES IN ROOF DIRECTION, AT ROOF TOP OBSTACLES PREVENTING POSITIVE RUN-OFF, No 26 GA. MINIMUM. VERIFY WARRANTY, STYLE AND COLOR, FLASHING GAUGE AND MATERIAL AND COLOR. EAVE AND RAKE DRIP EDGE GAUGE AND MATERIAL AND COLOR WITH OWNER PRIOR TO BID.

TYPICAL ROOF SHEATHING: PROVIDE 1/2" C.D.X OR O.S.B., UNBLOCKED PLYWOOD SHEATHING NAILED W/ 8d @ 6" O.C. @ EDGE, 12" O.C. FIELD. GAP 1/8" AT ALL EDGES. MAXIMUM SIZE OF OPENINGS IN HORIZONTAL DIAPHRGMS ARE NOT TO EXCEED 24" WITHOUT BLOCKING. INDIVIDUAL SHEETS USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4' x 8'. REFER TO DETAIL 10/4 FOR ADDITIONAL PARAMETERS AND MINIMUM CONDITIONS

TRUSS LAYOUT IS DIAGRAMMATIC-TRUSS MFR'S DRAWINGS SUPERCEDE LAYOUT HERE
1. PRE-ENGINEERED ATTACHED ENGINEERING PACKAGE MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
2. REFER TO TRUSS DIAGRAMS FOR MANUFACTURER'S WEB BRACING, SYSTEM BRACING AND REQUIRED BLOCKING.
3. TRUSS LAYOUT BASED ON TRUSSES AT 24" O.C. MAXIMUM U.N.O.
4. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
5. TRUSS MANUFACTURER SHALL HAVE IN-PLANT INSPECTION CERTIFICATION.
6. TRUSS DIAGRAMS AND ENGINEERING SHALL BE PROVIDED W/ PERMIT APPLICATION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

386
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	M/ 1/2022
B	SITE PLAN REVIEW	9/ 2/2022
C	SITE PLAN REVIEW	9/ 5/2022
D	DRAFT RELEASE	9/ 9/2022
1		
2		
3		

Project Number
2043.2

STRUCTURAL PLAN

S1.

set date: 9/29/2022

9/28/2022 11:21:14 AM

498 SQ FT CONGA

SHEET INDEX

COVER SHEET
G0.2 NOTES AND SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN/CROSS SECTION/ELEVATIONS/ROOF PLAN
A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
S1.0 STRUCTURAL PLAN

ADDITIONAL SUBMITTAL ITEMS

- ☐ TRUSS CALCULATIONS *
- ☐ FIRE SPRINKLER PLAN (IF REQUIRED)
  - ☐ SUBMITTED
  - ☐ DEFERRED
- ☐ SOLAR PLANS
  - ☐ SUBMITTED
  - ☐ DEFERRED

**APPLICANT IS REQUIRED TO CONTRACT WITH A TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY FOR APPROVAL.*

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY, 1 BEDROOM 1 BATH, DETACHED 498 SQUARE-FOOT ACCESSORY DWELLING UNIT.

SITE INFORMATION

STREET ADDRESS: _____, KERMAN, CA _____

APN: _____

SEWER/WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

DIRECTORY

PLOT PLAN AND TITLE SHEET PREPARED BY:

COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

PROPERTY OWNER:

NAME: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

GENERAL NOTES

GENERAL CONDITIONS:
CERTAIN REQUIREMENTS ARE CITED BELOW TO AMPLIFY CODE REQUIREMENTS; APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN; NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION WITHOUT CHARGE OR RECOURSE TO ARCHITECT OR OWNER. CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. THOUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY, SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:
WOOD FRAME CONSTRUCTION: ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED LATERALLY PER CBC 2506
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST.

ELECTRICAL NOTES:
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE AND BATHROOM DOOR.

PLAN NOTES
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH BRACED PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.
2. NO FINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 708.
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.
6. SEE ALSO MAILING SCHEDULE HEREIN.
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.
8. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 11/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.9.4.
9. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CBC AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
10. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87,UFC)
11. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.
12. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 CFC AND CHAPTER 10 CBC
13. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG.
14. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ +48.
15. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST 4 INCHES (4) HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND.
16. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES: (REFER TO SHT. A5.2)
1. USE 6 X 12 DF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
2. PROVIDE A MINIMUM OF (2) 2 X AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.

ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)
1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.).
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122.
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL 1"C. CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABLING BY OTHERS.
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE OCCUPANCIES, COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE.
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK.

ELECTRICAL SYMBOLS (REFER TO NOTES SHEET A5.3)

- $_D — DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
- $_VS — SINGLE POLE SWITCH, VACANCY SENSOR
- $ — SINGLE POLE SWITCH
- $_3 — 3-WAY SWITCH
- $_4 — 4-WAY SWITCH
- $_FAN — CONTROL BOX FOR FAN. LIGHT CONTROL MUST BE SEPARATE FROM FAN CONTROLS. REVIEW MFR'S SELECTIONS PRIOR TO ROUGH IN
- HD_A — WALL SCONCE; OUTDOOR (RATED FOR EXTERIOR USE) HIGH EFFICACY (ALTERNATE: INCANDESCENT WITH MOTION SENSOR AND PHOTOCELL)
- A — SURFACE MOUNT CEILING LIGHT MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 2.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- HE — RECESS CAN FIXTURE, HIGH EFFICIENCY 32W PIN-BASE LUMINAIRE, MUST MEET UL RATING FOR ZERO-INSULATION CONTACT, AND AIR TIGHT INSTALLATION. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- HD — WALL SCONCE, MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- CEILING FAN WITH LIGHT KIT. PROVIDE 2 x BLOCKING TO ROOF TRUSSES ON TWO SIDES OF ELECTRICAL BOX. ELECTRICAL BOX MUST BE DESIGNATED AS HAVING CAPACITY FOR SUPPORTING A MINIMUM WEIGHT OF 50 LBS AND DYNAMIC MOTION. FAN CONTROLS SHALL HAVE SEPARATE SWITCHING FOR LIGHT AND FAN MOTOR. LIGHT KIT FOR BEDROOMS SHALL HAVE H.E. FIXTURE, OR DIMMER CONTROL. CONFIRM WITH OWNER PRIOR TO ROUGHING IN.
- DUPLEX RECEPTACLE, GROUNDED. GFCI AND WP AS NOTED
- E1 — DUPLEX RECEPTACLE LOCATED BELOW CABINET ONE HALF HOT FOR D/W; GROUNDED. GFCI CEC 210.8
- E2 — DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
- E3 — DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. GFCI, WP DEVICE REQ'D
- DB, DBB — CONNECT WITH LV WIRE — DOOR BELL BUTTON AND DOOR BELL. XFMR/BELL
- EC, DISC — EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. CORD POWER W SHT M1-1 UNIT SCHED
- ATTIC AT HVAC — 220V STUB OVERHEAD TO ATTIC-MOUNT AIR HANDLER +120V DUPLEX RECEPT, SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO RUNNING CIRCUIT) REFER TO M1-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
- ROOFTOP HVAC — POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER.
- SD — SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT 5.3 RE: CLEAR DISTANCE FROM COOKING APPLIANCES
- CM — CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT 5.3

NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

HVAC SYMBOLS (REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS)

- WH 1 — WHOLE HOUSE FAN: EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- EF 2 — EXHAUST FAN WITH HUMIDISTAT DEVICE. PER CALIFORNIA GREEN CODE 4.506. VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- T — THERMOSTAT–SETBACK TYPE. REFER TO MI-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER CAP AND BACKDRAFT DAMPER

POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooking and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
-INDOOR AIR QUALITY AND EXHAUST
-ENVIRONMENTAL COMFORT

FLOOR PLAN LEGEND

- OUTLINE OF WALL TO BE REMOVED
- WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING
  - BRACE PANEL: REFER TO SHT A1.2 FOR INFORMATION
  - HOLDDOWN: REFER TO SHT A1.2 FOR INFORMATION WHERE OCCURS
- WALL: INTERIOR NON-LOAD-BEARING 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR
- EXTERIOR NON LOAD-BEARING WALLS: 2 x 4 @ 24" NON LOAD BEARING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH 1/2" WALLBOARD INTERIOR, 7/16" APA CDX PLYWOOD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS, R 13 BATT INSULATION IN STUD CAVITY.

Excerpt from R602.3.3 - BEARING STUDS
Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

ATTIC ACCESS: REFER TO SHT A5.2

PLUMBING SYMBOLS

REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- LAVATORY SINK: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE:, MAXIMUM 1.2 GAL PER MINUTE AT 60 psi, MIN 0.8 GAL AT 20 psi
- WATER CLOSET: FLUSH TANK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH, (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH
- BATH TUB, ALCOVE BATH/SHOWER UNIT. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: HARD NON-ABSORBENT WALLS TO +70", PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS. PROVIDE 12" x 12" TAIL PIECE ACCESS. FRAME ROUGH OPENING TO SUIT UNIT
- BATH TUB, FREE-STANDING. MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR.
- SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 76", SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
  FRAME ROUGH OPENING TO SUIT UNIT
- SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi., OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
- KITCHEN SINK: COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER; FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
- HOSE BIBB: BRONZE BODY WITH WHEEL HANDLE, FITTED WITH NON-REMOVABLE VACUUM BREAKER

APPLIANCES:
STANDARD DISHWASHER: 4.25 GAL/CYCLE, COMPACT DISHWASHER: 3.5 GAL/CYCLE
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS:
PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

NOTES & SYMBOLS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	1ST PLAN CHECK	6/17/2022
C	DRAFT RELEASE	9/29/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

G0

set date:
9/29/2022

Section 7, Item C.

9/29/2022 11:54:12 AM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

The user(s) understand(s) that the use of those pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 1

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set date: 9/29/2022

9/29/2022 11:54:22 AM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y : YES
N/A : NOT APPLICABLE
RESPON. PARTY : RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note. MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note. PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT1,2	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2,3	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	**VOC LIMIT**
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS1	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 2

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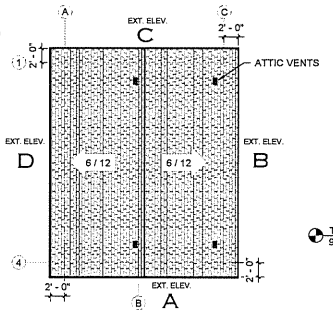
9/29/2022

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ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2)
Math:[(498 * (1/300))*144] / 2 = 119.5 sq.in. high, 119.5 sq.in. low,
Use O'HAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
119.5 sq in / 72 = 1.66; USE 2 VENT(S) LOW, 2 VENT(S) HIGH

EXCERPT FROM CRC R806.1
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have at least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch(6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth,or similar material with openings having a least dimension of1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
EXCERPT FROM CRC R806.2
Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met.
1. In Climate Zones 14 and 16, a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 per-cent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or high-est point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted.

EXCERPT FROM CRC R303.5.1 Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets,alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.
Exceptions:1. The 10-foot (3048 mm) separation is not required where The intake opening is located 3 feet (914mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3



498 - ROOF PLAN
1/8" = 1'-0"

STUCCO NOTES:
REFER TO CBC SECTION R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

9 STUCCO PARAMETERS.
1/4" = 1'-0"

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. these grades should be maintained for the life of the project. ponding of water should not be allowed adjacent to the structure. over irrigation within landscaped areas adjacent to the structure should no be performed.
Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

8 GRADE NEXT TO STRUCTURE NOTES
1" = 1'-0"

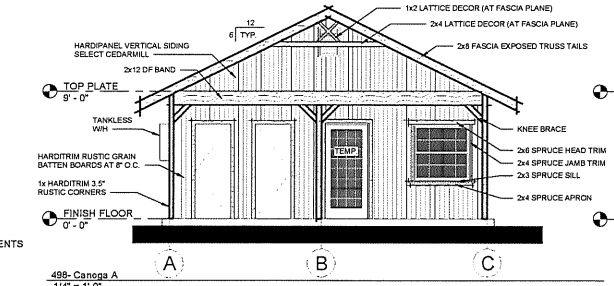
ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

6 ENHANCED DURABILIY AND REDUCED MAINTENANCE
1/4" = 1'-0"

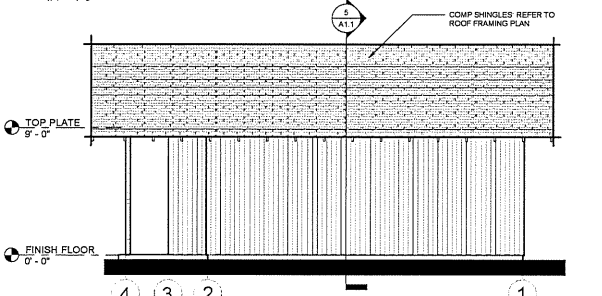
ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK , DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE, AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

7 EXTERIOR SUMMARY NOTES
1/4" = 1'-0"

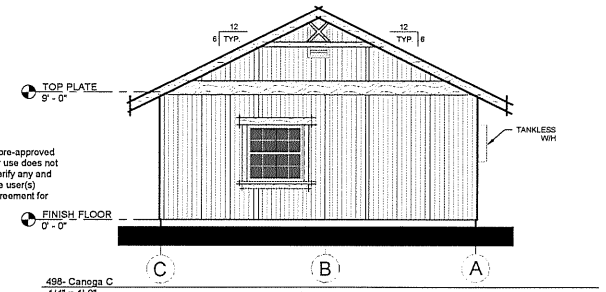
The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.



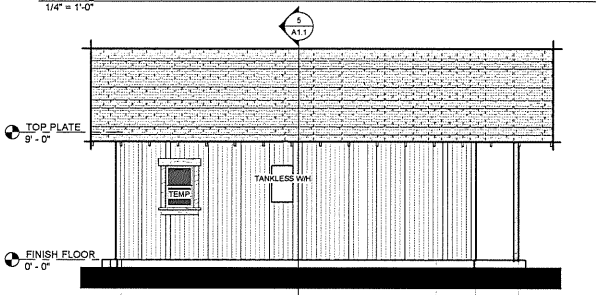
498- Canoga A
1/4" = 1'-0"



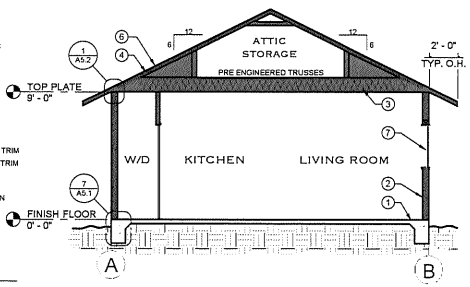
498- Canoga B
1/4" = 1'-0"



498- Canoga C
1/4" = 1'-0"



498- Canoga D
1/4" = 1'-0"



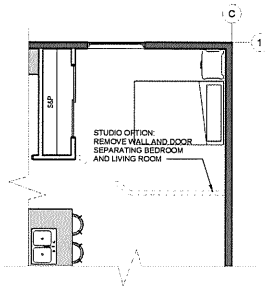
5 CROSS SECTION
1/4" = 1'-0"

CANOGA FINISH:
-COMPOSITION SHINGLE ROOFING
- NO.15 BUILDING PAPER
- WOOD FASCIA, PRIMED & PAINTED AS NOTED ON ELEVATIONS
- HARDIPLANK LAPPED SIDING
- HARDIPANEL VERTICAL SIDING
-HARDITRIM 3.5" RUSTIC TRIM BOARD

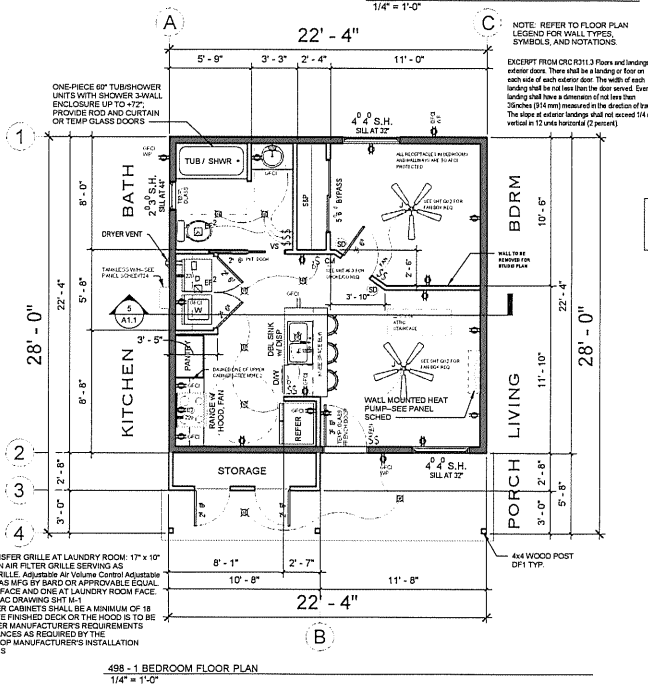
HARDIBOARD PRODUCTS OR APPROVED EQUAL INSTALLED TO MFR. INSTALLATION PUBLICATIONS

THERMAL ENVELOPE:
1. CONC FOUNDATION AND SLAB ON GRADE
2. 2 x 6 @ 16" o.c. WALLS, R-21 BATT INSUL + R-5 RIGID FOAM ON FACE
3. R-38 INSUL ON TOP OF CEILING
4. R-13 INSUL AT UNDERSIDE OF ROOF DECK
5. NOT USED
6. COMP SHINGLES
7. ENERGY VALUES OF DOORS AND WINDOWS: PER ENERGY ANALYSIS
FRENCH DOOR _____ WINDOWS_____

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



498 - STUDIO OPTION FLOOR PLAN
1/4" = 1'-0"



NOTE: REFER TO FLOOR PLAN LEGEND FOR WALL TYPES, SYMBOLS, AND NOTATIONS.

EXCERPT FROM CRC R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

NOTE 1: TRANSFER GRILLE AT LAUNDRY ROOM: 17" x 10" WALL RETURN AIR FILTER GRILLE SERVING AS TRANSFER GRILLE. Adjustable Air Volume Control Adjustable Curved Blade, AS MFG BY BARD OR APPROVABLE EQUAL. ONE AT HALL FACE AND ONE AT LAUNDRY ROOM FACE. REFER TO HVAC DRAWING SHT M-1.
NOTE 2: UPPER CABINETS SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANG/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS

498 - 1 BEDROOM FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

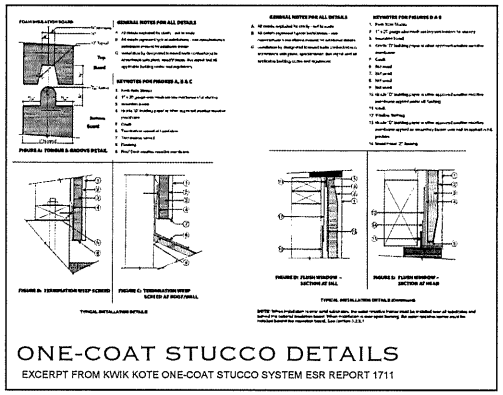
498
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	PLANNING SET	8/31/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

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set date: 9/29/2022

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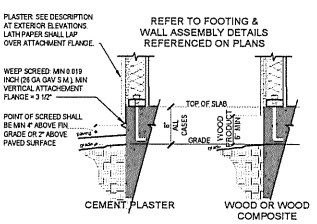


ONE-COAT STUCCO DETAILS

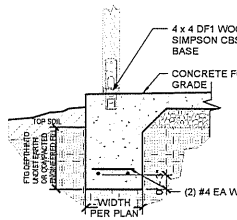
EXCERPT FROM KWIK KOTE ONE-COAT STUCCO SYSTEM ESR REPORT 1711

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

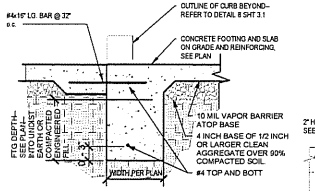
11 STUCCO PARAMETERS



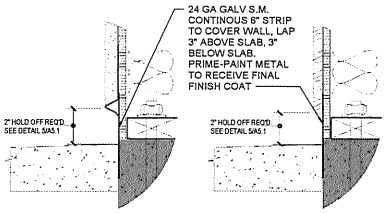
5 TERMINATION OF EXTERIOR FINISH
1" = 1'-0"



1 WOOD POST BASE
1" = 1'-0"

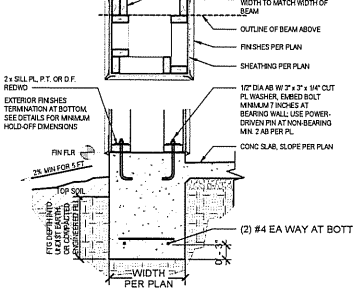


12 FOUNDATION AT VEHICLE DOOR
1" = 1'-0"

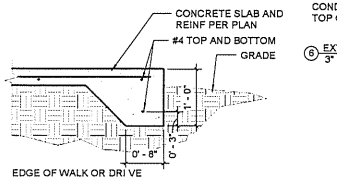


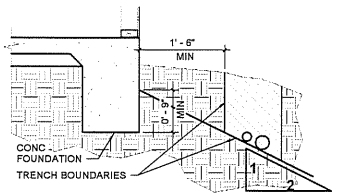
CONDITION WHERE TOP OF PAVING IS LESS THAN 2 INCHES FROM TOP OF SLAB

6 EXTERIOR TERMINATION ALTERNATE
3" = 1'-0"

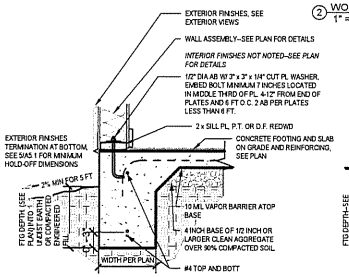


2 WOOD BOX COLUMN
1" = 1'-0"

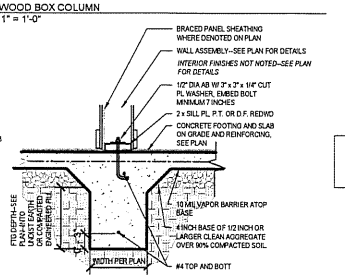




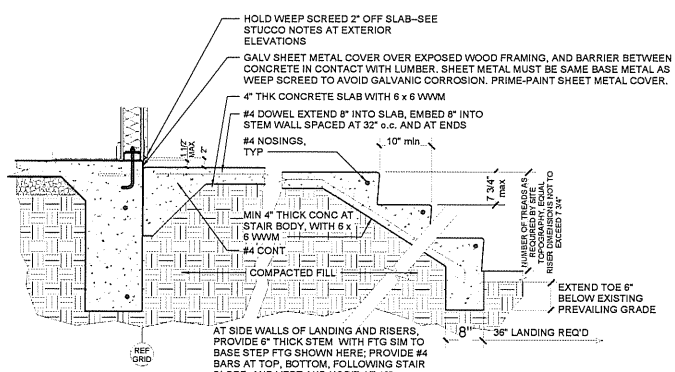
TRENCH PROXIMITY TO FOUNDATION



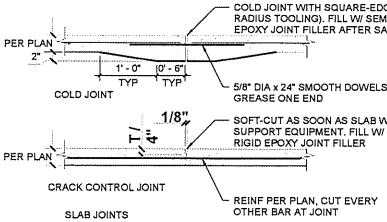
7 FOUNDATION PERIMETER FOOTING
1" = 1'-0"



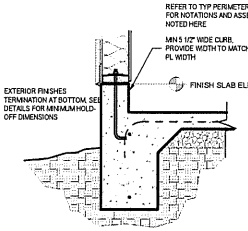
3 FOUNDATION INTERIOR BEARING
1" = 1'-0"



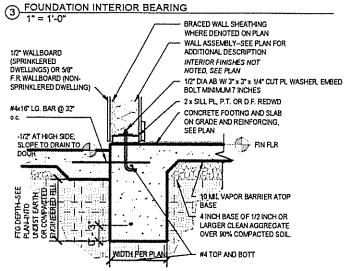
9 CONCRETE STEPS
1" = 1'-0"



10 FOUNDATION CONCRETE JUNCTURES
1" = 1'-0"



8 FOUNDATION GARAGE CURB ON FOOTING
1" = 1'-0"



4 FOUNDATION COMMON WALL FOOTING
1" = 1'-0"

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

FOUNDATION DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

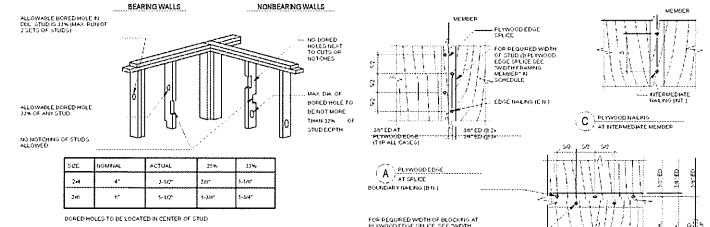
498
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	PLAN CHECK	8/1/2022
C	DRAFT RELEASE	8/17/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

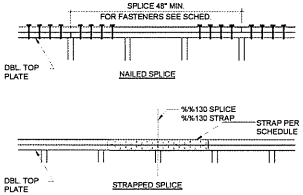
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SIZE	NOMINAL	ACTUAL	25%	33%
2x4	4"	3-1/2"	2⅛"	1-1/16"
2x6	6"	5-1/2"	1-3/8"	1-3/4"

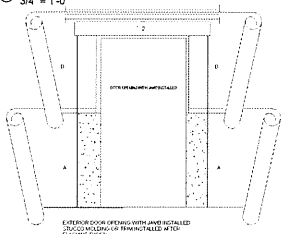
10 STUD NOTCHING & BORING
1" = 1'-0"

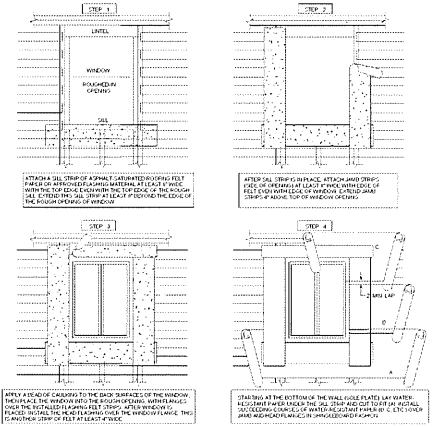


CONNECTION SCHEDULE			
NO.	SIMPSON STRAP	CAPACITY	FASTENERS
(1)	ST6215	1760#	20- 10d NAILS

NOTE:
ALL SPLICES TO BE PLACED OVER STUD BELOW

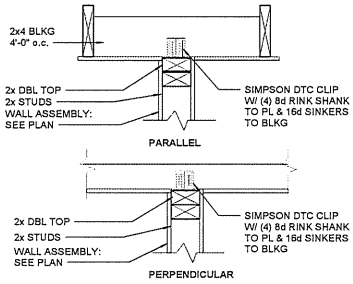
6 TOP PLATE SPLICE
3/4" = 1'-0"



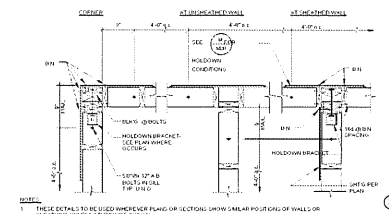


5 WINDOW FLASHING
1/4" = 1'-0"

8 PLYWOOD NAILING
1" = 1'-0"

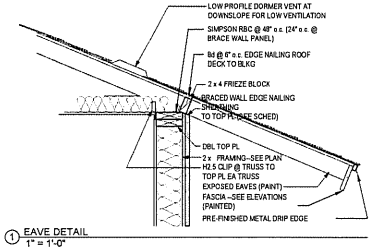


4 NON-BRG WALL TOP PL CONN.
1 1/2" = 1'-0"

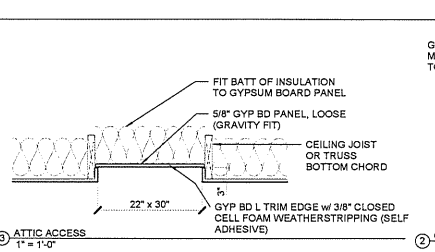


NOTES:
1 THESE DETAILS TO BE USED WHEREVER FLANG OR SECTIONS SHOW SIMILAR POSITIONS OF WALLS OR SHEATHING UNLESS OTHERWISE SHOWN
2 ANCHOR BOLT SIZE SHOWN IS MINIMUM AND SPACING SHOWN IS MAXIMUM. SEE PLYWOOD BRACED WALL SCHEDULE FOR SPECIFIC REQ'S. PROVIDE MIN (2) ANCHOR BOLTS PER PIECE

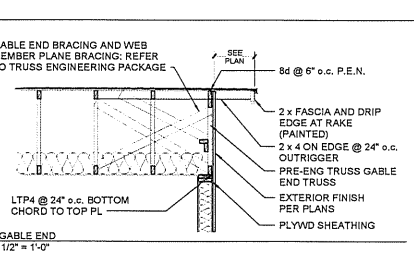
7 STUD WALL CORNER
1" = 1'-0"



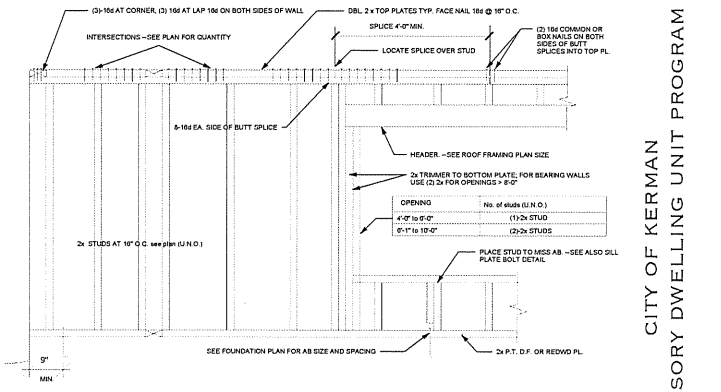
1 EAVE DETAIL
1" = 1'-0"



3 ATTIC ACCESS
1" = 1'-0"



2 GABLE END
1/2" = 1'-0"



9 WALL FRAMING PARAMETERS
1" = 1'-0"

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[a]
				Nails[a]	Screws[b]	
Application without adhesive						
3/8	Ceiling[c]	Perpendicular	16	7	12	13 gage, 1 1/4" long, 19/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; or 4d cooler nail, 0.080" diameter, 1 3/8" long, 7/32" head.
	Wall	Either direction	16	8	16	13 gage, 1 3/8" long, 19/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; 5d cooler nail, 0.086" diameter, 1 5/8" long, 19/64" head; or gypsum board nail, 0.086" diameter, 1 5/8" long, 9/32" head.
1/2	Ceiling	Either direction	16	7	12	
	Ceiling[c]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 19/64" head; 0.098" diameter, 1 3/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 7/32" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 7/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 19/64" head; 0.098" diameter, 1 7/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 7/32" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Wall	Either direction	16	8	16	

(CONT'D)

Application with adhesive						
3/8	Ceiling[c]	Perpendicular	16	16	16	Same as above for 3/8" gypsum board and gypsum panel products.
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board and gypsum panel products, respectively.
	Ceiling[c]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.5.1. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch.

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold-formed steel framing has a sealing groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 15/8 gage, 1 5/8 inches long, 19/64 inch head for 1/2 inch gypsum board or gypsum panel products; and 6d, 13 gage, 1 7/8 inches long, 15/64 inch head for 5/8 inch gypsum board or gypsum panel product.

d. Three-eighths inch thick single ply gypsum board or gypsum panel products shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board or gypsum panel products shall be applied perpendicular to framing. Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16 inch on center framing, and from 1/2 inch to 5/8 inch for 24 inch on center framing or 1/2 inch sag resistant gypsum ceiling board shall be used.

R702.3 Gypsum Board and Gypsum Panel Products

R702.3.5 Application
Supports and fasteners used to attach gypsum board and gypsum panel products shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board and gypsum panel products shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

R702.3.5.1 Screw Fastening
Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than 5/8 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than 3/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

11 WALL BOARD NAILING
1" = 1'-0"

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	3/17/2022
B	SITE PLAN REVIEW	3/31/2022
C	DRAFT RELEASE	9/29/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

FRAMING DETAILS

A5
set date 9/29/2022

Section 7, Item C.

9/29/2022 11:54:07 AM

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2½" × 0.113")	—	
2	Ceiling joists to plate, toe nail	3-8d (2½" × 0.113")	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or 1¼" × 20 gage ridge strap	3-10d (3" × 0.128")	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3½" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3½" × 0.135") 3-16d (3½" × 0.135")	—	
	Wall			
7	Built-up studs—face nail	10d (3" × 0.128")	24" o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3½" × 0.135")	12" o.c.	
9	Built-up header, two pieces with ½" spacer	16d (3½" × 0.135")	16" o.c. along each edge	
10	Continued header, two pieces	16d (3½" × 0.135")	16" o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d (2½" × 0.113")	—	
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.	
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3½" × 0.135")	—	
15	Sole plate to joist or blocking, face nail	16d (3½" × 0.135")	16" o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d (3½" × 0.135")	16" o.c.	
17	Stud to sole plate, toe nail	3-8d (2½" × 0.113") or 2-16d (3½" × 0.135")	—	
18	Top or sole plate to stud, end nail	2-16d (3½" × 0.135")	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—	
20	1" brace to each stud and plate, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—	
21	1" × 6" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—	
22	1" × 8" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 3 staples 1¾"	—	
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2½" × 0.113") 4 staples 1¾"	—	
	Floor			
24	Joist to sill or girder, toe nail	3-8d (2½" × 0.113")	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d (2½" × 0.113")	6" o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2½" × 0.113")	6" o.c.	
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—	
28	2" subfloor to joist or girder, blind and face nail	2-16d (3½" × 0.135")	—	
29	2" planks (plank & beam - floor & roof)	2-16d (3½" × 0.135")	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d (3½" × 0.135")	At each joist or rafter	
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	⅜" - ½"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2½" × 0.131") nail (roof)	6	12[f]
33	19/32" - 1"	8d common nail (2½" × 0.131")	6	12[f]
34	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
35	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1¼" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1½" long	3	6
37	½" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
38	⅝" gypsum sheathing[d]	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	¾" and less	6d deformed (2" × 0.120") nail or 8d common (2½" × 0.131") nail	6	12
40	⅞" - 1"	8d common (2½" × 0.131") nail or 8d deformed (2½" × 0.120") nail	6	12
41	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

(3) FASTENER SCHEDULE

1. ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED AGAINST CONCRETE WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DF #2.
3. ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
6. ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED STRUCTURAL 1 , FABRICATED IN ACCORDANCE WITH ICC ES REPORT NO. ESR-2586 AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 32/16 AND BE EXPOSURE 1. FLOOR SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 48/24 AND BE EXPOSURE 1. WALL SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 24/0 AND BE EXPOSURE 1. SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO THE EXTERIOR SHALL AT A MINIMUM BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS NOTED ABOVE.
7. MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO ERECTION/INSTALLATION SHALL NOT EXCEED 19%.
8. ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC TABLE 2304.9.1 FOR MINIMUM REQUIREMENTS.
9. FINGER-JOINTED STUDS AND FRAMING SHALL NOT BE USED.
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A-307 MINIMUM, UNLESS NOTED OTHERWISE. STANDARD WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
11. ALL SHEET METAL CONNECTORS AND FASTENERS SHALL ALL SHEET METAL CONNECTORS AND FASTENERS SHALL HAVE CBC AND ICC APPROVAL AND BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED EQUAL. ALL PRODUCTS SHALL BE HOT DIP GALVANIZED, GALVANIZED OR PROVIDED WITH CORROSION RESISTANT FINISH IN ACCORDANCE WITH CBC REQUIREMENTS FOR THE SPECIFIC CONDITIONS OF INSTALLATION AND EXPOSURE.
12. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" PROVISIONS OF THE 2019 CBC, SECTION 2308, UNLESS DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.
13. ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE COMBINATION 24F-V4 OR 24F-V5 PER THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION, UNLESS NOTED OTHERWISE. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)" WITH ALL LAMINATIONS 1 1/2" THICK. ALL GLULAM BEAMS SHALL BE CAMBERED +2000 FEET RADIUS, UNLESS NOTED OTHERWISE. SUBMIT GLULAM CERTIFICATES TO BUILDING OFFICIALS AND DESIGN PROFESSIONALS PRIOR TO ERECTION.
14. ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 2.0E E = 2,000,000 psi Fb = 2,900 psi Ft = 2,025 psi Fcperp = 750 psi Fcpara = 2,900 psi Fv = 290 psi SG Equivalent = 0.50
15. ALL TIMBERSTRAND LSL LUMBER SHALL BE AS ALL TIMBERSTRAND LSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 1.6E E = 1,600,000 psi Fb = 2,425 psi Ft = 1,700 psi Fcperp = 825 psi Fcpara = 2,150 psi Fv = 400 psi SG Equivalent = 0.50
16. Excerpt from CRC R317.3.1 - Fasteners for preservative-treated wood. Fasteners, including nuts and washers, 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 G185 zinc-coated galvanized steel, or equivalent, shall be used. *Exceptions:1. One-half-inch-diameter (12.7 mm) or greater steel bolts. 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.*

(10) WOOD FRAMING NOTES

OUTLINE OF ELECTRICAL PROVISIONS
Refer to California Electrical Code for full body of language; also refer to LIGHTING MEASURES contained in Energy Analysis Report t24

1. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC SECTION 210-12)
2. ALL DWELLING UNITS RECEPTACLES OUTLETS SHALL BE LISTED TAMPER-RESISTANT" RECEPTACLES. (CEC SECTION 406.11)
3. RECEPTACLES SERVING COUNTERTOPS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES.
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. (CEC SECTION 210-25(C)(5))
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. (CEC SECTION 210-52(C) (5) EXCEPTION)
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCHES BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 20 INCHES ABOVE COUNTERTOP, SUCH AS OVERHEAD CABINET. (CEC SECTION 210-52(C)(5)EXCEPTION(2))
BATHTUB AND SHOWER AREAS
NO PARTS OF CORD-CONNECTED LUMINARIES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICAL FROM THE TIP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
ONLY LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:
1) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES
3) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE.
THE FOLLOWING LUMINAIRE TYPES NOT PERMITTED IN CLOTHES CLOSETS
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMPHOLDERS SHALL NOT BE PERMITTED.
LOCATION OF LUMINARIES IN CLOTHES CLOSETS
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1) 12 INCHES FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2) 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALL ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3) 6 INCHES FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4) 6 INCHES FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING.
5) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE

ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE
A.) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
-EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
B.) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON and OFF.
C.) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION
D.) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G&H)
E.) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON and OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES. (SECTION150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
A.) PHOTOCONTROL AND MOTION SENSOR
B.) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
C.) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
D.) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

-PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
-TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN.
-BATHROOMS
-LAUNDRY ROOM
-BUILT-IN MICROWAVE OVEN
-RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
1. RATED IC
2. CERTIFIED AIR TIGHT
3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
-PROVIDE UFFER OF OTHER APPROVED GROUND PER CEC 250

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Light sources shall comply with one of the following below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8.	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8.
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts.	8. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C.
2. Pulse-start metal halide light sources.	9. Any light source not otherwise listed in this table.
3. High pressure sodium light sources.	
4. Luminaires with hardwired high frequency generator and induction lamp.	
5. LED light sources installed outdoors.	
6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	

(1) ELECTRICAL NOTES

SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3 ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
29.8.3.4 Specific location requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:
(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
(4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
(5) Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
(10) For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
(11) Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
(12) Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS
Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported.
Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for sole support of a ceiling-suspended (paddle) fan. *CEC 314.27(C)*

BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL
Metal water piping system(s) installed in or attached to a building or structure shall be bonded to any of the following:

1. Service equipment enclosure
2. Grounded conductor at the service
3. Grounding electrode conductor if of sufficient size
4. One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size

The bonding jumper(s) shall be installed in accordance with 250.64(A), 250.64(B), and 250.64(E). The points of attachment of the bonding jumper(s) shall be accessible. The bonding jumper(s) shall be sized in accordance with Table 250.102(C)(1) except as permitted in 250.104(A)(2) and 250.104(A)(3). *CEC 250.104(A)(1)*

GLAZING NOTES (Excerpt from CBC)
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and BiFold doors.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
5. Glazing that is adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and
3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above *grade*, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. .

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
2. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glazing is more than 18 inches (457 mm) from the railing; or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.
8. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524 mm) above the nose of the tread.

Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glass is more than 18 inches (457 mm) from the railing; or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (864 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.

(2) GLAZING NOTES

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ACCESSORY DWELLING UNIT PROGRAM
CITY OF KERMAN

498
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

NOTES

A5
set date
9/29/2022

TABLE R602.3(3)

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

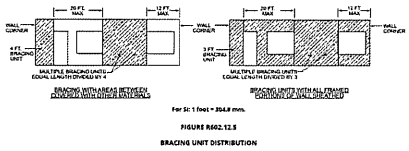
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

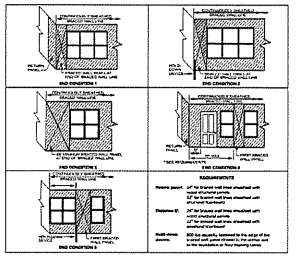
c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.



For SI: 1 foot = 304.8 mm.

FIGURE R602.12.5

BRACING UNIT DISTRIBUTION



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7

END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.10.3(3)

BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[a]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[d]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[b, c]				
			Method LIB[e]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[f]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D0	1	10	NP	2.8	2.0	1.8	1.4
		20	NP	5.5	3.9	3.6	2.7
		30	NP	8.3	5.9	5.4	4.1
		40	NP	11.0	7.8	7.2	5.4
		50	NP	13.8	9.8	9.0	6.8
	1 over 2	10	NP	5.3	3.8	3.5	2.6
		20	NP	10.5	7.5	6.9	5.2
		30	NP	15.8	11.3	10.4	7.8
		40	NP	21.0	15.0	13.8	10.4
		50	NP	26.3	18.8	17.3	13.0
D1	1	10	NP	3.3	2.3	2.1	1.6
		20	NP	6.5	4.6	4.2	3.2
		30	NP	9.8	7.0	6.4	4.8
		40	NP	13.0	9.3	8.5	6.4
		50	NP	16.3	11.6	10.7	8.0
	1 over 2	10	NP	6.3	4.5	4.1	3.1
		20	NP	12.5	8.9	8.2	6.2
		30	NP	18.8	13.4	12.3	9.3
		40	NP	25.0	17.8	16.4	12.3
		50	NP	31.3	22.3	20.5	15.4
D2	1	10	NP	3.9	2.8	2.6	1.9
		20	NP	7.8	5.5	5.1	3.8
		30	NP	11.8	8.3	7.7	5.7
		40	NP	15.7	11.0	10.2	7.7
		50	NP	19.6	13.8	12.8	9.6
	1 over 2	10	NP	7.5	5.3	4.9	3.7
		20	NP	15.0	10.5	9.8	7.4
		30	NP	22.5	15.8	14.6	11.1
		40	NP	30.0	21.0	19.5	14.8
		50	NP	37.5	26.3	24.3	18.5
Cripple wall below one story of townhouses dwellings		10	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP

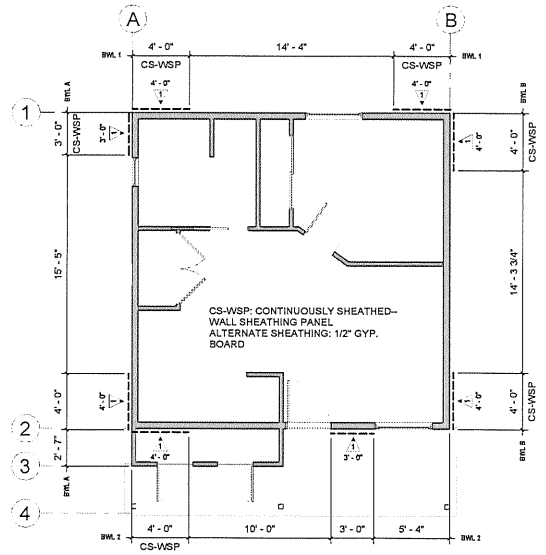
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted.

TAG	MINIMUM NAIL	MINIMUM SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS	STUD SPACING	PANEL NAIL SPACING	
					EDGES	FIELD
1 (PANEL LENGTH IN FEET)	8d COMMON	24/16	7/16 inch	16 inch o.c.	6 inch o.c.	12 inch o.c.

METHOD CS-WSP
MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE (TABLE R602.10.3(3)) VALUES INTERPOLATED)
[FACTOR FROM TABLE 2.33 3/4"]

CSW BRACE WALL LINE	BWL LENGTH	MIN REQ'D	FACTOR	TOTAL REQ'D	PROVIDED
BWL 1	22.33	3.45	—	3.45	8
BWL 2	22.33	3.45	—	3.45	7
BWL A	22.33	3.45	—	3.45	7
BWL B	22.33	3.45	—	3.45	8
1/2" GYP BD					
BWL 1	22.33	6.13	—	6.13	min 6.13
BWL 2	22.33	6.13	—	6.13	min 6.13
BWL A	22.33	6.13	—	6.13	min 6.13
BWL B	22.33	6.13	—	6.13	min 6.13

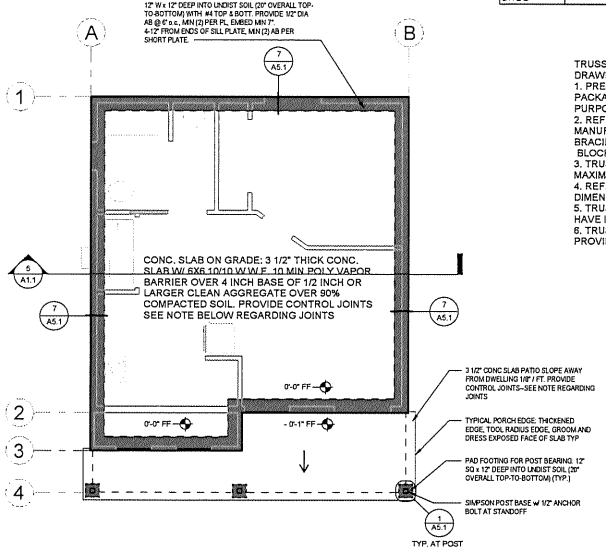


498 - BRACED WALL PLAN
1/4" = 1'-0"

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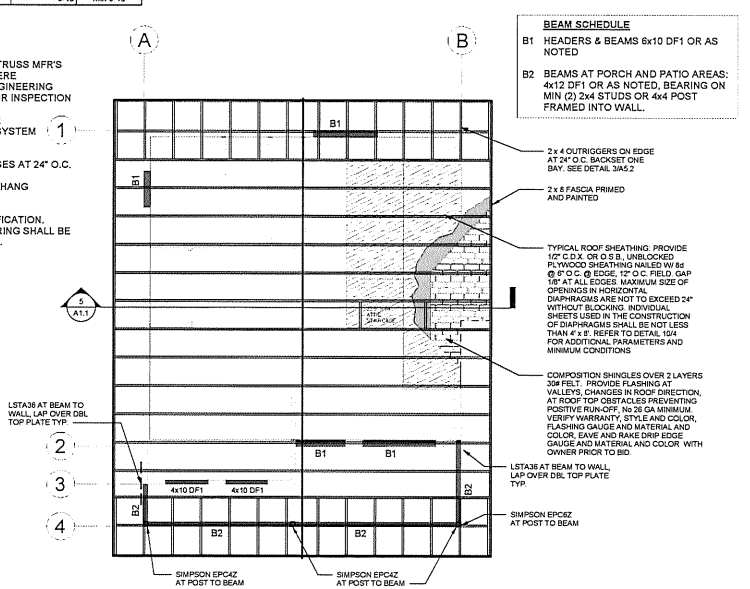
ALL CONCRETE SHALL BE f'c=2500 PSI AT 28 DAYS
ALL FOOTINGS AND SLAB MONOLITHIC POUR
REINFORCING SHALL BE 40 ksi (No 4 OR SMALLER;
60 ksi (No 5 AND LARGER; MISC STEEL Gr A36;
BOLTS ASTM A307

1. MAXIMUM PRESCRIPTIVE VALUE FOR ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF IF A GEOTECHNICAL INVESTIGATION REPORT IS NOT PROVIDED. PROVIDE A GEOTECHNICAL INVESTIGATION REPORT FOR HIGHER VALUES OR REDUCE THE VALUE USED FOR ALLOWABLE FOUNDATION PRESSURE IN DESIGN CALCULATIONS
2. ALL HOLDOWNS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION.
ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM OF ONE #4 BAR AT TOP AND BOTTOM OR A SINGLE #5 BAR IN THE MIDDLE THIRD OF THE FOOTING. PERIODIC SPECIAL INSPECTION
WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES O.C. AND THE STRUCTURE IS LESS THAN 3,000 SQ FT, SPECIAL INSPECTION IS NOT REQUIRED.
3. SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD BRACED WALLS, WOOD DIAPHRAGMS, DRAG TRUSS, BRACES, BRACED PANELS AND HOLDOWNS. SPECIAL INSPECTION IS REQUIRED FOR HIGH LOAD DIAPHRAGMS AND WOOD TRUSSES SPACED MORE THAN 60 FEET.
DF 4X4 POSTS W/ SIMPSON CBSQ44 POST BASES AND PC44 POST CAPS (USE ECCLQ44 @ CORNER POST) TYP @ PATIO POSTS.
4. PROVIDE CONCRETE LANDING AT DOORS, MINIMUM 36" PERPENDICULAR FROM FACE OF WALL.
5. CONC. SLAB ON GRADE PROVISIONS FOR DIMENSIONAL CHANGES:
CONTRACTOR OF RECORD SHALL PROVIDE EXPANSION JOINTS, COLD JOINTS, AND CRACK CONTROL JOINTS AS REQUIRED FOR CREEP, SHRINKAGE, TEMPERATURE, CRACK AND MOVEMENT CONTROL FOR PROJECT SPECIFIC SLAB GEOMETRY ACCORDING TO ACI AND SITE-SPECIFIC CONDITIONS, AND REVIEW LAYOUT WITH OWNER TO APPRISE OWNER OF FOUNDATION AND SLAB PERFORMANCE. PRIOR TO PLACING CONCRETE.
6. REFER TO NOTES AND SYMBOLS SHT G.02 FOR PARAMETERS FOR FASTENERS IN PRESERVATIVE-TREATED WOOD.



498- FOUNDATION PLAN
1/4" = 1'-0"

TRUSS LAYOUT IS DIAGRAMMATIC-TRUSS MFR'S DRAWINGS SUPERCEDE LAYOUT HERE
1. PRE-ENGINEERED ATTACHED ENGINEERING PACKAGE MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
2. REFER TO TRUSS DIAGRAMS FOR MANUFACTURER'S WEB BRACING, SYSTEM BRACING AND REQUIRED BLOCKING.
3. TRUSS LAYOUT BASED ON TRUSSES AT 24" O.C. MAXIMUM U.N.O.
4. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
5. TRUSS MANUFACTURER SHALL HAVE IN-PLANT INSPECTION CERTIFICATION.
6. TRUSS DIAGRAMS AND ENGINEERING SHALL BE PROVIDED W/ PERMIT APPLICATION.



498 - ROOF FRAMING PLAN
1/4" = 1'-0"

BEAM SCHEDULE

B1 HEADERS & BEAMS 6x10 DF1 OR AS NOTED

B2 BEAMS AT PORCH AND PATIO AREAS: 4x12 DF1 OR AS NOTED, BEARING ON MIN (2) 2x4 STUDS OR 4x4 POST FRAMED INTO WALL.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	SITE REVIEW	8/17/2022
C	DRAFT RELEASE	9/17/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

STRUCTURAL PLAN

S1

set date: 9/29/2022

Section 7, Item C.

9/29/2022 11:54:46 AM



498 SQ FT LENA

SHEET INDEX

COVER SHEET
G0.2 NOTES AND SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN/CROSS SECTION/ELEVATIONS/ROOF PLAN
A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
S1.0 STRUCTURAL PLAN

ADDITIONAL SUBMITTAL ITEMS

- ☐ TRUSS CALCULATIONS *
- ☐ FIRE SPRINKLER PLAN (IF REQUIRED)
  - ☐ SUBMITTED
  - ☐ DEFERRED
- ☐ SOLAR PLANS
  - ☐ SUBMITTED
  - ☐ DEFERRED

**APPLICANT IS REQUIRED TO CONTRACT WITH A TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY FOR APPROVAL.*

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY, 1 BEDROOM 1 BATH, DETACHED 498 SQUARE-FOOT ACCESSORY DWELLING UNIT.

SITE INFORMATION

STREET ADDRESS: _____, KERMAN, CA _____

APN: _____

SEWER/WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

DIRECTORY

PLOT PLAN AND TITLE SHEET PREPARED BY:

COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

PROPERTY OWNER:

NAME: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

GENERAL NOTES

GENERAL CONDITIONS:
CERTAIN REQUIREMENTS ARE CITED BELOW TO AMPLIFY CODE REQUIREMENTS; APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN; NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION WITHOUT CHARGE OR RECOURSE TO ARCHITECT OR OWNER.
CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. THOUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY, SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:
WOOD FRAME CONSTRUCTION: ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED LATERALLY PER CBC 2506
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST.

ELECTRICAL NOTES:
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE AND BATHROOM DOOR

PLAN NOTES
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH BRACED PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.
2. NO FINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 708
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.
6. SEE ALSO NAILING SCHEDULE HEREIN.
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.
8. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 11/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.8.4.
9. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CBC AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
10. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87,UFC)
11. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.
12. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 CFC AND CHAPTER 10 CBC
13. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG.
14. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ +48.
15. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST 4 INCHES (4.) HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND.
16. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES: (REFER TO SHT. A5.2)
1. USE 6 X 12 DF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
2. PROVIDE A MINIMUM OF (2) 2 X AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.

ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)
1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.)
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122.
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL 1"C. CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABLING BY OTHERS.
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE OCCUPANCIES, COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE.
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK.

ELECTRICAL SYMBOLS
REFER TO NOTES SHEET A5.3

- $_D — DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
- $_VS — SINGLE POLE SWITCH, VACANCY SENSOR
- $ — SINGLE POLE SWITCH
- $_3 — 3-WAY SWITCH
- $_4 — 4-WAY SWITCH
- $_FAN — CONTROL BOX FOR FAN. LIGHT CONTROL MUST BE SEPARATE FROM FAN CONTROLS. REVIEW MFR'S SELECTIONS PRIOR TO ROUGH IN
- WALL SCONCE: OUTDOOR (RATED FOR EXTERIOR USE) HIGH EFFICACY **(ALTERNATE: INCANDESCENT WITH MOTION SENSOR AND PHOTOCELL)**
- SURFACE MOUNT CEILING LIGHT MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3 4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- RECESS CAN FIXTURE, HIGH EFFICIENCY 32W PIN-BASE LUMINAIRE, MUST MEET UL RATING FOR ZERO-INSULATION CONTACT, AND AIR TIGHT INSTALLATION. REFER TO ELECTRICAL NOTES ON SHT 3 4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- WALL SCONCE: MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3 4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- CEILING FAN WITH LIGHT KIT, PROVIDE 2 x BLOCKING TO ROOF TRUSSES ON TWO SIDES OF ELECTRICAL BOX. ELECTRICAL BOX MUST BE DESIGNATED AS HAVING CAPACITY FOR SUPPORTING A MINIMUM WEIGHT OF 50 LBS AND DYNAMIC MOTION. FAN CONTROLS SHALL HAVE SEPARATE SWITCHING FOR LIGHT AND FAN MOTOR. LIGHT KIT FOR BEDROOMS SHALL HAVE N.E. FIXTURE, OR DIMMER CONTROL. CONFIRM WITH OWNER PRIOR TO ROUGHING IN
- DUPLEX RECEPTACLE, GROUNDED. GFCI AND WP AS NOTED
- DUPLEX RECEPTACLE LOCATED BELOW CABINET ONE HALF HOT FOR D/W, GROUNDED. GFCI CEC 210 8
- DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
- DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. *GFCI, WP DEVICE REQ'D*
- DOOR BELL BUTTON AND DOOR BELL. XFMR/BELL
- EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER. 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. CORD POWER W/ SHT M1-1 UNIT SCHED
- ATTIC AT HVAC — 220V STUB OVERHEAD TO ATTIC-MOUNT AIR HANDLER +120V DUPLEX RECEPT, SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO RUNNING CIRCUIT) REFER TO M1-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
- ROOFTOP HVAC — POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER.
- SD — SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT 5 3 RE. CLEAR DISTANCE FROM COOKING APPLIANCES
- CM — CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT 5.3

NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

HVAC SYMBOLS
REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS

- WHOLE HOUSE FAN. EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- EXHAUST FAN WITH HUMIDISTAT DEVICE, *PER CALIFORNIA GREEN CODE 4.506* VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- THERMOSTAT--SETBACK TYPE. REFER TO M1-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER CAP AND BACKDRAFT DAMPER

POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
-INDOOR AIR QUALITY AND EXHAUST
-ENVIRONMENTAL COMFORT

FLOOR PLAN LEGEND

- OUTLINE OF WALL TO BE REMOVED
- WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING
  - BRACE PANEL: REFER TO SHT A1.2 FOR INFORMATION
  - HOLDDOWN: REFER TO SHT A1.2 FOR INFORMATION WHERE OCCURS
- WALL: INTERIOR NON-LOAD-BEARING 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR
- EXTERIOR NON LOAD-BEARING WALLS: 2 x 4 @ 24" NON LOAD BEARING, REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH 1/2" WALLBOARD INTERIOR, 7/16" APA CDX PLYWOOD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS, R 13 BATT INSULATION IN STUD CAVITY.

Excerpt from R602.3.3 - BEARING STUDS
Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

ATTIC ACCESS: REFER TO SHT A5.2

PLUMBING SYMBOLS
REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- LAVATORY SINK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE:. MAXIMUM 1.2 GAL PER MINUTE AT 60 psi. MIN 0.8 GAL AT 20 psi
- WATER CLOSET. FLUSH TANK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE. EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH. (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH
- BATH TUB, ALCOVE BATH/SHOWER UNIT. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE. HARD NON-ABSORBENT WALLS TO +70", PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS. PROVIDE 12" x 12" TAIL PIECE ACCESS, FRAME ROUGH OPENING TO SUIT UNIT
- BATH TUB, FREE-STANDING. MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR
- SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 78". SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code
  FRAME ROUGH OPENING TO SUIT UNIT
- SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi., OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code
- KITCHEN SINK. COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER; FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
- HOSE BIBB BRONZE BODY WITH WHEEL HANDLE, FITTED WITH NON-REMOVABLE VACUUM BREAKER

APPLIANCES:
STANDARD DISHWASHER: 4.25 GAL/CYCLE, COMPACT DISHWASHER: 3.5 GAL/CYCLE
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS:
PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

NOTES & SYMBOLS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	9/1/2022
B	SITE PLAN REVIEW	9/1/2022
C	DRAFT RELEASE	9/27/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

G0

set date: 9/29/2022

9/29/2022 11:50:12 AM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 1

G0

set date: 9/29/2022

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT1,2	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2,3	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	**VOC LIMIT**
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS1	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code.*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

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CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
LENA

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1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 2

G0

set date: 9/29/2022

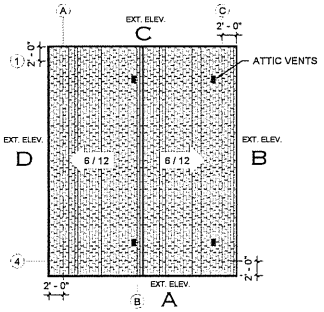
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ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2)
Math:[[498 * (1/300)]*144] / 2 = 119.5 sq.in. high, 119.5 sq.in. low.
Use O'HAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
119.5 sq in / 72 = 1.66; USE 2 VENT(S) LOW, 2 VENT(S) HIGH

EXCERPT FROM CRC R806.1
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have at least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch(6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth,or similar material with openings having a least dimension of1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
EXCERPT FROM CRC R806.2
Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met.
1. In Climate Zones 14 and 16, a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 per-cent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or high-est point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted.

EXCERPT FROM CRC R303.5.1 Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets,alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.
Exceptions:1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet (914mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not elliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.



498 - ROOF PLAN
1/8" = 1'-0"

STUCCO NOTES:
REFER TO CBC SECTION R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

9 STUCCO PARAMETERS.
1/4" = 1'-0"

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. these grades should be maintained for the life of the project. ponding of water should not be allowed adjacent to the structure. over irrigation within landscaped areas adjacent to the structure should no be performed.
Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

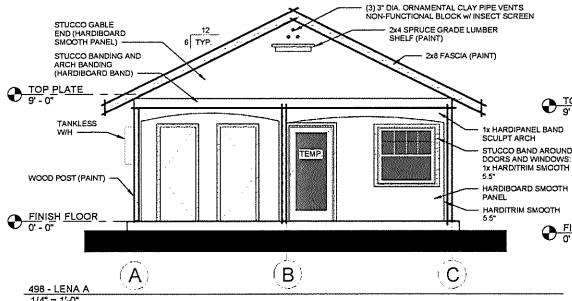
8 GRADE NEXT TO STRUCTURE NOTES
1" = 1'-0"

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

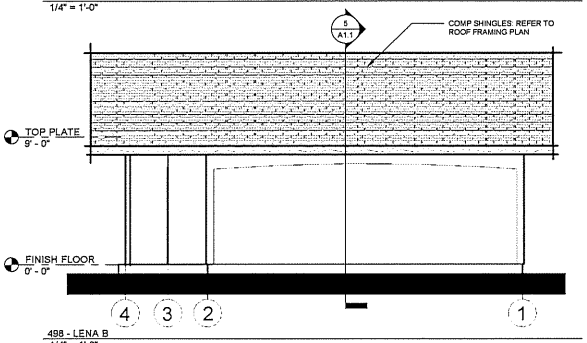
6 ENHANCED DURABILIY AND REDUCED MAINTENANCE
1/4" = 1'-0"

ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK , DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE, AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

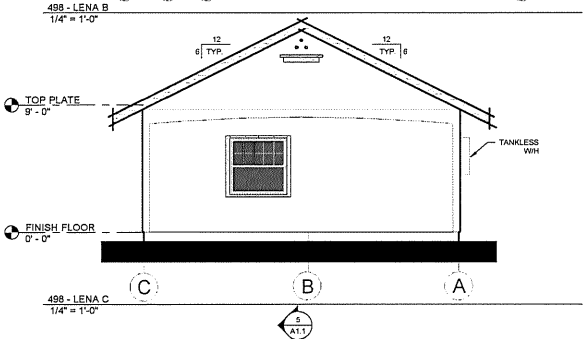
7 EXTERIOR SUMMARY NOTES
1/4" = 1'-0"



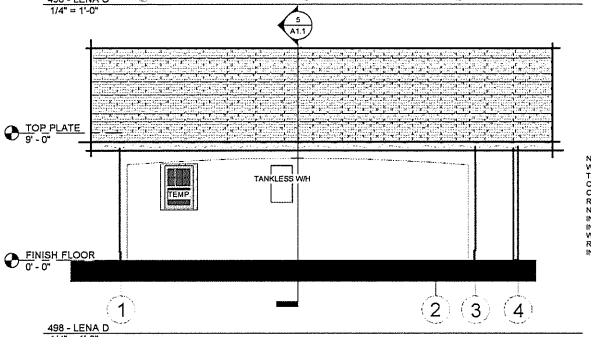
498 - LENA A
1/4" = 1'-0"



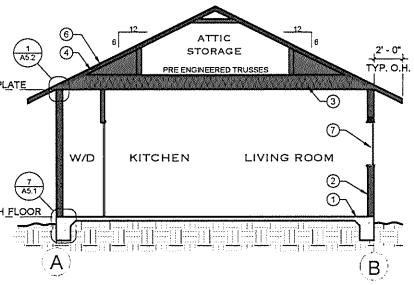
498 - LENA B
1/4" = 1'-0"



498 - LENA C
1/4" = 1'-0"



498 - LENA D
1/4" = 1'-0"



5 CROSS SECTION
1/4" = 1'-0"

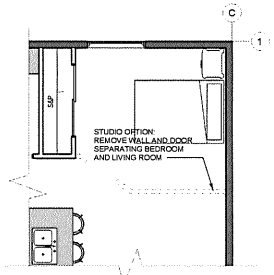
LENA FINISH:
-COMPOSITION SHINGLE ROOFING
- NO.15 BUILDING PAPER
- WOOD FASCIA, PRIMED & PAINTED AS NOTED ON ELEVATIONS
- HARDIPANEL SMOOTH PANEL SIDING
- HARDITRIM 5.5" SMOOTH TRIM BOARD

HARDIBOARD PRODUCTS OR APPROVED EQUAL INSTALLED TO MFR. INSTALLATION PUBLICATIONS

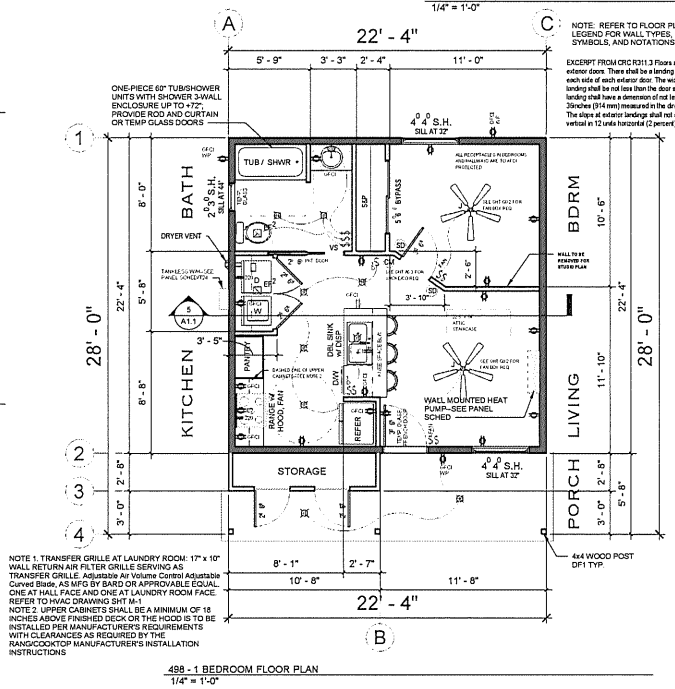
THERMAL ENVELOPE:
1. CONC FOUNDATION AND SLAB ON GRADE
2. 2 x 6 @ 16" o.c. WALLS, R-21 BATT INSUL + R-5 RIGID FOAM ON FACE
3. R-38 INSUL ON TOP OF CEILING
4. R-13 INSUL AT UNDERSIDE OF ROOF DECK
5. NOT USED
6. COMP SHINGLES
7. ENERGY VALUES OF DOORS AND WINDOWS: PER ENERGY ANALYSIS

FRENCH DOOR _____ WINDOWS_____

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



498 - STUDIO OPTION FLOOR PLAN
1/4" = 1'-0"



498 - 1 BEDROOM FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

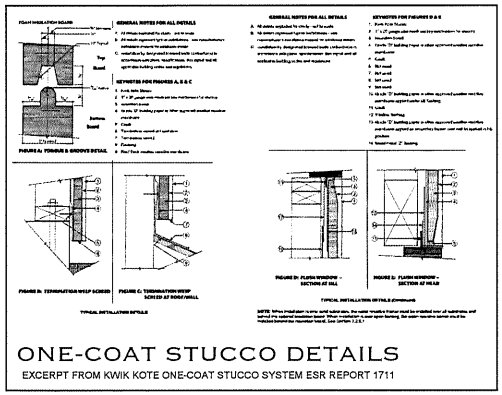
498
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/21/2022
C	DRAFT RELEASE	6/21/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

A1
set date: 9/29/2022

9/29/2022, 11:49:59 AM

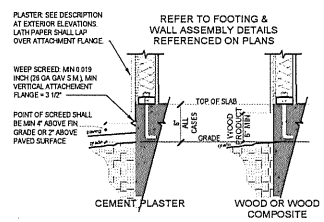


ONE-COAT STUCCO DETAILS

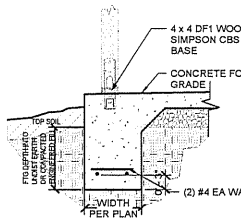
EXCERPT FROM KWIK KOTE ONE-COAT STUCCO SYSTEM ESR REPORT 1711

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

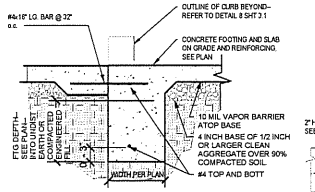
11 STUCCO PARAMETERS



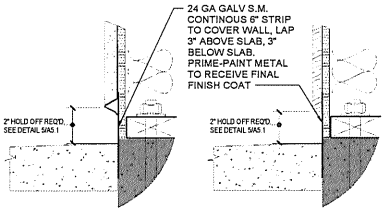
5 TERMINATION OF EXTERIOR FINISH
1" = 1'-0"



1 WOOD POST BASE
1" = 1'-0"

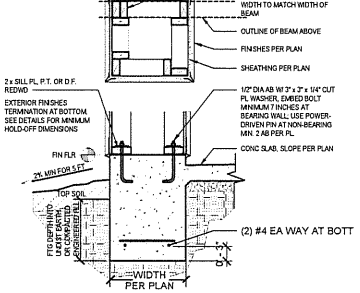


12 FOUNDATION AT VEHICLE DOOR
1" = 1'-0"

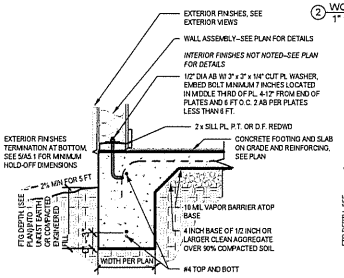


CONDITION WHERE TOP OF PAVING IS LESS THAN 2 INCHES FROM TOP OF SLAB

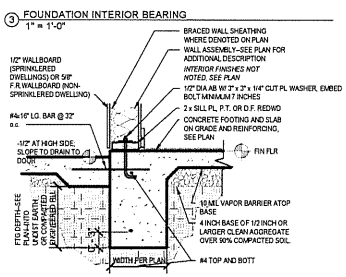
6 EXTERIOR TERMINATION ALTERNATE
3" = 1'-0"



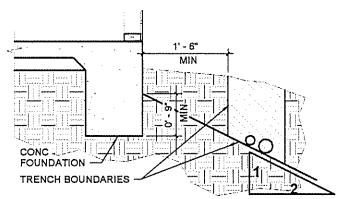
2 WOOD BOX COLUMN
1" = 1'-0"

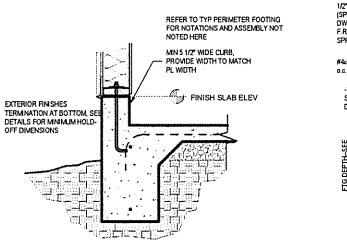


7 FOUNDATION PERIMETER FOOTING
1" = 1'-0"



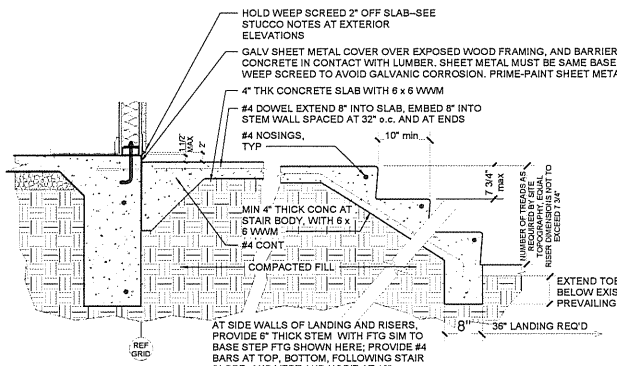
3 FOUNDATION INTERIOR BEARING
1" = 1'-0"





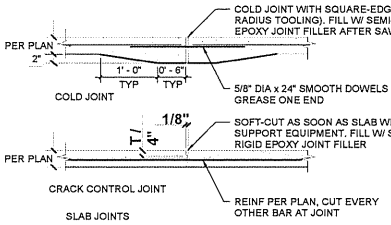
8 FOUNDATION GARAGE CURB ON FOOTING
1" = 1'-0"

4 FOUNDATION COMMON WALL FOOTING
1" = 1'-0"



SLOPE LANDING AWAY FROM STRUCTURE TO SHED WATER, 1/4" PER FOOT MAX
SLOPE TREADS TO NOT RETAIN WATER

9 CONCRETE STEPS
1" = 1'-0"



10 FOUNDATION CONCRETE JUNCTURES
1" = 1'-0"

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

FOUNDATION DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
LENA

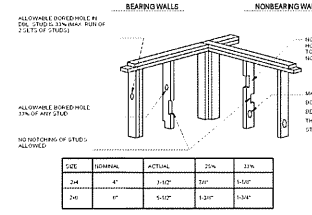
No.	Description	DATE
A	SITE PLAN REVIEW	6/13/2022
B	SITE PLAN REVIEW	6/17/2022
C	DRAFT RELEASE	9/16/2022
1	DRAFT RELEASE	9/29/2022
2		
3		

Project Number
2043.2

A5

set date:
9/29/2022

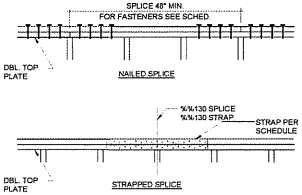
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SIZE	NOMINAL	ACTUAL	25%	33%
2x4	4"	3-1/2"	2in	1-1/2"
2x6	6"	5-1/2"	1-3/4"	1-3/4"

BORED HOLES TO BE LOCATED IN CENTER OF STUD

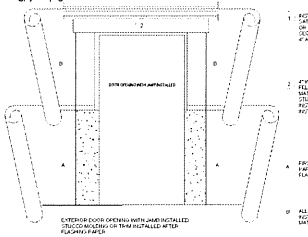
10 STUD NOTCHING & BORING
1" = 1'-0"



CONNECTION SCHEDULE			
NO.	SIMPSON STRAP	CAPACITY	FASTENERS
1	ST6215	1760#	20- 10d NAILS

NOTE: ALL SPLICES TO BE PLACED OVER STUD BELOW

6 TOP PLATE SPLICE
3/4" = 1'-0"

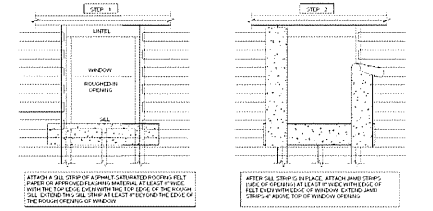


1 INSTALL MINIMUM 9" WIDE ASPHALT SATURATED ROOFING FELT PAPER OR APPROVED FLASHING MATERIAL SECURED TO JAMB HEADER STUCCO MOLDING OR TRIM IS INSTALLED AFTER FLASHING IS INSTALLED

2 9" WIDE ASPHALT SATURATED ROOFING FELT PAPER OR APPROVED FLASHING MATERIAL SECURED TO JAMB HEADER STUCCO MOLDING OR TRIM IS INSTALLED AFTER FLASHING IS INSTALLED

3 FIRST COURSE OF WATER RESISTANT PAPER IS INSTALLED UNDER FLASHING MATERIAL

4 ALL SUBSEQUENT LAYERS ARE INSTALLED OVER FLASHING MATERIAL



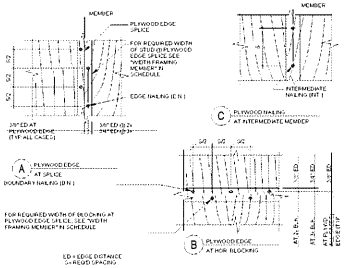
ATTACH A "SILL STRIP" OF ASPHALT SATURATED ROOFING FELT PAPER OR APPROVED FLASHING MATERIAL AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL AND EXTENDING AT LEAST 9" BEYOND THE EDGE OF THE ROUGH OPENING OF WINDOW.

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS EACH SIDE OF OPENING AT LEAST 9" WIDE WITH EDGE OF FELT EVEN WITH EDGE OF WINDOW EXTEND JAMB STRIPS 4" ABOVE TOP OF WINDOW OPENING

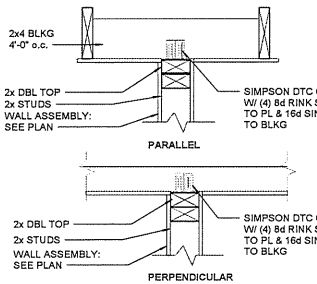
APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW TRIM FLANGE. THE WINDOW INTO THE ROUGH OPENING. WITH FLANGE OVER THE INSTALLED FLASHING FELT STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEADER JAMB OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FELT AT LEAST 4" WIDE.

STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE) LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP AND OUT TO FIT (IN HORIZ. SUCCEEDING COURSES OF WATER-RESISTANT PAPER (IF C. ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE-LAID FASHION

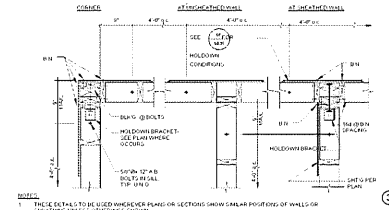
5 WINDOW FLASHING
1/4" = 1'-0"



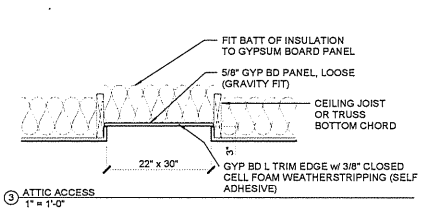
8 PLYWOOD NAILING
1" = 1'-0"



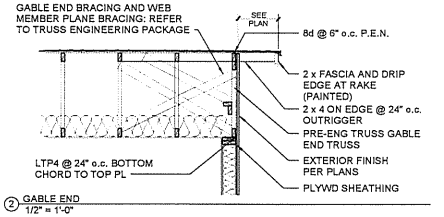
4 NON-BRG WALL TOP PL CONN.
1 1/2" = 1'-0"



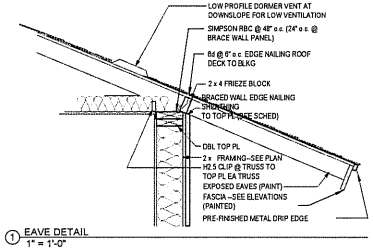
7 STUD WALL CORNER
1" = 1'-0"



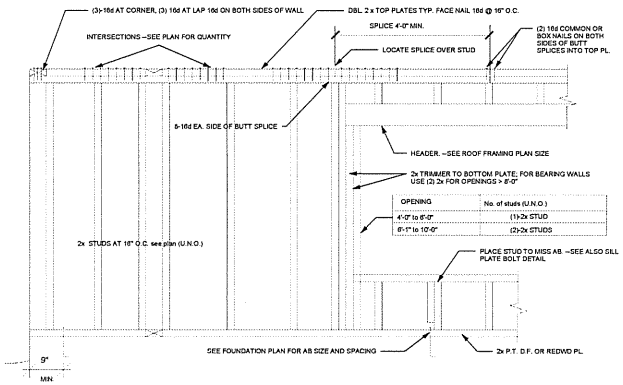
3 ATTIC ACCESS
1" = 1'-0"



2 GABLE END
1/2" = 1'-0"



1 EAVE DETAIL
1" = 1'-0"



9 WALL FRAMING PARAMETERS
1" = 1'-0"

TABLE R702.3.5

MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[c]
				Nails[a]	Screws[b]	
Application without adhesive						
3/8	Ceiling[d]	Perpendicular	16	7	12	13 gage, 1 3/8" long, 15/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; or 4d cooler nail, 0.080" diameter, 1 1/2" long, 7/32" head.
	Wall	Either direction	16	8	16	
1/2	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 15/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; 5d cooler nail, 0.086" diameter, 1 5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1 5/8" long, 9/32" head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 15/64" head; 0.098" diameter, 1 3/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 7/64" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 15/64" head.
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 7/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 15/64" head; 0.098" diameter, 1 3/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 7/64" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 15/64" head.
	Wall	Either direction	16	8	16	

(CONT'D)

Application with adhesive						
3/8	Ceiling[d]	Perpendicular	16	16	16	Same as above for 3/8" gypsum board and gypsum panel products.
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board and gypsum panel products, respectively.
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.5.1. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch.

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold-formed steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be SR, 1 1/4" gage, 1 5/8 inches long, 15/64 inch head for 3/8 inch gypsum board or gypsum panel products; and 6d, 13 gage, 1 7/8 inches long, 15/64 inch head for 1/2 inch gypsum board or gypsum panel products.

d. Three-eighths inch thick single-ply gypsum board or gypsum panel product shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16-inch on center framing, and from 1/2 inch to 5/8 inch for 24 inch on center framing or 1/2-inch sag resistant gypsum ceiling board shall be used.

11 WALL BOARD NAILING
1" = 1'-0"

R702.3 Gypsum Board and Gypsum Panel Products

R702.3.5 Application

Supports and fasteners used to attach gypsum board and gypsum panel products shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board and gypsum panel products shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

R702.3.5.1 Screw Fastening

Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than 5/8 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than 3/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	SITE PLAN REVIEW	6/21/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

FRAMING DETAILS

A5
set date: 9/29/2022

Section 7, Item C.

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9/29/2022 11:50:07 AM

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" × 0.113")	—	
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" × 0.113")	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or 1 1/4" × 20 gage ridge strap	3-10d (3" × 0.128")	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 1/2" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" × 0.135") 3-16d (3 1/2" × 0.135")	—	
	Wall			
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3 1/2" × 0.135")	12" o.c.	
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" × 0.135")	16" o.c. along each edge	
10	Continued header, two pieces	16d (3 1/2" × 0.135")	16" o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d (2 1/2" × 0.113")	—	
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.	
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" × 0.135")	—	
15	Sole plate to joist or blocking, face nail	16d (3 1/2" × 0.135")	16" o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" × 0.135")	16" o.c.	
17	Stud to sole plate, toe nail	3-8d (2 1/2" × 0.113") or 2-16d (3 1/2" × 0.135")	— / —	
18	Top or sole plate to stud, end nail	2-16d (3 1/2" × 0.135")	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—	
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	— / —	
21	1" × 6" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	— / —	
22	1" × 8" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 3 staples 1 3/4"	— / —	
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 1/2" × 0.113") 4 staples 1 3/4"	— / —	
	Floor			
24	Joist to sill or girder, toe nail	3-8d (2 1/2" × 0.113")	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" × 0.113")	6" o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" × 0.113")	6" o.c.	
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	— / —	
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" × 0.135")	—	
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" × 0.135")	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d (3 1/2" × 0.135")	At each joist or rafter	
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2 1/2" × 0.131") nail (roof)	6	12[f]
33	19/32" - 1"	8d common nail (2 1/2" × 0.131")	6	12[f]
34	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d (2 1/2" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
35	1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
37	1/2" gypsum sheathing[d]	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4 screws, Type W or S	7	7
38	5/8" gypsum sheathing[d]	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6	12
40	7/8" - 1"	8d common (2 1/2" × 0.131") nail or 8d deformed (2 1/2" × 0.120") nail	6	12
41	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d deformed (2 1/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

(3) FASTENER SCHEDULE

1. ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED AGAINST CONCRETE WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DF #2.
3. ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
6. ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED STRUCTURAL 1 , FABRICATED IN ACCORDANCE WITH ICC ES REPORT NO. ESR-2586 AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 32/16 AND BE EXPOSURE 1. FLOOR SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 48/24 AND BE EXPOSURE 1. WALL SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 24/0 AND BE EXPOSURE 1. SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO THE EXTERIOR SHALL AT A MINIMUM BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS NOTED ABOVE.
7. MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO ERECTION/INSTALLATION SHALL NOT EXCEED 19%.
8. ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC TABLE 2304.9.1 FOR MINIMUM REQUIREMENTS.
9. FINGER-JOINTED STUDS AND FRAMING SHALL NOT BE USED.
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A-307 MINIMUM, UNLESS NOTED OTHERWISE. STANDARD WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
11. ALL SHEET METAL CONNECTORS AND FASTENERS SHALL ALL SHEET METAL CONNECTORS AND FASTENERS SHALL HAVE CBC AND ICC APPROVAL AND BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED EQUAL. ALL PRODUCTS SHALL BE HOT DIP GALVANIZED, GALVANIZED OR PROVIDED WITH CORROSION RESISTANT FINISH IN ACCORDANCE WITH CBC REQUIREMENTS FOR THE SPECIFIC CONDITIONS OF INSTALLATION AND EXPOSURE.
12. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" PROVISIONS OF THE 2019 CBC, SECTION 2308, UNLESS DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.
13. ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE COMBINATION 24F-V4 OR 24F-V5 PER THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION, UNLESS NOTED OTHERWISE. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)" WITH ALL LAMINATIONS 1 1/2" THICK. ALL GLULAM BEAMS SHALL BE CAMBERED +2000 FEET RADIUS, UNLESS NOTED OTHERWISE. SUBMIT GLULAM CERTIFICATES TO BUILDING OFFICIALS AND DESIGN PROFESSIONALS PRIOR TO ERECTION.
14. ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED BY ILEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 2.0E E = 2,000,000 psi Fb = 2,900 psi Ft = 2,025 psi Fcperp = 750 psi Fcpara = 2,900 psi Fv = 290 psi SG Equivalent = 0.50
15. ALL TIMBERSTRAND LSL LUMBER SHALL BE AS ALL TIMBERSTRAND LSL LUMBER SHALL BE AS MANUFACTURED BY ILEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 1.6E E = 1,600,000 psi Fb = 2,425 psi Ft = 1,700 psi Fcperp = 825 psi Fcpara = 2,150 psi Fv = 400 psi SG Equivalent = 0.50
16. Excerpt from CRC R317.3.1 - Fasteners for preservative-treated wood. Fasteners, including nuts and washers, 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 G185 zinc-coated galvanized steel, or equivalent, shall be used. *Exceptions:1. One-half-inch-diameter (12.7 mm) or greater steel bolts. 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.*

(10) WOOD FRAMING NOTES

OUTLINE OF ELECTRICAL PROVISIONS

Refer to California Electrical Code for full body of language; also refer to LIGHTING MEASURES contained in Energy Analysis Report t24

1. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC SECTION 210-12)
2. ALL DWELLING UNITS RECEPTACLES OUTLETS SHALL BE LISTED: TAMPER-RESISTANT" RECEPTACLES. (CEC SECTION 406.11)
3. RECEPTACLES SERVING COUNTERTOPS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES.
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. (CEC SECTION 210-25(C)(5))
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. (CEC SECTION 210-52(C) (5) EXCEPTION)
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCHES BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 20 INCHES ABOVE COUNTERTOP, SUCH AS OVERHEAD CABINET. (CEC SECTION 210-52(C)(5)EXCEPTION(2))

BATHTUB AND SHOWER AREAS
NO PARTS OF CORD-CONNECTED LUMINARIES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICAL FROM THE TIP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

ONLY LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:
1) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES
3) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE.

THE FOLLOWING LUMINAIRE TYPES NOT PERMITTED IN CLOTHES CLOSETS
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMPHOLDERS SHALL NOT BE PERMITTED.

LOCATION OF LUMINARIES IN CLOTHES CLOSETS
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1) 12 INCHES FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2) 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALL ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3) 6 INCHES FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4) 6 INCHES FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING.
5) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE

ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE:
A.) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
-EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
B.) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON and OFF.
C.) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION.
D.) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G&H)
E.) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON and OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (SECTION150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
A.) PHOTOCONTROL AND MOTION SENSOR
B.) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
C.) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
D.) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

-PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
-TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN.
-BATHROOMS
-LAUNDRY ROOM
-BUILT-IN MICROWAVE OVEN
-RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
1. RATED IC
2. CERTIFIED AIR TIGHT
3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
-PROVIDE UFFER OF OTHER APPROVED GROUND PER CEC 250

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources — Light sources shall comply with one of the columns below	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8.
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide light sources. 3. High pressure sodium light sources. 4. Luminaires with hardwired high frequency generator and induction lamp. 5. LED light sources installed outdoors. 6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C. 9. Any light source not otherwise listed in this table.

(1) ELECTRICAL NOTES

GLAZING NOTES (Excerpt from CBC)
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and BiFold doors.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
5. Glazing that is adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and
3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above *grade*, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. .

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
2. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glazing is more than 18 inches (457 mm) from the railing; or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.
8. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524 mm) above the nose of the tread.

Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glass is more than 18 inches (457 mm) from the railing; or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (864 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.

(2) GLAZING NOTES

SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3.ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
29.8.3.4 Specific location requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:
(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
(4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
(5) Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
(10) For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
(11) Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
(12) Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS
Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported.
Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for sole support of a ceiling-suspended (paddle) fan. *CEC 314.27(C)*

BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL
Metal water piping system(s) installed in or attached to a building or structure shall be bonded to any of the following:

1. Service equipment enclosure
2. Grounded conductor at the service
3. Grounding electrode conductor if of sufficient size
4. One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size

The bonding jumper(s) shall be installed in accordance with 250.64(A), 250.64(B), and 250.64(E). The points of attachment of the bonding jumper(s) shall be accessible. The bonding jumper(s) shall be sized in accordance with Table 250.102(C)(1) except as permitted in 250.104(A)(2) and 250.104(A)(3). *CEC 250.104(A)(1)*

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CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

NOTES

A5
set date: 9/29/2022

Section 7, Item C.

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

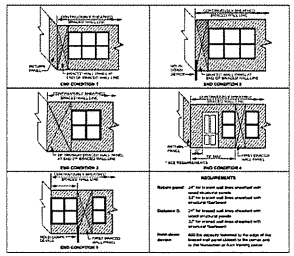
MINIMUM NAIL Size	MINIMUM NAIL Penetration (inches)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING Edges (inches o.c.)	PANEL NAIL SPACING Field (inches o.c.)	ULTIMATE DESIGN WIND SPEED V_{ult} (mph) Wind exposure category B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[b]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

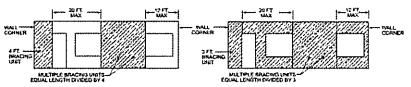
Seismic Design Category	Story Location	Bracing wall Line Length (feet)[c]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, c] Method Line[d]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e]	Method WSP	Methods CS-WSP, CS-G, CS-PF
P_1		10	NP	7.8	2.4	1.8	1.4
		20	NP	15.5	4.8	3.6	2.8
		30	NP	23.3	7.3	5.4	4.2
		40	NP	31.0	9.7	7.2	5.6
		50	NP	38.8	12.1	9.0	7.0
P_2		10	NP	8.3	5.3	3.8	3.2
		20	NP	16.5	10.5	7.5	6.4
		30	NP	24.8	15.8	11.3	9.6
		40	NP	33.0	21.0	15.0	12.8
		50	NP	41.3	26.3	18.8	16.0
P_3		10	NP	9.2	7.2	5.3	4.5
		20	NP	18.3	14.5	10.5	9.0
		30	NP	27.5	21.8	15.8	13.4
		40	NP	36.7	29.0	21.0	17.9
		50	NP	45.8	36.3	26.3	22.3

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

NP = Not Permitted.

TAG	MINIMUM NAIL	MINIMUM SPAN RATING	MINIMUM INTERNAL PANEL THICKNESS	STUD SPACING	PANEL NAIL SPACING EDGE	PANEL NAIL SPACING FIELD
1 (4 FT PANEL LENGTH IS FEET)	8d COMMON	24/16	7/16 inch	16inch o.c.	6 inch o.c.	12 inch o.c.

METHOD CS-WSP:
MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE (TABLE 602.10.3(3) (VALUE IS INTERPOLATED)
[FACTOR FROM TABLE R 10.3.4.1]

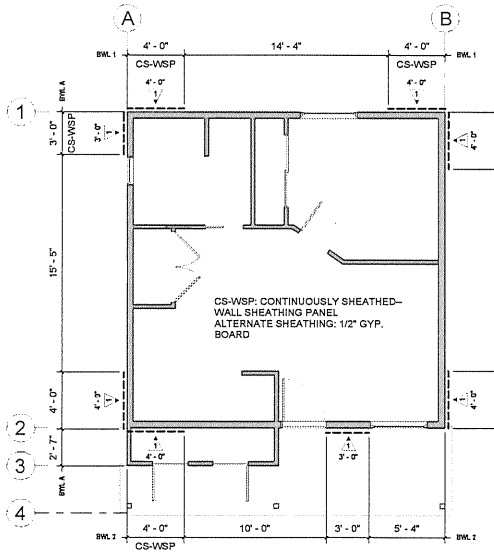


For SI: 1 foot = 304.8 mm.

FIGURE R602.12.5
BRACING UNIT DISTRIBUTION

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

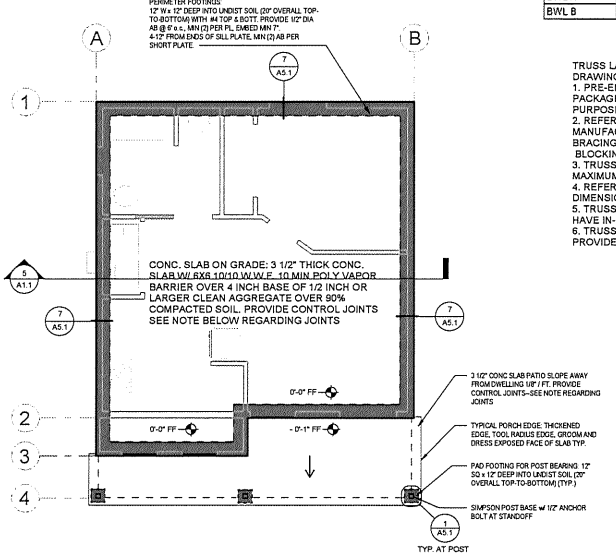
CSW BRACE WALL LINE	BWL LENGTH	MIN REQ'D	FACTOR	TOTAL REQ'D	PROVIDED
BWL 1	22.33	3.45	---	3.45	8
BWL 2	22.33	3.45	---	3.45	7
BWL A	22.33	3.45	---	3.45	7
BWL B	22.33	3.45	---	3.45	8
1/2" GYP BD					
BWL 1	22.33	6.13	---	6.13	min 6.13
BWL 2	22.33	6.13	---	6.13	min 6.13
BWL A	22.33	6.13	---	6.13	min 6.13
BWL B	22.33	6.13	---	6.13	min 6.13



498 - BRACED WALL PLAN
1/4" = 1'-0"

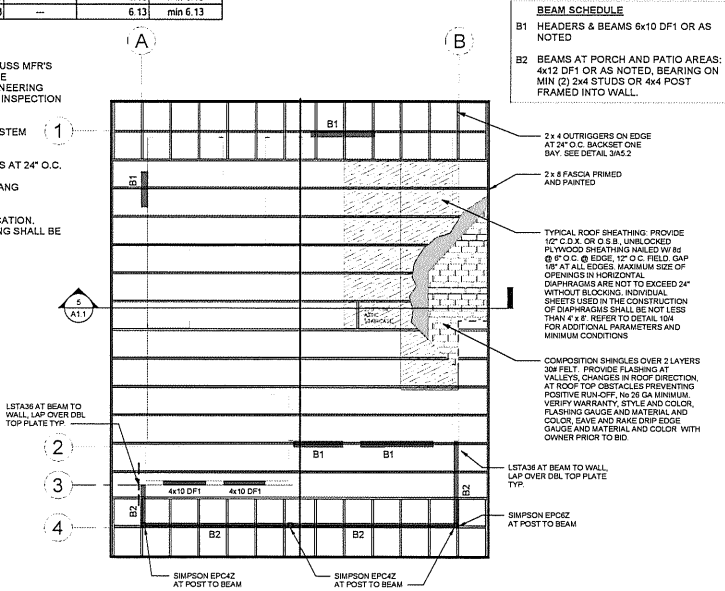
ALL CONCRETE SHALL BE f'c=2500 PSI AT 28 DAYS
ALL FOOTINGS AND SLAB MONOLITHIC POUR
REINFORCING SHALL BE 40 ksi (No 4 OR SMALLER, 60 ksi (No 5 AND LARGER; MISC STEEL Gr A36, BOLTS ASTM A307

1. MAXIMUM PRESCRIPTIVE VALUE FOR ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF IF A GEOTECHNICAL INVESTIGATION REPORT IS NOT PROVIDED. PROVIDE A GEOTECHNICAL INVESTIGATION REPORT FOR HIGHER VALUES OR REDUCE THE VALUE USED FOR ALLOWABLE FOUNDATION PRESSURE IN DESIGN CALCULATIONS
2. ALL HOLDOWNS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION.
ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM OF ONE #4 BAR AT TOP AND BOTTOM OR A SINGLE #5 BAR IN THE MIDDLE THIRD OF THE FOOTING. PERIODIC SPECIAL INSPECTION
WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES O.C. AND THE STRUCTURE IS LESS THAN 3,000 SQ FT, SPECIAL INSPECTION IS NOT REQUIRED.
3. SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD BRACED WALLS, WOOD DIAPHRAGMS, DRAG TRUSS, BRACES, BRACED PANELS AND HOLDOWNS, SPECIAL INSPECTION IS REQUIRED FOR HIGH LOAD DIAPHRAGMS AND WOOD TRUSSES SPACED MORE THAN 60 FEET.
DF 4X4 POSTS W/ SIMPSON CBSQ44 POST BASES AND PC44 POST CAPS (USE ECCLQ44 @ CORNER POST) TYP @ PATIO POSTS.
4. PROVIDE CONCRETE LANDING AT DOORS, MINIMUM 36" PERPENDICULAR FROM FACE OF WALL.
5. CONC. SLAB ON GRADE PROVISIONS FOR DIMENSIONAL CHANGES:
CONTRACTOR OF RECORD SHALL PROVIDE EXPANSION JOINTS, COLD JOINTS, AND CRACK CONTROL JOINTS AS REQUIRED FOR CREEP, SHRINKAGE, TEMPERATURE, CRACK AND MOVEMENT CONTROL FOR PROJECT SPECIFIC SLAB GEOMETRY ACCORDING TO ACI AND SITE-SPECIFIC CONDITIONS, AND REVIEW LAYOUT WITH OWNER TO APPRISE OWNER OF FOUNDATION AND SLAB PERFORMANCE. PRIOR TO PLACING CONCRETE.
6. REFER TO NOTES AND SYMBOLS SHT G.02 FOR PARAMETERS FOR FASTENERS IN PRESERVATIVE-TREATED WOOD.



498 - FOUNDATION PLAN
1/4" = 1'-0"

TRUSS LAYOUT IS DIAGRAMMATIC-TRUSS MFR'S DRAWINGS SUPERCEDE LAYOUT HERE
1. PRE-ENGINEERED ATTACHED ENGINEERING PACKAGE MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
2. REFER TO TRUSS DIAGRAMS FOR MANUFACTURER'S WEB BRACING, SYSTEM BRACING AND REQUIRED BLOCKING.
3. TRUSS LAYOUT BASED ON TRUSSES AT 24" O.C. MAXIMUM U.N.O.
4. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
5. TRUSS MANUFACTURER SHALL HAVE IN-PLANT INSPECTION CERTIFICATION.
6. TRUSS DIAGRAMS AND ENGINEERING SHALL BE PROVIDED W/ PERMIT APPLICATION.



498 - ROOF FRAMING PLAN
1/4" = 1'-0"

BEAM SCHEDULE

B1	HEADERS & BEAMS 6x10 DF1 OR AS NOTED
B2	BEAMS AT PORCH AND PATIO AREAS: 4x12 DF1 OR AS NOTED, BEARING ON MIN (2) 2x4 STUDS OR 4x4 POST FRAMED INTO WALL.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	SITE PLAN REVIEW	8/31/2022
C	DRAFT RELEASE	9/21/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

STRUCTURAL PLAN

S1

set date: 9/29/2022

Section 7, Item C.

9/29/2022 11:50:50 AM

498 SQ FT RESEDA

SHEET INDEX

COVER SHEET
G0.2 NOTES AND SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN/CROSS SECTION/ELEVATIONS/ROOF PLAN
A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
S1.0 STRUCTURAL PLAN

ADDITIONAL SUBMITTAL ITEMS

- ☐ TRUSS CALCULATIONS *
- ☐ FIRE SPRINKLER PLAN (IF REQUIRED)
  - ☐ SUBMITTED
  - ☐ DEFERRED
- ☐ SOLAR PLANS
  - ☐ SUBMITTED
  - ☐ DEFERRED

**APPLICANT IS REQUIRED TO CONTRACT WITH A TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY FOR APPROVAL.*

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY, 1 BEDROOM 1 BATH, DETACHED 498 SQUARE-FOOT ACCESSORY DWELLING UNIT.

SITE INFORMATION

STREET ADDRESS: _____, KERMAN, CA _____

APN: _____

SEWER/WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

DIRECTORY

PLOT PLAN AND TITLE SHEET PREPARED BY:

COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

PROPERTY OWNER:

NAME: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

GENERAL NOTES

GENERAL CONDITIONS:
CERTAIN REQUIREMENTS ARE CITED BELOW TO AMPLIFY CODE REQUIREMENTS; APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN; NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION WITHOUT CHARGE OR RECOURSE TO ARCHITECT OR OWNER.
CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. THOUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY, SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:
WOOD FRAME CONSTRUCTION: ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED LATERALLY PER CBC 2506
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST.

ELECTRICAL NOTES:
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE AND BATHROOM DOOR.

PLAN NOTES
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH BRACED PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.
2. NO FINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT' INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 708.
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.
6. SEE ALSO NAILING SCHEDULE HEREIN.
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.
8. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1 1/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.8.4
9. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CBC AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
10 COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87,UFC)
11. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.
12. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 CFC AND CHAPTER 10 CBC
13. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG.
14. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ +48.
15. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST 4 INCHES (4.) HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND.
16. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES (REFER TO SHT. A5.2)
1. USE 6 X 12 DF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
2. PROVIDE A MINIMUM OF (2) 2 X AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.

ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)
1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.).
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122.
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL 1"C. CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABLING BY OTHERS.
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE OCCUPANCIES, COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE.
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK.

ELECTRICAL SYMBOLS
REFER TO NOTES SHEET A5.3

- $D — DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
- $VS — SINGLE POLE SWITCH, VACANCY SENSOR
- $ — SINGLE POLE SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- $FAN — CONTROL BOX FOR FAN. LIGHT CONTROL MUST BE SEPARATE FROM FAN CONTROLS. REVIEW MFR'S SELECTIONS PRIOR TO ROUGH IN
- A — WALL SCONCE, OUTDOOR (RATED FOR EXTERIOR USE) HIGH EFFICACY. (ALTERNATE: INCANDESCENT WITH MOTION SENSOR AND PHOTOCELL)
- A — SURFACE MOUNT CEILING LIGHT MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- HE — RECESS CAN FIXTURE, HIGH EFFICIENCY 32W PIN-BASE LUMINAIRE, MUST MEET UL RATING FOR ZERO-INSULATION CONTACT, AND AIR TIGHT INSTALLATION. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- A — WALL SCONCE. MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- J — CEILING FAN WITH LIGHT KIT. PROVIDE 2 x BLOCKING TO ROOF TRUSSES ON TWO SIDES OF ELECTRICAL BOX. ELECTRICAL BOX MUST BE DESIGNATED AS HAVING CAPACITY FOR SUPPORTING A MINIMUM WEIGHT OF 50 LBS AND DYNAMIC MOTION. FAN CONTROLS SHALL HAVE SEPARATE SWITCHING FOR LIGHT AND FAN MOTOR. LIGHT KIT FOR BEDROOMS SHALL HAVE H.E. FIXTURE, OR DIMMER CONTROL. CONFIRM WITH OWNER PRIOR TO ROUGHING IN.
- DUPLEX RECEPTACLE, GROUNDED. GFCI AND WP AS NOTED
- E1 — DUPLEX RECEPTACLE LOCATED BELOW CABINET ONE HALF HOT FOR D/W; GROUNDED. GFCI CEC 210.8
- E2 — DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
- E3 — DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. *GFCI, WP DEVICE REQ'D*
- DB, PB — DOOR BELL BUTTON AND DOOR BELL. XFMR/BELL
- CONDENSER — EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. CORD POWER W/ SHT M1-1 UNIT SCHED.
- ATTIC AT HVAC — 220V STUB OVERHEAD TO ATTIC-MOUNT AIR HANDLER +(120V DUPLEX RECEPT. SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO PLANNING CIRCUIT) REFER TO M1-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
- ROOFTOP HVAC — POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER.
- SD — SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT 5.3 RE. CLEAR DISTANCE FROM COOKING APPLIANCES
- CM — CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT 5.3

NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

HVAC SYMBOLS
REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS

- 1 — WHOLE HOUSE FAN: EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- 2 — EXHAUST FAN WITH HUMIDISTAT DEVICE, *PER CALIFORNIA GREEN CODE 4.506*. VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- T — THERMOSTAT--SETBACK TYPE. REFER TO M1-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER CAP AND BACKDRAFT DAMPER

POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooking and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris which may enter the system.
-INDOOR AIR QUALITY AND EXHAUST
-ENVIRONMENTAL COMFORT

FLOOR PLAN LEGEND

- OUTLINE OF WALL TO BE REMOVED
- WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING
  - BRACE PANEL: REFER TO SHT A1.2 FOR INFORMATION
  - HOLDDOWN: REFER TO SHT A1.2 FOR INFORMATION WHERE OCCURS
- WALL: INTERIOR NON-LOAD-BEARING 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR
- EXTERIOR NON LOAD-BEARING WALLS: 2 x 4 @ 24" NON LOAD BEARING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH 1/2" WALLBOARD INTERIOR, 7/16" APA CDX PLYWOOD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS, R 13 BATT INSULATION IN STUD CAVITY.

Excerpt from R602.3.3 - BEARING STUDS
Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

ATTIC ACCESS: REFER TO SHT A5.2

PLUMBING SYMBOLS
REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- LAVATORY SINK: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE:. MAXIMUM 1.2 GAL PER MINUTE AT 60 psi; MIN 0.8 GAL AT 20 psi
- WATER CLOSET: FLUSH TANK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH. (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH
- BATH TUB, ALCOVE BATH/SHOWER UNIT. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: HARD NON-ABSORBENT WALLS TO +72"; PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS. PROVIDE 12" x 12" TAIL PIECE ACCESS; FRAME ROUGH OPENING TO SUIT UNIT
- BATH TUB, FREE-STANDING. MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR.
- SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 78". SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code
  FRAME ROUGH OPENING TO SUIT UNIT
- SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi., OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code
- KITCHEN SINK: COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER. FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
- HOSE BIBB BRONZE BODY WITH WHEEL HANDLE. FITTED WITH NON-REMOVABLE VACUUMBREAKER

APPLIANCES
STANDARD DISHWASHER: 4.25 GAL/CYCLE, COMPACT DISHWASHER: 3.5 GAL/CYCLE
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS:
PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

NOTES & SYMBOLS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	PLANCHECK NO.1	8/1/2022
C	DRAFT RELEASE	9/1/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

G0

set dates
9/29/2022

9/29/2022 11:52:10 AM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   - 1.1 Where there is no commercial power supply.
   - 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS). When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 1

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set date
9/29/2022

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note. MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging)
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	**VOC LIMIT**
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code.*

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code.*

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

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1		
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Project Number
2043.2

CA GREEN BUILDING SHEET 2

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plot date: 9/29/2022

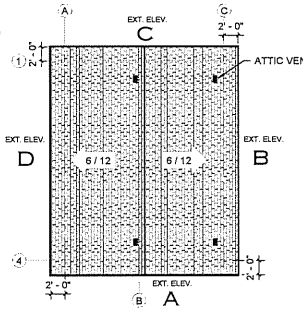
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ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2).
Math:[[498 * (1/300)]*144] / 2 = 119.5 sq.in. high, 119.5 sq.in. low.
Use O'HAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
119.5 sq in / 72 = 1.66; USE 2 VENT(S) LOW, 2 VENT(S) HIGH

EXCERPT FROM CRC R806.1
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have at least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch(6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth,or similar material with openings having a least dimension of1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
EXCERPT FROM CRC R806.2
Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception. The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met.
1. In Climate Zones 14 and 16, a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling
2. Not less than 40 percent and not more than 50 per-cent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or high-est point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted.

EXCERPT FROM CRC R303.5.1 Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets,alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.
Exceptions 1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet (914mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.



498 - ROOF PLAN
1/8" = 1'-0"

STUCCO NOTES:
REFER TO CBC SECTION R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK , DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE, AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

⑦ EXTERIOR SUMMARY NOTES
1/4" = 1'-0"

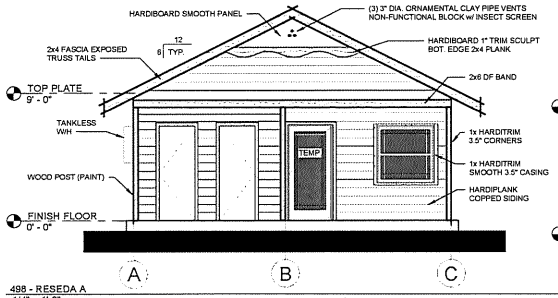
⑨ STUCCO PARAMETERS.
1/4" = 1'-0"

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. these grades should be maintained for the life of the project. ponding of water should not be allowed adjacent to the structure. over irrigation within landscaped areas adjacent to the structure should no be performed.
Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

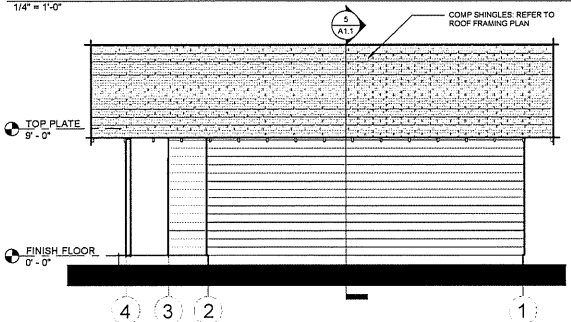
⑧ GRADE NEXT TO STRUCTURE NOTES
1" = 1'-0"

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

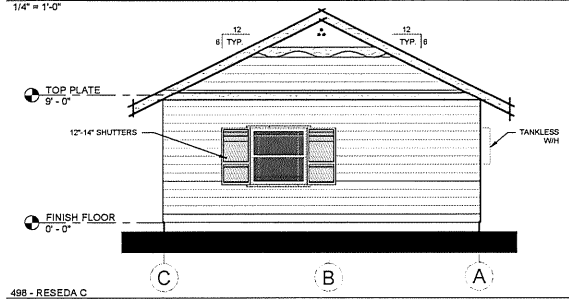
⑥ ENHANCED DURABILIY AND REDUCED MAINTENANCE
1/4" = 1'-0"



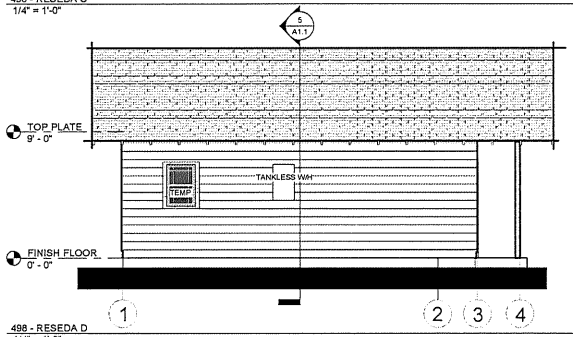
498 - RESEDA A
1/4" = 1'-0"



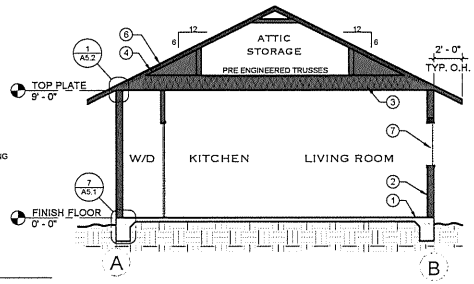
498 - RESEDA B
1/4" = 1'-0"



498 - RESEDA C
1/4" = 1'-0"



498 - RESEDA D
1/4" = 1'-0"



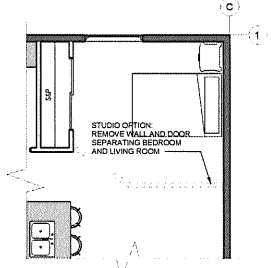
⑤ CROSS SECTION
1/4" = 1'-0"

RESEDA FINISH:
-COMPOSITION SHINGLE ROOFING
- NO 15 BUILDING PAPER
-WOOD FASCIA, PRIMED & PAINTED AS NOTED ON ELEVATIONS
- HARDIPLANK LAPPED SIDING
- HARDITRIM 3.5" SMOOTH TRIM BOARD
- 12"-14" WINDOW SHUTTERS
- HARDIBOARD SMOOTH PANEL

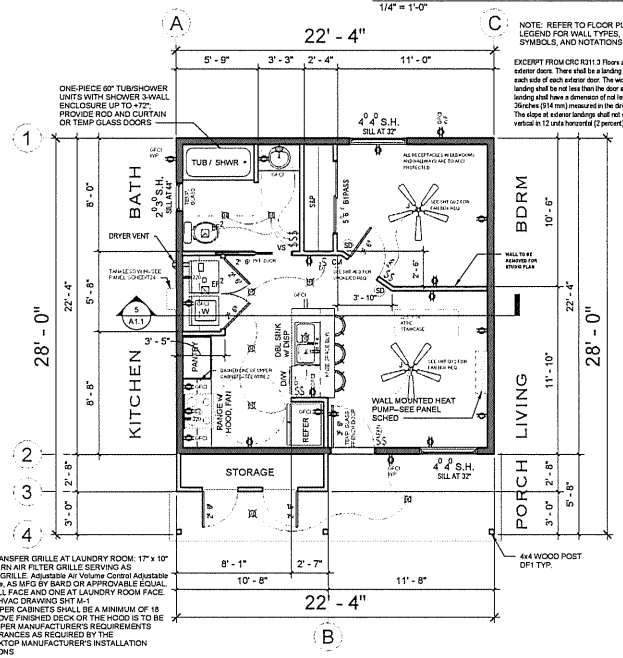
HARDIBOARD PRODUCTS OR APPROVED EQUAL INSTALLED TO MFR. INSTALLATION PUBLICATIONS

THERMAL ENVELOPE:
① CONC FOUNDATION AND SLAB ON GRADE
② 2 x 6 @ 16" o.c. WALLS, R-21 BATT INSUL + R-5 RIGID FOAM ON FACE
③ R-38 INSUL ON TOP OF CEILING
④ R-13 INSUL AT UNDERSIDE OF ROOF DECK
⑤ NOT USED
⑥ COMP SHINGLES
⑦ ENERGY VALUES OF DOORS AND WINDOWS: PER ENERGY ANALYSIS
FRENCH DOOR _____ WINDOWS _____

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



498 - STUDIO OPTION FLOOR PLAN
1/4" = 1'-0"



NOTE: REFER TO FLOOR PLAN LEGEND FOR WALL TYPES, SYMBOLS, AND NOTATIONS.

EXCERPT FROM CRC R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

498 - 1 BEDROOM FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
RESEDA

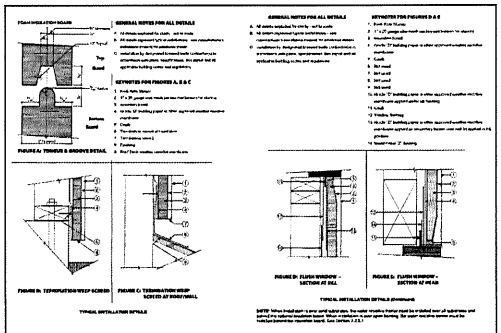
No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/21/2022
C	DRAFT RELEASE	6/21/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

A1
set date: 9/29/2022

Section 7, Item C.

9/29/2022 11:51:57 AM

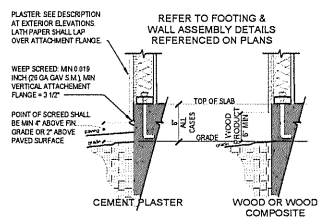


ONE-COAT STUCCO DETAILS

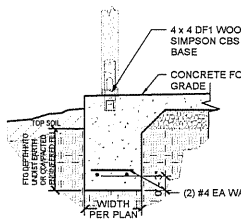
EXCERPT FROM KWIK KOTE ONE-COAT STUCCO SYSTEM ESR REPORT 1711

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
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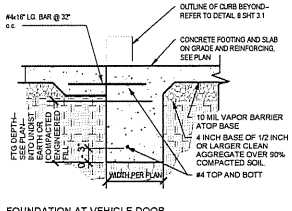
11 STUCCO PARAMETERS



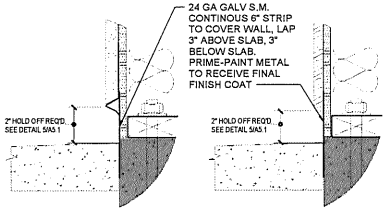
5 TERMINATION OF EXTERIOR FINISH
1" = 1'-0"



1 WOOD POST BASE
1" = 1'-0"

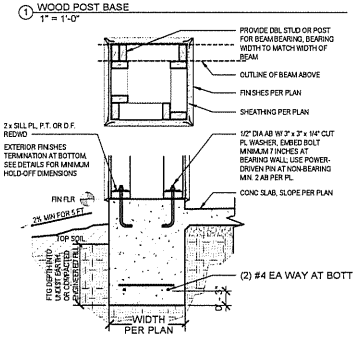


12 FOUNDATION AT VEHICLE DOOR
1" = 1'-0"

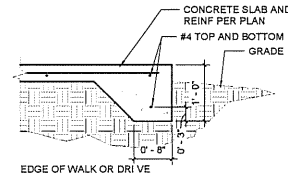


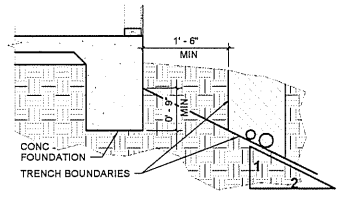
CONDITION WHERE TOP OF PAVING IS LESS THAN 2 INCHES FROM TOP OF SLAB

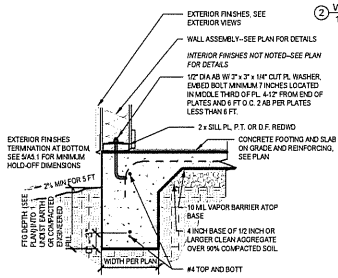
6 EXTERIOR TERMINATION ALTERNATE
3" = 1'-0"



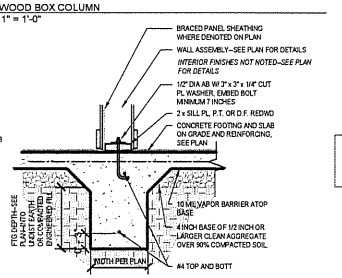
2 WOOD BOX COLUMN
1" = 1'-0"



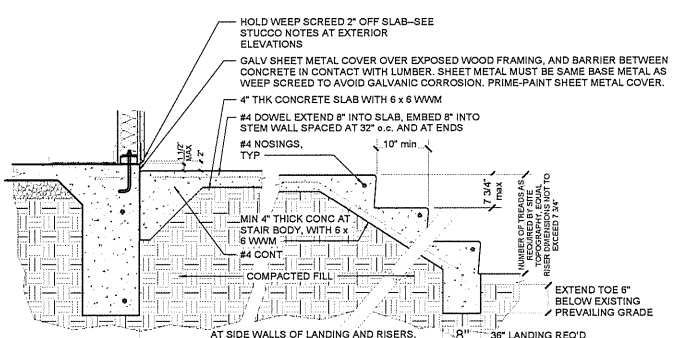




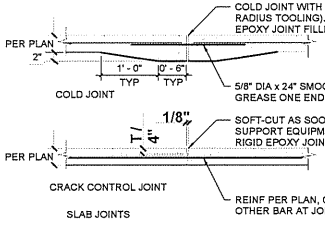
7 FOUNDATION PERIMETER FOOTING
1" = 1'-0"



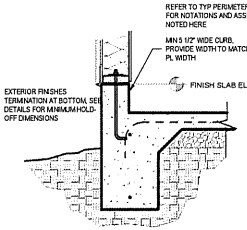
3 FOUNDATION INTERIOR BEARING
1" = 1'-0"



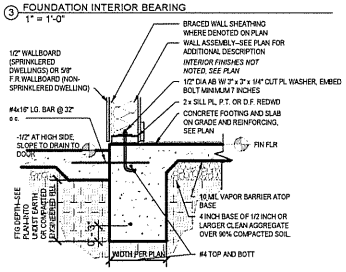
9 CONCRETE STEPS
1" = 1'-0"



10 FOUNDATION CONCRETE JUNCTURES
1" = 1'-0"



8 FOUNDATION GARAGE CURB ON FOOTING
1" = 1'-0"



4 FOUNDATION COMMON WALL FOOTING
1" = 1'-0"

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

FOUNDATION DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

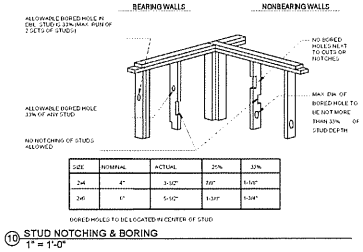
498
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/10/2022
B	SITE PLAN REVIEW	6/1/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
		2
		3

Project Number
2043.2

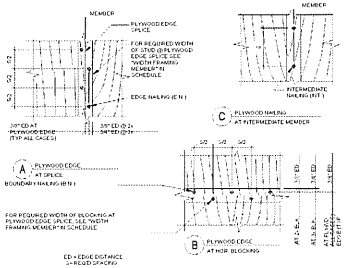
A5
set date: 9/29/2022

9/29/2022 11:52:00 AM

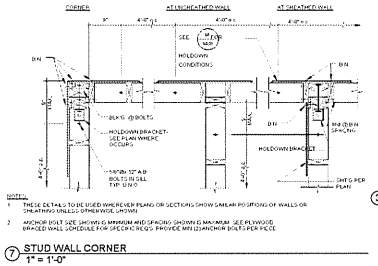


SIZE	NOMINAL	ACTUAL	25%	33%
2x4	4"	3-1/2"	7/8"	1-1/16"
2x6	6"	5-1/2"	1-3/8"	1-3/4"

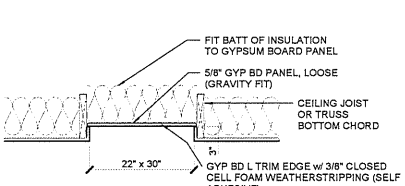
10 STUD NOTCHING & BORING
1" = 1'-0"



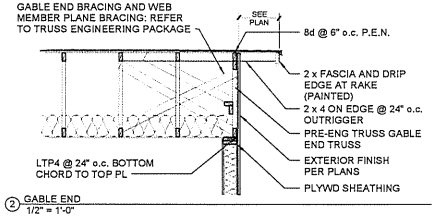
8 PLYWOOD NAILING
1" = 1'-0"



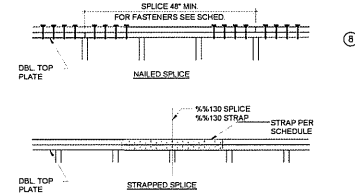
7 STUD WALL CORNER
1" = 1'-0"



3 ATTIC ACCESS
1" = 1'-0"



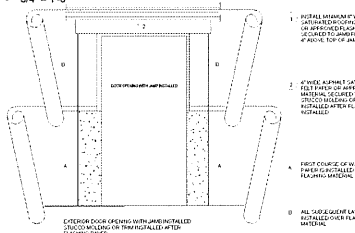
2 GABLE END
1/2" = 1'-0"

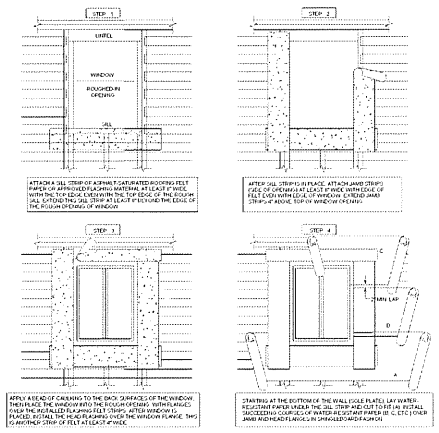


CONNECTION SCHEDULE			
NO.	SIMPSON STRAP	CAPACITY	FASTENERS
(1)	ST6215	1760#	20- 10d NAILS

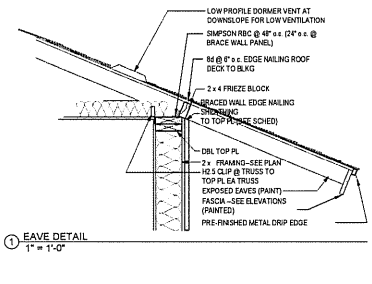
NOTE: ALL SPLICES TO BE PLACED OVER STUD BELOW

6 TOP PLATE SPLICE
3/4" = 1'-0"

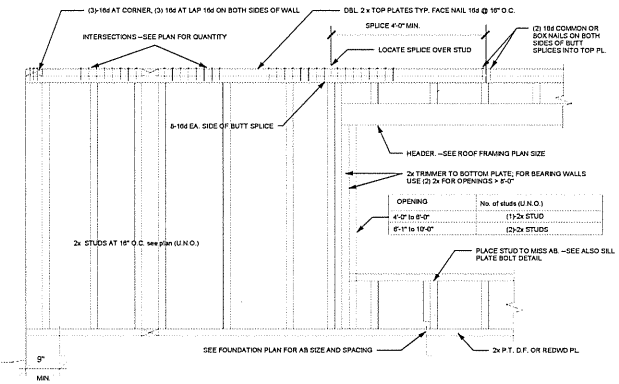




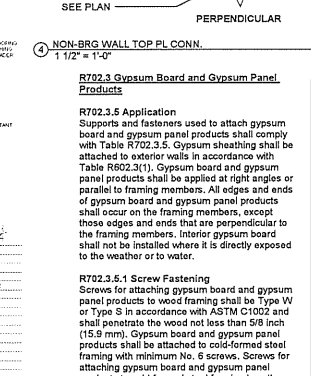
5 WINDOW FLASHING
1/4" = 1'-0"



1 EAVE DETAIL
1" = 1'-0"



9 WALL FRAMING PARAMETERS
1" = 1'-0"



4 NON-BRG WALL TOP PL CONN.
1 1/2" = 1'-0"

TABLE R702.3.5

MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[c]
				Nails[a]	Screws[b]	
Application without adhesive						
3/8	Ceiling[d]	Perpendicular	16	7	12	13 gage, 1 1/4" long, 19/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; or 4d cooler nail, 0.080" diameter, 1 3/8" long, 7/32" head.
	Wall	Either direction	16	8	16	
1/2	Ceiling	Either direction	16	7	12	13 gage, 1 3/8" long, 19/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 19/64" head; 0.098" diameter, 1 3/4" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling[d]	Perpendicular	16	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
Type X at garage ceiling beneath habitable rooms		Perpendicular	24	6	6	1 7/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 19/64" head; 0.098" diameter, 1 3/4" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Wall	Either direction	16	8	16	
Application with adhesive						
3/8	Ceiling[d]	Perpendicular	16	16	16	Same as above for 3/8" gypsum board and gypsum panel products.
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board and gypsum panel products, respectively.
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.5.1. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 1/8 inch longer than the gypsum board or gypsum panel products thickness and shall have ringed shanks. Where the cold-formed steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 13 1/2 gage, 1 5/8 inches long, 15/64 inch head for 1/2 inch gypsum board or gypsum panel products and 6d, 13 gage, 1 7/8 inches long, 15/64 inch head for 5/8 inch gypsum board or gypsum panel product.

d. Three eighths inch thick single-ply gypsum board or gypsum panel product shall not be used on a ceiling where a water-based textured finish is to be applied, or where a will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16 inch on center framing, and from 1/2 inch to 5/8 inch for 24 inch on center framing or 1/2 inch sag resistant gypsum ceiling board shall be used.

R702.3 Gypsum Board and Gypsum Panel Products

R702.3.5 Application

Supports and fasteners used to attach gypsum board and gypsum panel products shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board and gypsum panel products shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

R702.3.5.1 Screw Fastening

Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than 5/8 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than 3/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

11 WALL BOARD NAILING
1" = 1'-0"

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/10/2022
B	SITE PLAN REVIEW	8/15/2022
C	DRAFT RELEASE	8/16/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

FRAMING DETAILS

A5

set date: 9/29/2022

Section 7, Item C.

9/29/2022 11:52:04 AM

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" × 0.113")	—	
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" × 0.113")	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or 1 1/4" × 20 gage ridge strap	3-10d (3" × 0.128")	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 1/2" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" × 0.135") 3-16d (3 1/2" × 0.135")	—	
	Wall			
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3 1/2" × 0.135")	12" o.c.	
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" × 0.135")	16" o.c. along each edge	
10	Continued header, two pieces	16d (3 1/2" × 0.135")	16" o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d (2 1/2" × 0.113")	—	
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.	
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" × 0.135")	—	
15	Sole plate to joist or blocking, face nail	16d (3 1/2" × 0.135")	16" o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" × 0.135")	16" o.c.	
17	Stud to sole plate, toe nail	3-8d (2 1/2" × 0.113") or 2-16d (3 1/2" × 0.135")	—	
18	Top or sole plate to stud, end nail	2-16d (3 1/2" × 0.135")	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—	
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—	
21	1" × 6" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—	
22	1" × 8" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 3 staples 1 3/4"	—	
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 1/2" × 0.113") 4 staples 1 3/4"	—	
	Floor			
24	Joist to sill or girder, toe nail	3-8d (2 1/2" × 0.113")	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" × 0.113")	6" o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" × 0.113")	6" o.c.	
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—	
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" × 0.135")	—	
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" × 0.135")	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d (3 1/2" × 0.135")	At each joist or rafter	
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall) 8d common (2 1/2" × 0.131") nail (roof)[f]	6	12[f]
33	19/32" - 1"	8d common nail (2 1/2" × 0.131")	6	12[f]
34	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d (2 1/2" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
35	1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
37	1/2" gypsum sheathing[d]	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
38	5/8" gypsum sheathing[d]	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6	12
40	7/8" - 1"	8d common (2 1/2" × 0.131") nail or 8d deformed (2 1/2" × 0.120") nail	6	12
41	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d deformed (2 1/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

(3) FASTENER SCHEDULE

1. ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED AGAINST CONCRETE WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DF #2.
3. ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
6. ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED STRUCTURAL 1 , FABRICATED IN ACCORDANCE WITH ICC ES REPORT NO. ESR-2586 AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 32/16 AND BE EXPOSURE 1. FLOOR SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 48/24 AND BE EXPOSURE 1. WALL SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 24/0 AND BE EXPOSURE 1. SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO THE EXTERIOR SHALL AT A MINIMUM BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS NOTED ABOVE.
7. MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO ERECTION/INSTALLATION SHALL NOT EXCEED 19%.
8. ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC TABLE 2304.9.1 FOR MINIMUM REQUIREMENTS.
9. FINGER-JOINTED STUDS AND FRAMING SHALL NOT BE USED.
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A-307 MINIMUM, UNLESS NOTED OTHERWISE. STANDARD WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
11. ALL SHEET METAL CONNECTORS AND FASTENERS SHALL ALL SHEET METAL CONNECTORS AND FASTENERS SHALL HAVE CBC AND ICC APPROVAL AND BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED EQUAL. ALL PRODUCTS SHALL BE HOT DIP GALVANIZED, GALVANIZED OR PROVIDED WITH CORROSION RESISTANT FINISH IN ACCORDANCE WITH CBC REQUIREMENTS FOR THE SPECIFIC CONDITIONS OF INSTALLATION AND EXPOSURE.
12. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" PROVISIONS OF THE 2019 CBC, SECTION 2308, UNLESS DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.
13. ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE COMBINATION 24F-V4 OR 24F-V5 PER THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION, UNLESS NOTED OTHERWISE. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)" WITH ALL LAMINATIONS 1 1/2" THICK. ALL GLULAM BEAMS SHALL BE CAMBERED +2000 FEET RADIUS, UNLESS NOTED OTHERWISE. SUBMIT GLULAM CERTIFICATES TO BUILDING OFFICIALS AND DESIGN PROFESSIONALS PRIOR TO ERECTION.
14. ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 2.0E E = 2,000,000 psi Fb = 2,900 psi Ft = 2,025 psi Fcperp = 750 psi Fcpara = 2,900 psi Fv = 290 psi SG Equivalent = 0.50
15. ALL TIMBERSTRAND LSL LUMBER SHALL BE AS ALL TIMBERSTRAND LSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 1.6E E = 1,600,000 psi Fb = 2,425 psi Ft = 1,700 psi Fcperp = 825 psi Fcpara = 2,150 psi Fv = 400 psi SG Equivalent = 0.50
16. Excerpt from CRC R317.3.1 - Fasteners for preservative-treated wood. Fasteners, including nuts and washers, 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 G185 zinc-coated galvanized steel, or equivalent, shall be used. *Exceptions:1. One-half-inch-diameter (12.7 mm) or greater steel bolts. 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.*

(10) WOOD FRAMING NOTES

OUTLINE OF ELECTRICAL PROVISIONS
Refer to California Electrical Code for full body of language; also refer to LIGHTING MEASURES contained in Energy Analysis Report t24

1. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC SECTION 210-12)
2. ALL DWELLING UNITS RECEPTACLES OUTLETS SHALL BE LISTED: TAMPER-RESISTANT" RECEPTACLES. (CEC SECTION 406.11)
3. RECEPTACLES SERVING COUNTERTOPS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES.
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. (CEC SECTION 210-25(C)(5))
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. (CEC SECTION 210-52(C) (5) EXCEPTION)
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCHES BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 20 INCHES ABOVE COUNTERTOP, SUCH AS OVERHEAD CABINET. (CEC SECTION 210-52(C)(5)EXCEPTION(2))

BATHTUB AND SHOWER AREAS
NO PARTS OF CORD-CONNECTED LUMINARIES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICAL FROM THE TIP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

ONLY LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:
1) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES
3) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE.

THE FOLLOWING LUMINAIRE TYPES NOT PERMITTED IN CLOTHES CLOSETS:
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMPHOLDERS SHALL NOT BE PERMITTED.

LOCATION OF LUMINARIES IN CLOTHES CLOSETS
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1) 12 INCHES FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2) 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALL ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3) 6 INCHES FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4) 6 INCHES FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING.
5) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE

ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE:
A) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
-EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
B) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON and OFF.
C) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION.
D) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G&H)
E) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON and OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (SECTION150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
A) PHOTOCONTROL AND MOTION SENSOR
B) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
C) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
D) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

-PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
-TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN.
-BATHROOMS
-LAUNDRY ROOM
-BUILT-IN MICROWAVE OVEN
-RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
1. RATED IC
2. CERTIFIED AIR TIGHT
3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
-PROVIDE UFFER OF OTHER APPROVED GROUND PER CEC 250

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources Light sources shall comply with one of the columns below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide light sources. 3. High pressure sodium light sources. 4. Luminaires with hardwired high frequency generator and induction lamp. 5. LED light sources installed outdoors. 6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C. 9. Any light source not otherwise listed in this table.

(1) ELECTRICAL NOTES

SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
29.8.3.4 Specific location requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:
(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
(4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
(5) Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
(10) For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
(11) Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
(12) Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS
Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported.
Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for sole support of a ceiling-suspended (paddle) fan. *CEC 314.27(C)*

BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL
Metal water piping system(s) installed in or attached to a building or structure shall be bonded to any of the following:

1. Service equipment enclosure
2. Grounded conductor at the service
3. Grounding electrode conductor if of sufficient size
4. One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size

The bonding jumper(s) shall be installed in accordance with 250.64(A), 250.64(B), and 250.64(E). The points of attachment of the bonding jumper(s) shall be accessible. The bonding jumper(s) shall be sized in accordance with Table 250.102(C)(1) except as permitted in 250.104(A)(2) and 250.104(A)(3). *CEC 250.104(A)(1)*

GLAZING NOTES (Excerpt from CBC)
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and BiFold doors.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
5. Glazing that is adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and
3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above *grade*, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. .

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
2. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glazing is more than 18 inches (457 mm) from the railing; or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.
8. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524 mm) above the nose of the tread.

Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glass is more than 18 inches (457 mm) from the railing; or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (864 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.

(2) GLAZING NOTES

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

NOTES

A5
set date: 9/29/2022

TABLE R602.3(3)

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

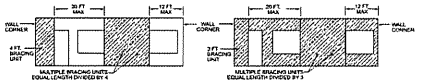
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.



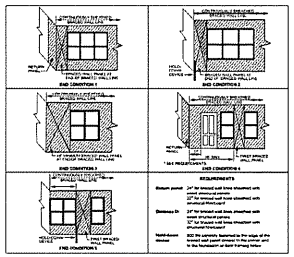
BRACING WITH AREAS BETWEEN CENTERED WITH OTHER BRACING

BRACING UNITS WITH ALL FRAMED PORTIONS OF WALL GREATER

For SI: 1 foot = 304.8 mm.

FIGURE R602.12.5

BRACING UNIT DISTRIBUTION



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7

END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.10.3(3)

BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[b]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 10 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

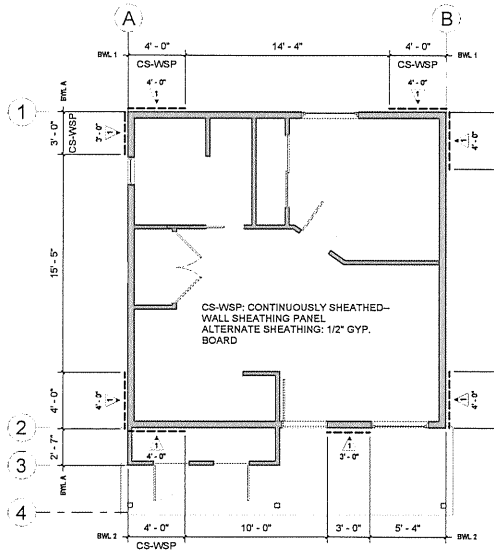
Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[d, e]				
			Method LIB[f]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[g]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D_1		10	NP	2.8	2.8	1.4	1.5
		20	NP	5.5	5.5	2.9	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
D_2		10	NP	5.3	5.3	3.8	4.2
		20	NP	10.5	10.5	7.5	8.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
		50	NP	26.3	26.3	18.8	16.0
D_3		10	NP	7.3	7.3	5.3	4.5
		20	NP	14.5	14.5	10.5	9.0
		30	NP	21.8	21.8	15.8	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.3	26.3	22.3
Unpile wall below one- or two-story dwelling		10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted

TAG	MINIMUM NAIL	MINIMUM SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS	STUD SPACING	PANEL NAIL SPACING	
					EDGES	FIELD
1 3' FT (PANEL LENGTH) PIECE	8d COMMON	24/16	7/16 inch	16inch o.c. 6 inch o.c.	12 inch o.c.	

METHOD CS-WSP:
MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE
(TABLE R602.10.3(3) VALUES INTERPOLATED)
[FACTOR FROM TABLE R 10.3(4)]



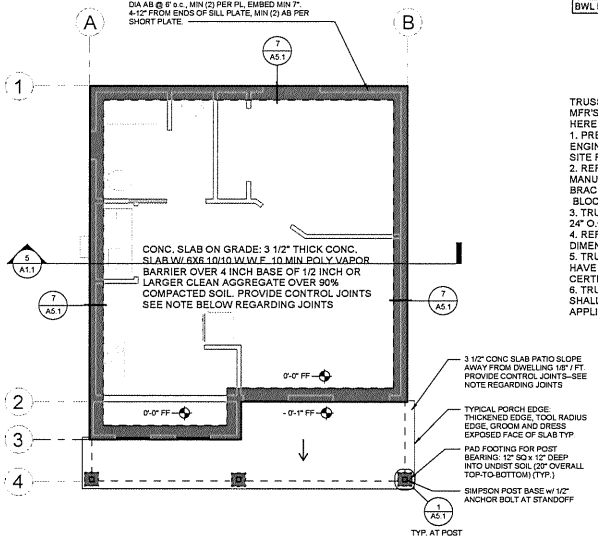
498 - BRACED WALL PLAN
1/4" = 1'-0"

CSW BRACE WALL LINE	BWL LENGTH	MIN REQ'D	FACTOR	TOTAL REQ'D	PROVIDED
BWL 1	22.33	3.45	---	3.45	8
BWL 2	22.33	3.45	---	3.45	7
BWL A	22.33	3.45	---	3.45	7
BWL B	22.33	3.45	---	3.45	8
1/2" GYP BD					
BWL 1	22.33	6.13	---	6.13	min 6.13
BWL 2	22.33	6.13	---	6.13	min 6.13
BWL A	22.33	6.13	---	6.13	min 6.13
BWL B	22.33	6.13	---	6.13	min 6.13

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

ALL CONCRETE SHALL BE f ≥ 2500 PSI AT 28 DAYS
ALL FOOTINGS AND SLAB MONOLITHIC POUR
REINFORCING SHALL BE 40 ksi (No 4 OR SMALLER, 60 ksi (No 5 ANDLARGER; MISC STEEL Gr A36, BOLTS ASTM A307

1. MAXIMUM PRESCRIPTIVE VALUE FOR ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF IF A GEOTECHNICAL INVESTIGATION REPORT IS NOT PROVIDED. PROVIDE A GEOTECHNICAL INVESTIGATION REPORT FOR HIGHER VALUES OR REDUCE THE VALUE USED FOR ALLOWABLE FOUNDATION PRESSURE IN DESIGN CALCULATIONS
2. ALL HOLDOWNS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION.
ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM OF ONE #4 BAR AT TOP AND BOTTOM OR A SINGLE #5 BAR IN THE MIDDLE THIRD OF THE FOOTING. PERIODIC SPECIAL INSPECTION
WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES O.C. AND THE STRUCTURE IS LESS THAN 3,000 SQ FT, SPECIAL INSPECTION IS NOT REQUIRED.
3. SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD BRACED WALLS, WOOD DIAPHRAGMS, DRAG TRUSS, BRACES, BRACED PANELS AND HOLDOWNS, SPECIAL INSPECTION IS REQUIRED FOR HIGH LOAD DIAPHRAGMS AND WOOD TRUSSES SPACED MORE THAN 60 FEET.
DF 4X4 POSTS W/ SIMPSON CBSQ44 POST BASES AND PC44 POST CAPS (USE ECCLQ44 @ CORNER POST) TYP @ PATIO POSTS.
4. PROVIDE CONCRETE LANDING AT DOORS, MINIMUM 36" PERPENDICULAR FROM FACE OF WALL.
5. CONC. SLAB ON GRADE PROVISIONS FOR DIMENSIONAL CHANGES:
CONTRACTOR OF RECORD SHALL PROVIDE EXPANSION JOINTS, COLD JOINTS, AND CRACK CONTROL JOINTS AS REQUIRED FOR CREEP, SHRINKAGE, TEMPERATURE, CRACK AND MOVEMENT CONTROL FOR PROJECT SPECIFIC SLAB GEOMETRY ACCORDING TO ACI AND SITE-SPECIFIC CONDITIONS, AND REVIEW LAYOUT WITH OWNER TO APPRISE OWNER OF FOUNDATION AND SLAB PERFORMANCE. PRIOR TO PLACING CONCRETE.
6. REFER TO NOTES AND SYMBOLS SHT G.02 FOR PARAMETERS FOR FASTENERS IN PRESERVATIVE-TREATED WOOD.



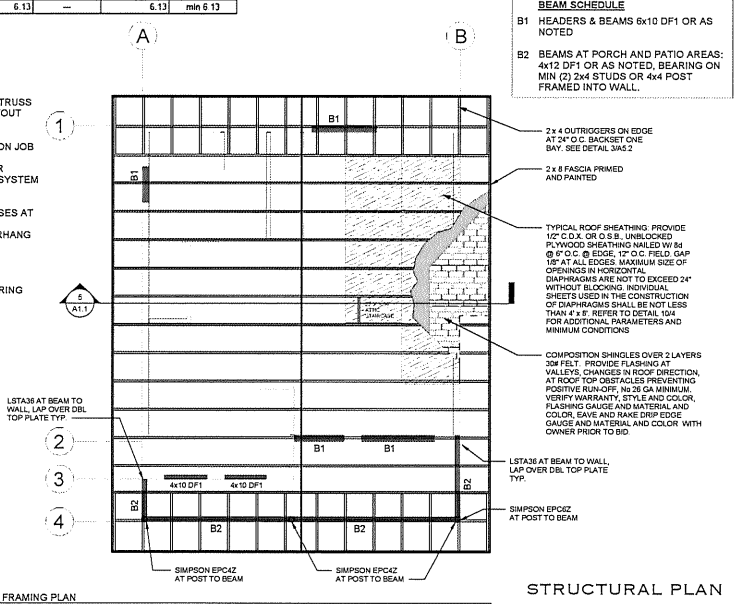
498- FOUNDATION PLAN
1/4" = 1'-0"

BEAM SCHEDULE

B1 HEADERS & BEAMS 6x10 DF1 OR AS NOTED

B2 BEAMS AT PORCH AND PATIO AREAS: 4x12 DF1 OR AS NOTED, BEARING ON MIN (2) 2x4 STUDS OR 4x4 POST FRAMED INTO WALL.

TRUSS LAYOUT IS DIAGRAMMATIC-TRUSS MFR'S DRAWINGS SUPERCEDE LAYOUT HERE
1. PRE-ENGINEERED ATTACHED ENGINEERING PACKAGE MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
2. REFER TO TRUSS DIAGRAMS FOR MANUFACTURER'S WEB BRACING, SYSTEM BRACING AND REQUIRED BLOCKING.
3. TRUSS LAYOUT BASED ON TRUSSES AT 24" O.C. MAXIMUM U.N.O.
4. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
5. TRUSS MANUFACTURER SHALL HAVE IN-PLANT INSPECTION CERTIFICATION.
6. TRUSS DIAGRAMS AND ENGINEERING SHALL BE PROVIDED W/ PERMIT APPLICATION.



498 - ROOF FRAMING PLAN
1/4" = 1'-0"

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

498
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/10/2022
B	SITE PLAN REVIEW	6/15/2022
C	DRAFT RELEASE	9/15/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

STRUCTURAL PLAN

S1.

Set date: 9/29/2022

9/29/2022 11:52:48 AM

749 SQ FT CONGA

SHEET INDEX

COVER SHEET
G0.2 NOTES AND SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN/CROSS SECTION/ELEVATIONS/ROOF PLAN
A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
S1.0 STRUCTURAL PLAN

ADDITIONAL SUBMITTAL ITEMS

☐ TRUSS CALCULATIONS *
☐ FIRE SPRINKLER PLAN (IF REQUIRED)
  ☐ SUBMITTED
  ☐ DEFERRED
☐ SOLAR PLANS
  ☐ SUBMITTED
  ☐ DEFERRED

**APPLICANT IS REQUIRED TO CONTRACT WITH A TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY FOR APPROVAL.*

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY, 1 BEDROOM 1 BATH WITH 1 FLEX SPACE, DETACHED 749 SQUARE-FOOT ACCESSORY DWELLING UNIT.

SITE INFORMATION

STREET ADDRESS: _____, KERMAN, CA _____

APN: _____

SEWER/WASTE WATER

☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

ELECTRICAL SERVICE

☐ UPGRADED SERVICE
☐ EXISTING SERVICE TO REMAIN
☐ NEW SERVICE

GAS SERVICE

☐ UPGRADED SERVICE
☐ EXISTING SERVICE TO REMAIN
☐ NEW SERVICE

DIRECTORY

PLOT PLAN AND TITLE SHEET PREPARED BY:
COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

PROPERTY OWNER:
NAME: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

GENERAL NOTES

GENERAL CONDITIONS:
CERTAIN REQUIREMENTS ARE CITED BELOW TO AMPLIFY CODE REQUIREMENTS. APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN. NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION WITHOUT CHARGE OR RECOURSE TO ARCHITECT OR OWNER. CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. THOUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY, SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:
WOOD FRAME CONSTRUCTION. ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED LATERALLY PER CBC 2506
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST.

ELECTRICAL NOTES:
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE AND BATHROOM DOOR.

PLAN NOTES
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH BRACED PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.
2. NO FINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 708.
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.
6. SEE ALSO NAILING SCHEDULE HEREIN.
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.
8. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1½ HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.8.4
9. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CBC AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
10. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87,UFC).
11. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.
12. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 CFC AND CHAPTER 10 CBC
13. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG.
14. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ +48.
15. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST 4 INCHES (4.) HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND.
16. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES: (REFER TO SHT. A5.2)
1. USE 5 X 12 DF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
2. PROVIDE A MINIMUM OF (2) 2 X AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.

ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)
1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.).
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122.
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL 1"C. CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABLING BY OTHERS.
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE OCCUPANCIES, COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE.
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK.

ELECTRICAL SYMBOLS
REFER TO NOTES SHEET A5.3

- $_D — DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
- $_VS — SINGLE POLE SWITCH, VACANCY SENSOR
- $ — SINGLE POLE SWITCH
- $_3 — 3-WAY SWITCH
- $_4 — 4-WAY SWITCH
- $_FAN — CONTROL BOX FOR FAN. LIGHT CONTROL MUST BE SEPARATE FROM FAN CONTROLS. REVIEW MFR'S SELECTIONS PRIOR TO ROUGH IN
- WALL SCONCE, OUTDOOR (RATED FOR EXTERIOR USE) HIGH EFFICACY (ALTERNATE: INCANDESCENT WITH MOTION SENSOR AND PHOTOCELL)
- SURFACE MOUNT CEILING LIGHT MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- RECESS CAN FIXTURE, HIGH EFFICIENCY 32W PIN-BASE LUMINAIRE, MUST MEET UL RATING FOR ZERO-INSULATION CONTACT, AND AIR TIGHT INSTALLATION. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- WALL SCONCE, MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- CEILING FAN WITH LIGHT KIT. PROVIDE 2 x BLOCKING TO ROOF TRUSSES ON TWO SIDES OF ELECTRICAL BOX. ELECTRICAL BOX MUST BE DESIGNATED AS HAVING CAPACITY FOR SUPPORTING A MINIMUM WEIGHT OF 50 LBS AND DYNAMIC MOTION. FAN CONTROLS SHALL HAVE SEPARATE SWITCHING FOR LIGHT AND FAN MOTOR. LIGHT KIT FOR BEDROOMS SHALL HAVE H.E. FIXTURE, OR DIMMER CONTROL. CONFIRM WITH OWNER PRIOR TO ROUGHING IN.
- DUPLEX RECEPTACLE, GROUNDED. GFCI AND WP AS NOTED
- E1 — DUPLEX RECEPTACLE LOCATED BELOW CABINET ONE HALF HOT FOR DW, GROUNDED. GFCI CEC 210.8
- E2 — DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
- E3 — DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. *GFCI, WP DEVICE REQ'D*
- DB PB — DOOR BELL BUTTON AND DOOR BELL. XFMR/BELL
- EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. CORD POWER W/ SHT M1-1 UNIT SCHED
- ATTIC AT HVAC — 220V STUB OVERHEAD TO ATTIC MOUNT AIR HANDLER +120V DUPLEX RECEPT, SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO RUNNING CIRCUIT) REFER TO M1-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
- ROOFTOP HVAC — POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER
- SD — SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT 5.3 RE. CLEAR DISTANCE FROM COOKING APPLIANCES
- CM — CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT 5.3

NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

HVAC SYMBOLS
REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS

- 1 — WHOLE HOUSE FAN: EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- 2 — EXHAUST FAN WITH HUMIDISTAT DEVICE, *PER CALIFORNIA GREEN CODE 4.506* VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- T — THERMOSTAT--SETBACK TYPE. REFER TO M1-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER CAP AND BACKDRAFT DAMPER

POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
-INDOOR AIR QUALITY AND EXHAUST
-ENVIRONMENTAL COMFORT

FLOOR PLAN LEGEND

- OUTLINE OF WALL TO BE REMOVED
- WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING
  - BRACE PANEL: REFER TO SHT A1.2 FOR INFORMATION
  - HOLDDOWN: REFER TO SHT A1.2 FOR INFORMATION WHERE OCCURS
- WALL: INTERIOR NON-LOAD-BEARING 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR
- EXTERIOR NON LOAD-BEARING WALLS: 2 x 4 @ 24" NON LOAD BEARING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH 1/2" WALLBOARD INTERIOR, 7/16" APA CDX PLYWOOD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS, R 13 BATT INSULATION IN STUD CAVITY.

Excerpt from R602.3.3 - BEARING STUDS
Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

ATTIC ACCESS: REFER TO SHT A5.2

PLUMBING SYMBOLS
REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- LAVATORY SINK: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE:. MAXIMUM 1.2 GAL PER MINUTE AT 60 psi; MIN 0.8 GAL AT 20 psi
- WATER CLOSET: FLUSH TANK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH; (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH
- BATH TUB, ALCOVE BATH/SHOWER UNIT: SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: HARD NON-ABSORBENT WALLS TO +70". PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS. PROVIDE 12" x 12" TAIL PIECE ACCESS. FRAME ROUGH OPENING TO SUIT UNIT
- BATH TUB, FREE-STANDING. MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR.
- SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 70". SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code
  FRAME ROUGH OPENING TO SUIT UNIT
- SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi., OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads). 4.303.1.3 Green Building Standards Code
- KITCHEN SINK: COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER; FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
- HOSE BIBB: BRONZE BODY WITH WHEEL HANDLE, FITTED WITH NON-REMOVABLE VACUUM-BREAKER

APPLIANCES:
STANDARD DISHWASHER: 4.25 GAL/CYCLE, COMPACT DISHWASHER: 3.5 GAL/CYCLE
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS:
PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

749
CANOGA

No.	Description	Date
A	SITE PLAN REVIEW	5/1/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	9/01/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

NOTES & SYMBOLS

G0

set date:
09/29/2022

9/29/2022 12:00:47 PM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE" The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

749
CANOGA

No.	Description	DATE
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B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
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1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 1

G0

set date:
09/29/2022

Section 7, Item C.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

AIA California

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note. MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note. PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

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CA GREEN BUILDING SHEET 2

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ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

(14) ENHANCED DURABILIY AND REDUCED MAINTENANCE

ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK , DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE , AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

(16) EXTERIOR SUMMARY NOTES

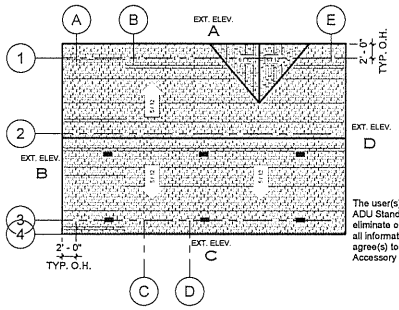
The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. those grades should be maintained for the life of the project. ponding of water should not be allowed adjacent to the structure. over irrigation within landscaped areas adjacent to the structure should no be performed.
Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

(15) GRADE NEXT TO STRUCTURE NOTES

ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2)
Math:[[749* (1/300)]*144] / 2 = 179.8 sq in high, 179.8 sq in low.
Use O'HAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
168 sq in / 72 = 2.49; USE 3 VENTS LOW, 3 VENTS HIGH

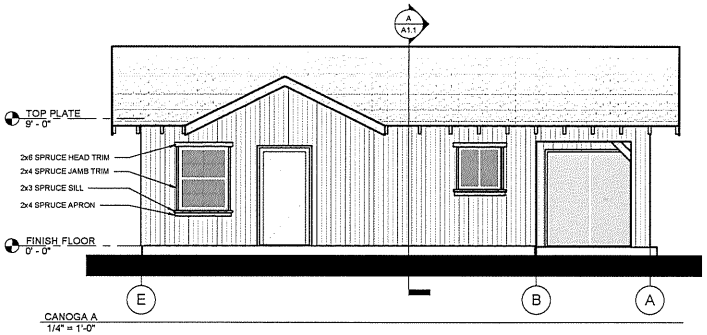
EXCERPT FROM CRC R806.1
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have aleast dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch(6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth,or similar material with openings having a least dimension of1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
EXCERPT FROM CRC R806.2
Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception. The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met.
1. In Climate Zones 14 and 16, a Class I or II vaporretarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 per-cent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or high-est point of the space, measured vertically, with the balance of the required ventilation provided by eaveor cornice vents. Where the location of wall or roof framing members conflicts with the installation ofupper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted.

EXCERPT FROM CRC R303.5.1
Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets,alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not beconsidered as hazardous or noxious.
Exceptions: 1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet (914mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3

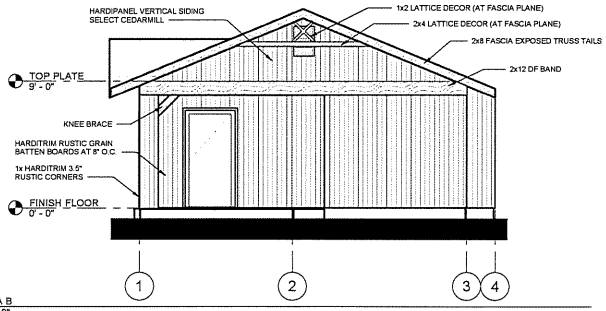


749 - ROOF PLAN
1/8" = 1'-0"

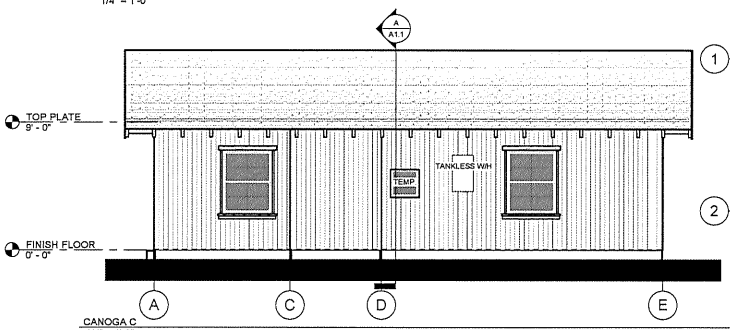
The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.



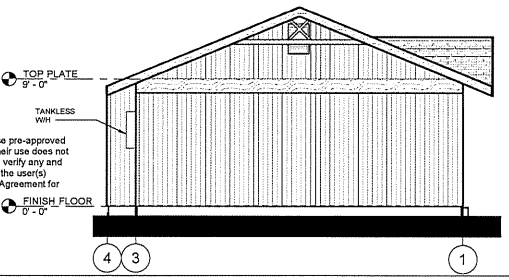
CANOGA A
1/4" = 1'-0"



CANOGA B
1/4" = 1'-0"



CANOGA C
1/4" = 1'-0"



CANOGA D
1/4" = 1'-0"

CANOGA FINISH:

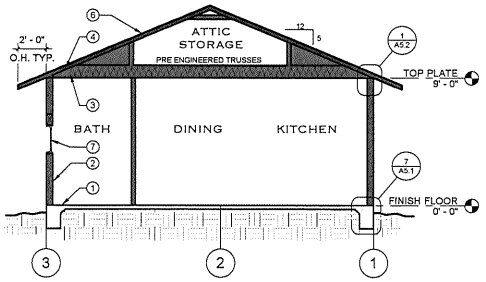
-COMPOSITION SHINGLE ROOFING
- NO.15 BUILDING PAPER
-WOOD FASCIA, PRIMED & PAINTED AS NOTED ON ELEVATIONS
- HARDIPLANK LAPPED SIDING
- HARDIPANEL VERTICAL SIDING
-HARDITRIM 3.5" RUSTIC TRIM BOARD

HARDIBOARD PRODUCTS OR APPROVED EQUAL INSTALLED TO MFR. INSTALLATION PUBLICATIONS

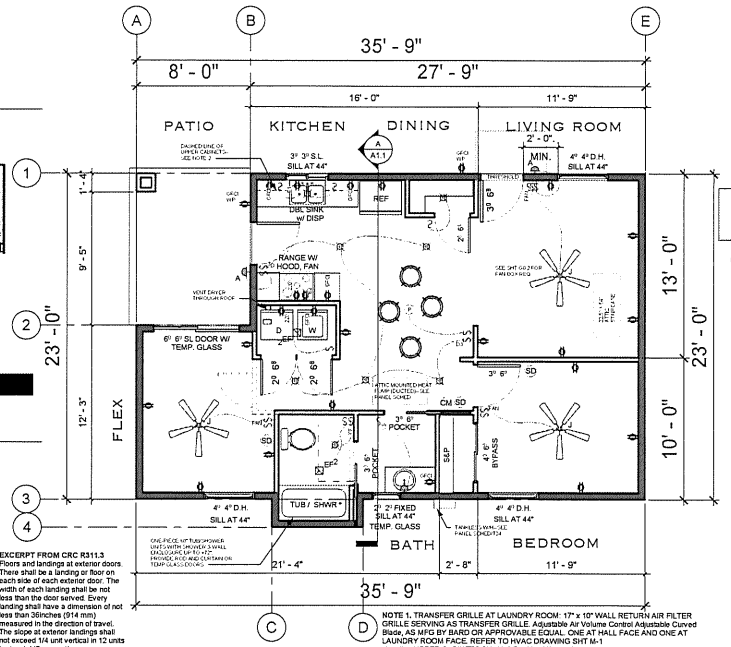
THERMAL ENVELOPE:

1. CONC FOUNDATION AND SLAB ON GRADE
2. 2 x 6 @ 16" o.c. WALLS, R-21 BATT INSUL + R-5 RIGID FOAM ON FACE
3. R-38 INSUL ON TOP OF CEILING
4. R-13 INSUL AT UNDERSIDE OF ROOF DECK
5. NOT USED
6. COMP SHINGLES
7. ENERGY VALUES OF DOORS AND WINDOWS: PER ENERGY ANALYSIS
   FRENCH DOOR _____ WINDOWS_____

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



A CROSS SECTION
1/4" = 1'-0"



749 - FLOOR PLAN
1/4" = 1'-0"

EXCERPT FROM CRC R311.3
Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

NOTE 1. TRANSFER GRILLE AT LAUNDRY ROOM: 17" x 10" WALL RETURN AIR FILTER GRILLE SERVING AS TRANSFER GRILLE. Adjustable Air Volume Control Adjustable Curved Blade, AS MFG BY BARD OR APPROVABLE EQUAL. ONE AT HALL FACE AND ONE AT LAUNDRY ROOM FACE. REFER TO HVAC DRAWING SHT M-1
NOTE 2. UPPER CABINETS SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGCOOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS

FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
CANOGA

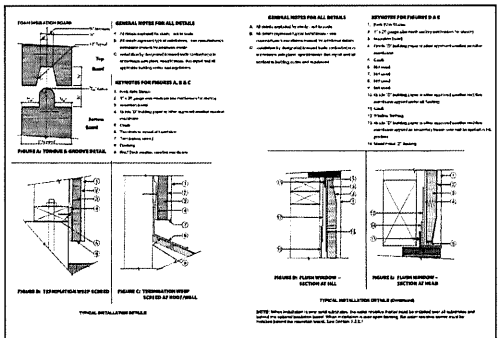
No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	SITE PLAN REVIEW	6/21/2022
C	DRAFT RELEASE	7/29/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

A1
set dates
09/29/2022

Section 7, Item C.

9/29/2022 12:00:33 PM

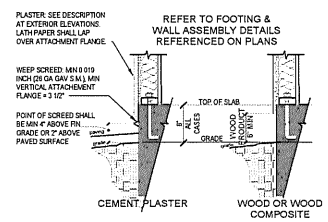


ONE-COAT STUCCO DETAILS

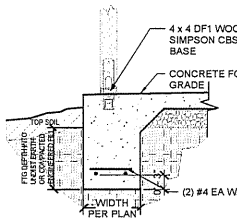
EXCERPT FROM KWIK KOTE ONE-COAT STUCCO SYSTEM ESR REPORT 1711

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

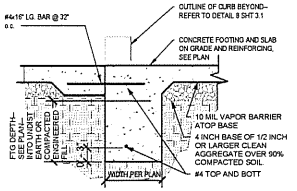
(11) STUCCO PARAMETERS



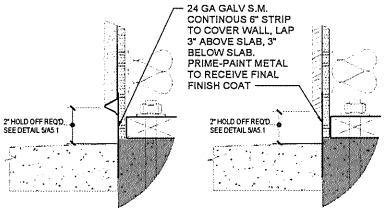
(5) TERMINATION OF EXTERIOR FINISH
1" = 1'-0"



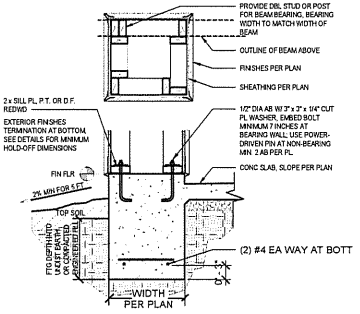
(1) WOOD POST BASE
1" = 1'-0"



(12) FOUNDATION AT VEHICLE DOOR
1" = 1'-0"

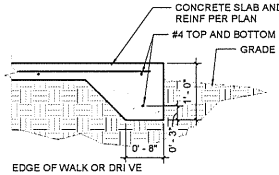


CONDITION WHERE TOP OF PAVING IS LESS THAN 2 INCHES FROM TOP OF SLAB

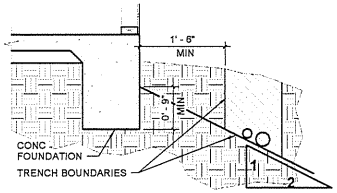


(6) EXTERIOR TERMINATION ALTERNATE
3" = 1'-0"

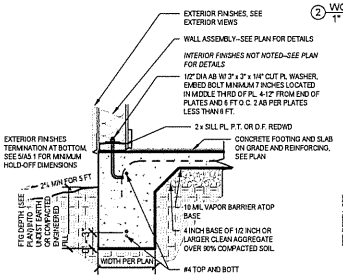
(2) WOOD BOX COLUMN
1" = 1'-0"



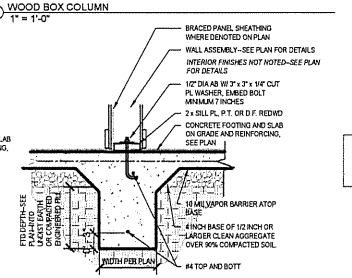
EDGE OF WALK OR DRI VE



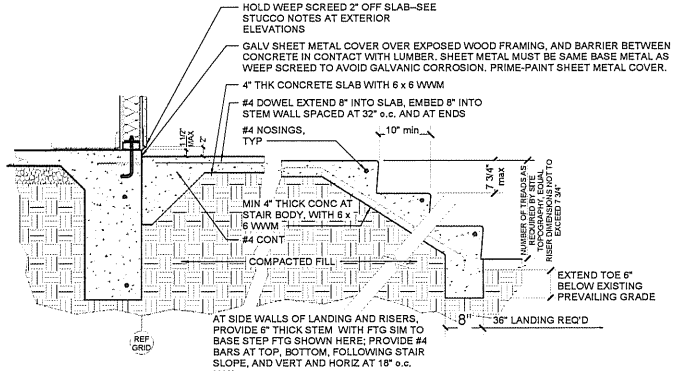
TRENCH PROXIMITY TO FOUNDATION



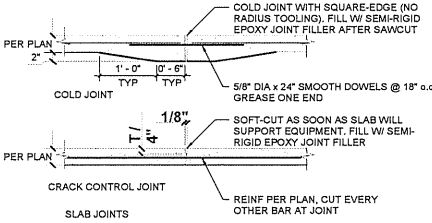
(7) FOUNDATION PERIMETER FOOTING
1" = 1'-0"



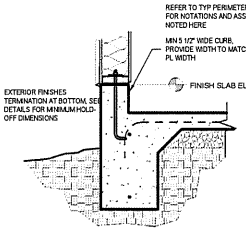
(3) FOUNDATION INTERIOR BEARING
1" = 1'-0"



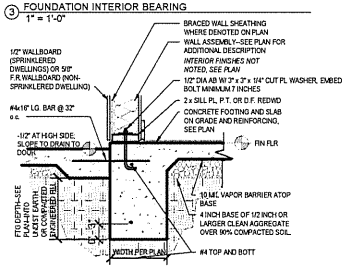
(9) CONCRETE STEPS
1" = 1'-0"



(10) FOUNDATION CONCRETE JUNCTURES
1" = 1'-0"



FOUNDATION GARAGE CURB ON FOOTING
1" = 1'-0"



(4) FOUNDATION COMMON WALL FOOTING
1" = 1'-0"

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FOUNDATION DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	DRAFT RELEASE	6/17/2022
C	DRAFT RELEASE	9/29/2022
D		
2		
3		

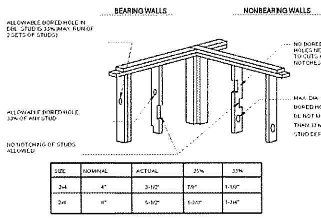
Project Number
2043.2

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set date: 09/29/2022

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CITY OF KERMAN ACCESSORY DWELLING UNIT PROGRAM

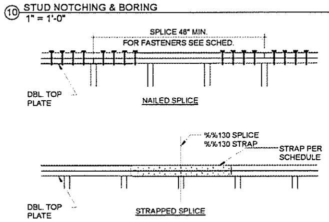
749
CANOGA



SIZE	NOMINAL	ACTUAL	25%	33%
2x4	4"	3-1/2"	7/8"	1-1/16"
2x6	6"	5-1/2"	1-3/8"	1-3/4"

BORED HOLES TO BE LOCATED IN CENTER OF STUD

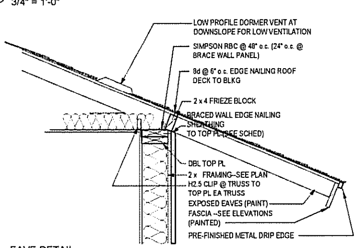
(10) STUD NOTCHING & BORING
1" = 1'-0"



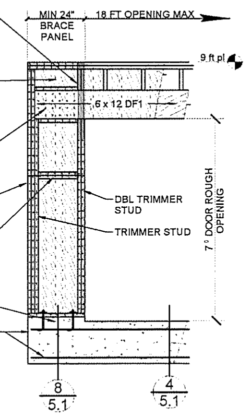
CONNECTION SCHEDULE			
NO.	SIMPSON STRAP	CAPACITY	FASTENERS
1	ST6215	1760#	20- 10d NAILS

NOTE: ALL SPLICES TO BE PLACED OVER STUD BELOW

(6) TOP PLATE SPLICE
3/4" = 1'-0"



(1) EAVE DETAIL
1" = 1'-0"



TENSION STRAP AT INTERIOR FACE OF WALL, STRAP ACROSS HEADER AND JAMB STUDS: SIMPSON MSTA 30 (2,050 lbs TENSION)

7/16" APA RATED SHEATHING CDX PLWD (OR EQUIV OSB), EXTERIOR FACE OF WALL, NAIL 8d 3" o.c IN ALL FRAMING (STUDS, BLOCKING, AND SILLS, TYP) SEE DETAIL SHEETS FOR MINIMUM PANEL SIZES AND NAILING PARAMETERS

FASTEN SHEATHING TO HEADER WITH 8d COMMON IN 3 INCH GRID PATTERN AS SHOWN

MIN DBL STUD AT CORNER

4 x BLOCKING AT ALL PANEL EDGES

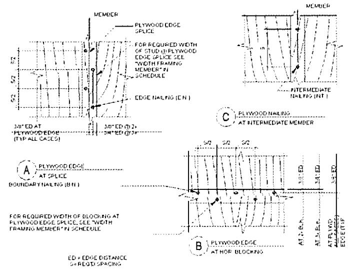
2 x 6 PT SILL PL W/ MINIMUM (2) 1/2" DIA AB W/ 3" x 3" x 1/4" CUT PL WASHER, EMBED BOLT 7" INTO FTG (CRC FIGURE R602.10.6.4)

4 TOP AND BOTT, LAPS MIN 15"

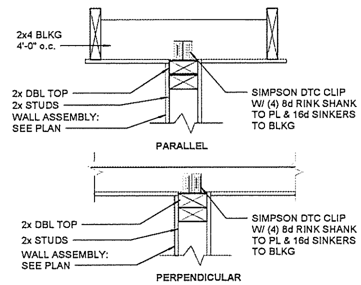
2 x 6 @ 24" o.c. WOOD FRAME WALL, PROVISIONS PER CHAPTER 6 CRC

DERIVED FROM CRC FIGURE R602.10.4.2

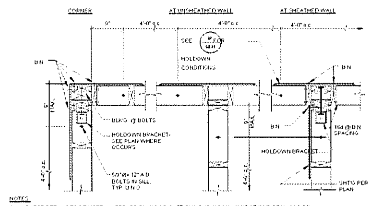
(12) CS-PF
1/2" = 1'-0"



(8) PLYWOOD NAILING
1" = 1'-0"

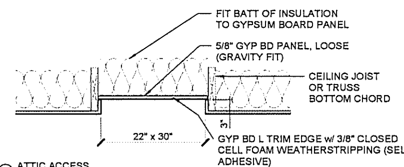


(4) NON-BRG WALL TOP PL CONN.
1 1/2" = 1'-0"

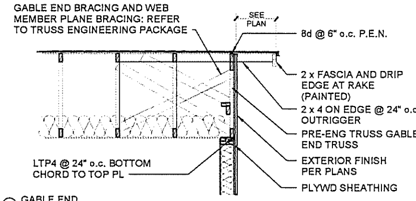


NOTES:
1. THESE DETAILS TO BE USED WHEREVER PLANS OR SECTIONS SHOW SIMILAR POSITIONS OF WALLS OR SHEATHING UNLESS OTHERWISE SHOWN
2. ANCHOR BOLT SIZE SHOWN IS MINIMUM AND SPACING SHOWN IS MAXIMUM. SEE PLYWOOD BRACED WALL SCHEDULE FOR SPECIFIC REQ'S. PROVIDE MIN (2) ANCHOR BOLTS PER PIECE

(7) STUD WALL CORNER
1" = 1'-0"



(3) ATTIC ACCESS
1" = 1'-0"

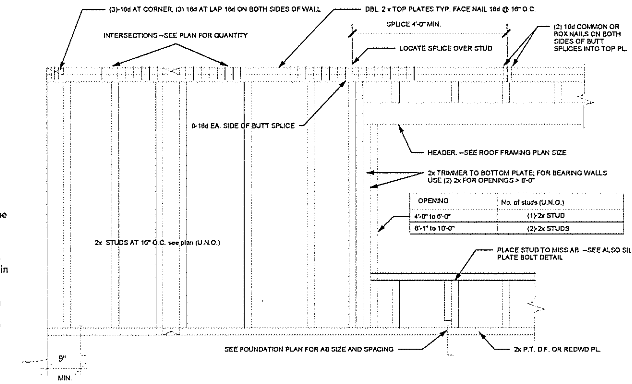


(2) GABLE END
1/2" = 1'-0"

R702.3 Gypsum Board and Gypsum Panel Products

R702.3.5 Application
Supports and fasteners used to attach gypsum board and gypsum panel products shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board and gypsum panel products shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

R702.3.5.1 Screw Fastening
Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than 5/8 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than 3/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).



(9) WALL FRAMING PARAMETERS
1" = 1'-0"

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TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches) Nails[a]	MAXIMUM SPACING OF FASTENERS (inches) Screws[b]	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[c]
Application without adhesive						
3/8	Ceiling[d]	Perpendicular	16	7	12	13 gage, 1 1/4" long, 19/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; or 4d cooler nail, 0.080" diameter, 1 3/8" long, 7/32" head.
	Wall	Either direction	16	8	16	
1/2	Ceiling	Either direction	16	7	12	13 gage, 1 3/8" long, 19/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; 5d cooler nail, 0.086" diameter, 1 5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1 5/8" long, 9/32" head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 7/8" long, 19/64" head; 0.098" diameter, 1 7/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 7/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 7/8" long, 19/64" head; 0.098" diameter, 1 3/4" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Wall	Either direction	16	8	16	
Application with adhesive						
3/8	Ceiling[d]	Perpendicular	16	16	16	Same as above for 3/8" gypsum board and gypsum panel products.
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board and gypsum panel products, respectively.
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.5.1. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch.

c. Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold-formed steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 13 1/2 gage, 1 5/8 inches long, 15/64-inch head for 1/2-inch gypsum board or gypsum panel products; and 6d, 13 gage, 1 7/8 inches long, 15/64-inch head for 5/8-inch gypsum board or gypsum panel product.

d. Three-eighths-inch-thick single-ply gypsum board or gypsum panel product shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16-inch on center framing, and from 1/2 inch to 5/8 inch for 24-inch on center framing or 1/2-inch sag-resistant gypsum ceiling board shall be used.

(11) WALL BOARD NAILING
1" = 1'-0"

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

FRAMING DETAILS

A5
set date: 09/29/2022

9/29/2022 12:00:41 PM

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2½" × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2½" × 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or 1¼" × 20 gage ridge strap	3-10d (3" × 0.128")	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3½" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3½" × 0.135") 3-16d (3½" × 0.135")	—
	Wall		
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3½" × 0.135")	12" o.c.
9	Built-up header, two pieces with ½" spacer	16d (3½" × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3½" × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2½" × 0.113")	—
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3½" × 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3½" × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3½" × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2½" × 0.113") or 2-16d (3½" × 0.135")	—
18	Top or sole plate to stud, end nail	2-16d (3½" × 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—
21	1" × 6" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—
22	1" × 8" sheathing to each bearing, face nail	2-8d (2½" × 0.113") 3 staples 1¾"	—
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2½" × 0.113") 4 staples 1¾"	—
	Floor		
24	Joist to sill or girder, toe nail	3-8d (2½" × 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2½" × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2½" × 0.113")	6" o.c.
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2½" × 0.113") 2 staples 1¾"	—
28	2" subfloor to joist or girder, blind and face nail	2-16d (3½" × 0.135")	—
29	2" planks (plank & beam - floor & roof)	2-16d (3½" × 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3½" × 0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS: Edges (inches)[h]	Intermediate supports[c,e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	⅜" - ½"	6d common (2" × 0.113") nail (subfloor, wall)[j] 8d common (2½" × 0.131") nail (roof)[f]	6	12[f]
33	19/32" - 1"	8d common nail (2½" × 0.131")	6	12[f]
34	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d (2½" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
35	½" structural cellulosic fiberboard sheathing	1½" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1¼" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1¾" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1½" long	3	6
37	½" gypsum sheathing[d]	1½" galvanized roofing nail; staple galvanized, 1½" long; 1¼" screws, Type W or S	7	7
38	⅝" gypsum sheathing[d]	1¾" galvanized roofing nail; staple galvanized, 1⅝" long; 1⅝" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	¾" and less	6d deformed (2" × 0.120") nail or 8d common (2½" × 0.131") nail	6	12
40	⅞" - 1"	8d common (2½" × 0.131") nail or 8d deformed (2½" × 0.120") nail	6	12
41	1⅛" - 1¼"	10d common (3" × 0.148") nail or 8d deformed (2½" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

(3) FASTENER SCHEDULE

1. ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED AGAINST CONCRETE WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DF #2.
3. ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
6. ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED STRUCTURAL 1 , FABRICATED IN ACCORDANCE WITH ICC ES REPORT NO. ESR-2586 AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 32/16 AND BE EXPOSURE 1. FLOOR SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 48/24 AND BE EXPOSURE 1. WALL SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 24/0 AND BE EXPOSURE 1. SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO THE EXTERIOR SHALL AT A MINIMUM BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS NOTED ABOVE.
7. MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO ERECTION/INSTALLATION SHALL NOT EXCEED 19%.
8. ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC TABLE 2304.9.1 FOR MINIMUM REQUIREMENTS.
9. FINGER-JOINTED STUDS AND FRAMING SHALL NOT BE USED.
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A-307 MINIMUM, UNLESS NOTED OTHERWISE. STANDARD WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
11. ALL SHEET METAL CONNECTORS AND FASTENERS SHALL ALL SHEET METAL CONNECTORS AND FASTENERS SHALL HAVE CBC AND ICC APPROVAL AND BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED EQUAL. ALL PRODUCTS SHALL BE HOT DIP GALVANIZED, GALVANIZED OR PROVIDED WITH CORROSION RESISTANT FINISH IN ACCORDANCE WITH CBC REQUIREMENTS FOR THE SPECIFIC CONDITIONS OF INSTALLATION AND EXPOSURE.
12. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" PROVISIONS OF THE 2019 CBC, SECTION 2308, UNLESS DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.
13. ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE COMBINATION 24F-V4 OR 24F-V5 PER THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION, UNLESS NOTED OTHERWISE. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)" WITH ALL LAMINATIONS 1 1/2" THICK. ALL GLULAM BEAMS SHALL BE CAMBERED +2000 FEET RADIUS, UNLESS NOTED OTHERWISE. SUBMIT GLULAM CERTIFICATES TO BUILDING OFFICIALS AND DESIGN PROFESSIONALS PRIOR TO ERECTION.
14. ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 2.0E E = 2,000,000 psi Fb = 2,900 psi Ft = 2,025 psi Fcperp = 750 psi Fcpara = 2,900 psi Fv = 290 psi SG Equivalent = 0.50
15. ALL TIMBERSTRAND LSL LUMBER SHALL BE AS ALL TIMBERSTRAND LSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 1.6E E = 1,600,000 psi Fb = 2,425 psi Ft = 1,700 psi Fcperp = 825 psi Fcpara = 2,150 psi Fv = 400 psi SG Equivalent = 0.50
16. Excerpt from CRC R317.3.1 - Fasteners for preservative-treated wood. Fasteners, including nuts and washers, 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 G185 zinc-coated galvanized steel, or equivalent, shall be used. *Exceptions:1. One-half-inch-diameter (12.7 mm) or greater steel bolts. 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.*

(10) WOOD FRAMING NOTES

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

OUTLINE OF ELECTRICAL PROVISIONS

Refer to California Electrical Code for full body of language; also refer to LIGHTING MEASURES contained In Energy Analysis Report t24

1. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC SECTION 210-12)
2. ALL DWELLING UNITS RECEPTACLES OUTLETS SHALL BE LISTED: TAMPER-RESISTANT" RECEPTACLES. (CEC SECTION 406.11)
3. RECEPTACLES SERVING COUNTERTOPS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES.
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. (CEC SECTION 210-25(C)(5))
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. (CEC SECTION 210-52(C) (5) EXCEPTION)
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCHES BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 20 INCHES ABOVE COUNTERTOP, SUCH AS OVERHEAD CABINET. (CEC SECTION 210-52(C)(5)EXCEPTION(2))

BATHTUB AND SHOWER AREAS.
NO PARTS OF CORD-CONNECTED LUMINARIES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICAL FROM THE TIP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

ONLY LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:
1) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES
3) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE.

THE FOLLOWING LUMINAIRE TYPES NOT PERMITTED IN CLOTHES CLOSETS
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMPHOLDERS SHALL NOT BE PERMITTED.

LOCATION OF LUMINARIES IN CLOTHES CLOSETS
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1) 12 INCHES FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2) 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALL ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3) 6 INCHES FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4) 6 INCHES FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING.
5) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE

ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE:
A) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
-EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
B.) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON and OFF.
C.) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION.
D.) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G&H)
E.) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON and OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (SECTION150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
A.) PHOTOCONTROL AND MOTION SENSOR
B.) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
C.) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
D.) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

-PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
-TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN
-BATHROOMS
-LAUNDRY ROOM
-BUILT-IN MICROWAVE OVEN
-RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
1. RATED IC
2. CERTIFIED AIR TIGHT
3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
-PROVIDE UFFER OF OTHER APPROVED GROUND PER CEC 250

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Light sources shall comply with one of the columns below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8.	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8.
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide light sources. 3. High pressure sodium light sources. 4. Luminaires with hardwired high frequency generator and induction lamp. 5. LED light sources installed outdoors. 6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C. 9. Any light source not otherwise listed in this table.

SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3.ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
29.8.3.4 Specific location requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:
(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
(4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
(5) Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
(10) For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
(11) Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
(12) Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS
Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported.
Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for sole support of a ceiling-suspended (paddle) fan. *CEC 314.27(C)*

BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL
Metal water piping system(s) installed in or attached to a building or structure shall be bonded to any of the following:

1. Service equipment enclosure
2. Grounded conductor at the service
3. Grounding electrode conductor if of sufficient size
4. One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size

The bonding jumper(s) shall be installed in accordance with 250.64(A), 250.64(B), and 250.64(E). The points of attachment of the bonding jumper(s) shall be accessible. The bonding jumper(s) shall be sized in accordance with Table 250.102(C)(1) except as permitted in 250.104(A)(2) and 250.104(A)(3). *CEC 250.104(A)(1)*

(1) ELECTRICAL NOTES

GLAZING NOTES (Excerpt from CBC)
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and BiFold doors.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
5. Glazing that is adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and
3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

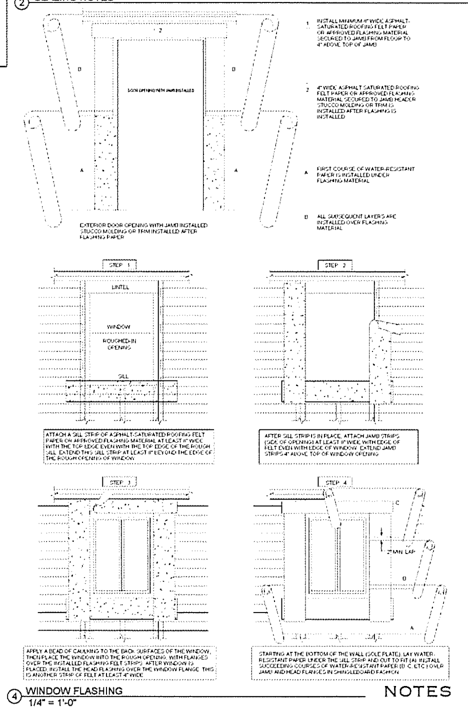
Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above *grade*, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. .

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
2. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glazing is more than 18 inches (457 mm) from the railing; or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.
8. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524 mm) above the nose of the tread.

Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glass is more than 18 inches (457 mm) from the railing; or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (864 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.

(2) GLAZING NOTES



(4) WINDOW FLASHING
1/4" = 1'-0"

CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

749
CANOGA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

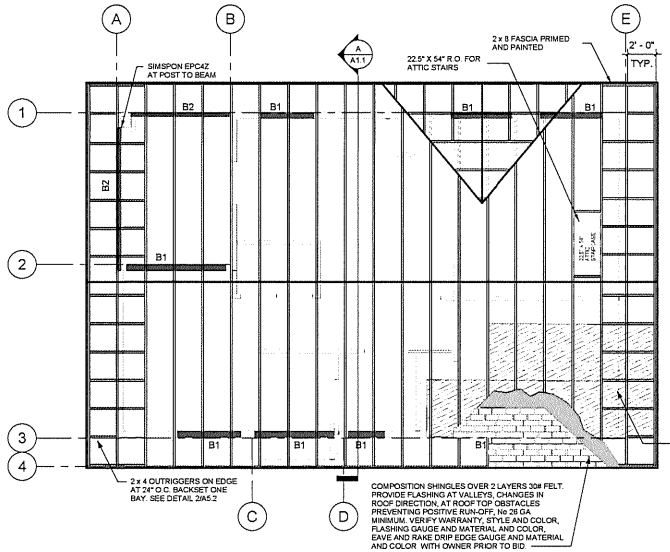
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set date: 09/29/2022

Section 7, Item C.

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2 749 - ROOF FRAMING PLAN
1/4" = 1'-0"

BEAM SCHEDULE

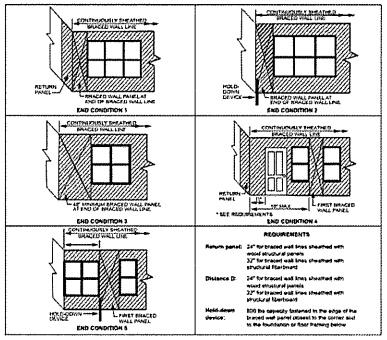
B1 HEADERS & BEAMS 6x10 DF1 OR AS NOTED

B2 BEAMS AT PORCH AND PATIO AREAS: 6x12 DF1 OR AS NOTED, BEARING ON MIN (2) 2x4 STUDS OR 4x4 POST FRAMED INTO WALL.

TRUSS LAYOUT IS DIAGRAMMATIC- TRUSS MFR'S DRAWINGS SUPERCEDE LAYOUT HERE
1. PRE-ENGINEERED ATTACHED ENGINEERING PACKAGE MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
2. REFER TO TRUSS DIAGRAMS FOR MANUFACTURER'S WEB BRACING, SYSTEM BRACING AND REQUIRED BLOCKING.
3. TRUSS LAYOUT BASED ON TRUSSES AT 24" O.C. MAXIMUM U.N.O.
4. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
5. TRUSS MANUFACTURER SHALL HAVE IN-PLANT INSPECTION CERTIFICATION.
6. TRUSS DIAGRAMS AND ENGINEERING SHALL BE PROVIDED W/ PERMIT APPLICATION.

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS

TYPICAL ROOF SHEATHING: PROVIDE 1/2" C.D.X. OR O.S.B., UNBLOCKED PLYWOOD SHEATHING NAILED W/ 8d @ 6" O.C. @ EDGE, 12" O.C. FIELD. GAP 1/8" AT ALL EDGES. MAXIMUM SIZE OF OPENINGS IN HORZONTAL DIAPHRGMS ARE NOT TO EXCEED 24" WITHOUT BLOCKING. INDIVIDUAL SHEETS USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4' x 8'. REFER TO DETAIL 10/A5.1 FOR ADDITIONAL PARAMETERS AND MINIMUM CONDITIONS



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TAG	FASTENER MIN.	MAXIMUM SPACING RATING	MINIMUM NOMINAL PANEL THICKNESS	PANEL NAIL SPACING: EDGES	PANEL NAIL SPACING: FIELD
1 (1 PT PANEL LENGTH MIN.)	8d COMMON	24/16	7/16 inch	16inch o.c. 6 inch o.c.	12 inch o.c.

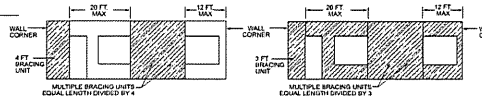
METHOD CS-WSP:
MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE (TABLE R602.10.3(3)) (LINEAR INTERPOLATED)
FACTOR FROM TABLE 6.10.3(5)

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

• SOIL CLASS D* • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 28 FEET		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a,b]					
Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	Method LIB[d]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[d]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D_1		10	NP	7.5	3.0	3.0	3.7
		20	NP	8.0	4.0	4.0	5.4
		30	NP	9.0	5.0	6.0	7.1
		40	NP	12.0	12.0	8.0	9.8
		50	NP	15.0	15.0	10.0	12.5
D_2		10	NP	5.0	5.0	4.5	5.8
		20	NP	12.0	12.0	9.0	11.7
		30	NP	18.0	18.0	13.5	17.5
		40	NP	24.0	24.0	18.0	23.3
		50	NP	30.0	30.0	22.5	29.1
D_3		10	NP	6.5	6.5	5.0	6.1
		20	NP	17.0	17.0	12.9	16.2
		30	NP	25.5	25.5	19.0	23.8
		40	NP	34.0	34.0	24.0	30.4
		50	NP	42.5	42.5	30.0	38.0
D_1		10	NP	7.5	7.5	5.5	6.7
		20	NP	15.0	15.0	11.0	13.4
		30	NP	22.5	22.5	16.5	20.1
		40	NP	30.0	30.0	22.0	26.8
		50	NP	37.5	37.5	27.5	33.4
D_2		10	NP	NP	NP	NP	NP
		20	NP	NP	NP	NP	NP
		30	NP	NP	NP	NP	NP
		40	NP	NP	NP	NP	NP
		50	NP	NP	NP	NP	NP
D_3	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
NP = Not Permitted

CSW BRACE WALL LINE	BWL LENGTH	MIN REQ'D	FACTOR	TOTAL REQ'D	PROVIDED	NOTE
BWL 1	35.75	5.46	1.2	6.55	10.5	includes 1.5 ft CS-PF frame
BWL 3	35.75	5.46	1.2	6.55	12	
BWL A	23	3.55	—	3.55	9.5	includes 1.5 ft CS-PF frame
BWL B	23	3.55	—	3.55	6.5	
BWL E	23	3.55	—	3.55	8	
1/2" GYP DD						
BWL 1	35.75	11.82	1.2	14.18	min 14.18	includes 1.5 ft CS-PF frame
BWL 2	35.75	11.82	1.2	14.18	min 14.18	
BWL A	23	6.13	—	6.13	min 6.13	includes 1.5 ft CS-PF frame
BWL B	23	6.13	—	6.13	min 6.13	
BWL E	23	6.13	—	6.13	min 6.13	



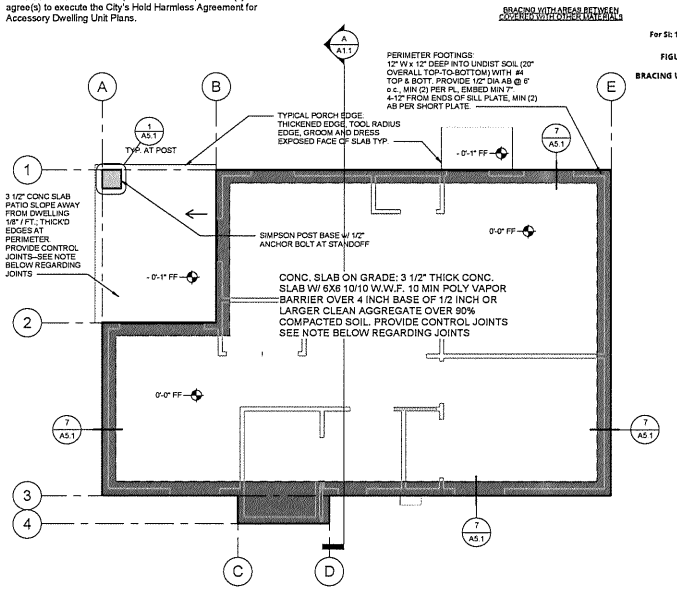
For SI: 1 foot = 304.8 mm.

FIGURE R602.12.5
BRACING UNIT DISTRIBUTION

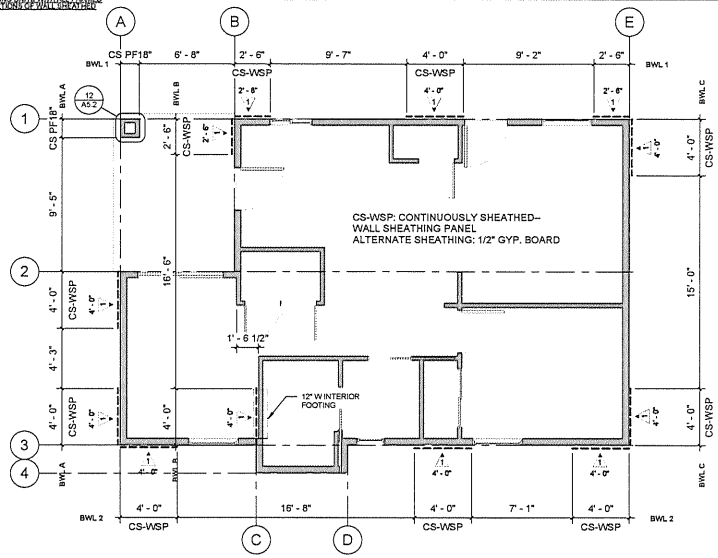
The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

ALL CONCRETE SHALL BE f' = 2500 PSI AT 28 DAYS
ALL FOOTINGS AND SLAB MONOLITHIC POUR
REINFORCING SHALL BE 40 ksi (No 4 OR SMALLER; 60 ksi (No 5 AND LARGER; MISC STEEL Gr A36, BOLTS ASTM A307

1. MAXIMUM PRESCRIPTIVE VALUE FOR ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF IF A GEOTECHNICAL INVESTIGATION REPORT IS NOT PROVIDED. PROVIDE A GEOTECHNICAL INVESTIGATION REPORT FOR HIGHER VALUES OR REDUCE THE VALUE USED FOR ALLOWABLE FOUNDATION PRESSURE IN DESIGN CALCULATIONS
2. ALL HOLDOWNS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION.
ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM OF ONE #4 BAR AT TOP AND BOTTOM OR A SINGLE #5 BAR IN THE MIDDLE THIRD OF THE FOOTING. PERIODIC SPECIAL INSPECTION
WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES O.C. AND THE STRUCTURE IS LESS THAN 3,000 SQ FT, SPECIAL INSPECTION IS NOT REQUIRED.
3. **SPECIAL INSPECTION** IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD BRACED WALLS, WOOD DIAPHRAGMS, DRAG TRUSS, BRACES, BRACED PANELS AND HOLDOWNS, **SPECIAL INSPECTION** IS REQUIRED FOR HIGH LOAD DIAPHRAGMS AND WOOD TRUSSES SPACED MORE THAN 60 FEET.
DF 4X4 POSTS W/ SIMPSON CBSQ44 POST BASES AND PC44 POST CAPS (USE ECCLQ44 @ CORNER POST) TYP @ PATIO POSTS.
4. PROVIDE CONCRETE LANDING AT DOORS, MINIMUM 36" PERPENDICULAR FROM FACE OF WALL.
5. CONC. SLAB ON GRADE PROVISIONS FOR DIMENSIONAL CHANGES:
CONTRACTOR OF RECORD SHALL PROVIDE EXPANSION JOINTS, COLD JOINTS, AND CRACK CONTROL JOINTS AS REQUIRED FOR CREEP, SHRINKAGE, TEMPERATURE, CRACK AND MOVEMENT CONTROL FOR PROJECT SPECIFIC SLAB GEOMETRY ACCORDING TO ACI AND SITE-SPECIFIC CONDITIONS, AND REVIEW LAYOUT WITH OWNER TO APPRISE OWNER OF FOUNDATION AND SLAB PERFORMANCE. PRIOR TO PLACING CONCRETE.
6. REFER TO NOTES AND SYMBOLS SHT G.02 FOR PARAMETERS FOR FASTENERS IN PRESERVATIVE-TREATED WOOD.



1 749 - FOUNDATION PLAN
1/4" = 1'-0"



7 749 - WALL BRACING
1/4" = 1'-0"

749
CANOGA

CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	SITE PLAN REVIEW	6/21/2022
C	DRAFT RELEASE	8/25/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

STRUCTURAL PLAN

S1

set date
09/29/2022

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749 SQ FT LENA

SHEET INDEX

COVER SHEET
G0.2 NOTES AND SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN/CROSS SECTION/ELEVATIONS/ROOF PLAN
A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
S1.0 STRUCTURAL PLAN

ADDITIONAL SUBMITTAL ITEMS

- ☐ TRUSS CALCULATIONS *
- ☐ FIRE SPRINKLER PLAN (IF REQUIRED)
  - ☐ SUBMITTED
  - ☐ DEFERRED
- ☐ SOLAR PLANS
  - ☐ SUBMITTED
  - ☐ DEFERRED

**APPLICANT IS REQUIRED TO CONTRACT WITH A TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY FOR APPROVAL.*

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY, 1 BEDROOM 1 BATH WITH 1 FLEX SPACE, DETACHED 749 SQUARE-FOOT ACCESSORY DWELLING UNIT.

SITE INFORMATION

STREET ADDRESS: _____, KERMAN, CA _____

APN: _____

SEWER/WASTE WATER

- ☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
- ☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

ELECTRICAL SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

GAS SERVICE

- ☐ UPGRADED SERVICE
- ☐ EXISTING SERVICE TO REMAIN
- ☐ NEW SERVICE

DIRECTORY

PLOT PLAN AND TITLE SHEET PREPARED BY:

COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

PROPERTY OWNER:

NAME: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

GENERAL NOTES

GENERAL CONDITIONS:
CERTAIN REQUIREMENTS ARE CITED BELOW TO AMPLIFY CODE REQUIREMENTS; APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN; NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION WITHOUT CHARGE OR RECOURSE TO ARCHITECT OR OWNER. CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. THOUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY, SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:
WOOD FRAME CONSTRUCTION: ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED LATERALLY PER CBC 2506
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST.

ELECTRICAL NOTES:
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE AND BATHROOM DOOR.

PLAN NOTES:
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH BRACED PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.
2. NO FINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 708.
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.
6. SEE ALSO NAILING SCHEDULE HEREIN.
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.
8. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 11/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.8.4
9. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CBC AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
10. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87,UFC)
11. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.
12. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 CFC AND CHAPTER 10 CBC
13. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG.
14. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ +48.
15. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST 4 INCHES (4.) HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND.
16. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES: (REFER TO SHT. A5.2)
1. USE 6 X 12 DF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
2. PROVIDE A MINIMUM OF (2) 2 X AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.

ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)
1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.)
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL 1"C. CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABLING BY OTHERS.
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE OCCUPANCIES, COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE.
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK.

ELECTRICAL SYMBOLS _ REFER TO NOTES SHEET A5.3

- $_D — DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
- $_VS — SINGLE POLE SWITCH, VACANCY SENSOR
- $ — SINGLE POLE SWITCH
- $_3 — 3-WAY SWITCH
- $_4 — 4-WAY SWITCH
- $_FAN — CONTROL BOX FOR FAN. LIGHT CONTROL MUST BE SEPARATE FROM FAN CONTROLS. REVIEW MFR'S SELECTIONS PRIOR TO ROUGH-IN
- WALL SCONCE, OUTDOOR (RATED FOR EXTERIOR USE) HIGH EFFICACY (ALTERNATE: INCANDESCENT WITH MOTION SENSOR AND PHOTOCELL)
- SURFACE MOUNT CEILING LIGHT MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- RECESS CAN FIXTURE, HIGH EFFICIENCY 32W PIN-BASE LUMINAIRE, MUST MEET UL RATING FOR ZERO-INSULATION CONTACT, AND AIR TIGHT INSTALLATION. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- WALL SCONCE. MEDIUM-BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- CEILING FAN WITH LIGHT KIT. PROVIDE 2 x BLOCKING TO ROOF TRUSSES ON TWO SIDES OF ELECTRICAL BOX. ELECTRICAL BOX MUST BE DESIGNATED AS HAVING CAPACITY FOR SUPPORTING A MINIMUM WEIGHT OF 50 LBS AND DYNAMIC MOTION. FAN CONTROLS SHALL HAVE SEPARATE SWITCHING FOR LIGHT AND FAN MOTOR. LIGHT KIT FOR BEDROOMS SHALL HAVE H.E. FIXTURE, OR DIMMER CONTROL. CONFIRM WITH OWNER PRIOR TO ROUGHING IN
- DUPLEX RECEPTACLE, GROUNDED. GFCI AND WP AS NOTED
- E1 — DUPLEX RECEPTACLE LOCATED BELOW CABINET ONE HALF HOT FOR DW, GROUNDED. GFCI. CEC 210.8
- E2 — DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
- E3 — DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. *GFCI, WP DEVICE REQ'D*
- DB PB — DOOR BELL BUTTON AND DOOR BELL. XFMR/BELL
- EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. CORD POWER W/ SHT M1-1 UNIT SCHED
- ATTIC AT HVAC — 220V STUB OVERHEAD TO ATTIC-MOUNT AIR HANDLER +120V DUPLEX RECEPT, SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO RUNNING CIRCUIT) REFER TO M1-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
- ROOFTOP HVAC — POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 110V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER.
- SD — SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT 5.3 RE: CLEAR DISTANCE FROM COOKING APPLIANCES
- CM — CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT 5.3

NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

HVAC SYMBOLS _ REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS

- WH 1 — WHOLE HOUSE FAN. EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- 2 — EXHAUST FAN WITH HUMIDISTAT DEVICE. *PER CALIFORNIA GREEN CODE 4.506* VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- T — THERMOSTAT–SETBACK TYPE. REFER TO M1-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER CAP AND BACKDRAFT DAMPER

POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
-INDOOR AIR QUALITY AND EXHAUST
-ENVIRONMENTAL COMFORT

FLOOR PLAN LEGEND

- OUTLINE OF WALL TO BE REMOVED
- WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING
  BRACE PANEL: REFER TO SHT A1.2 FOR INFORMATION
  HOLDDOWN: REFER TO SHT A1.2 FOR INFORMATION WHERE OCCURS
- WALL: INTERIOR NON-LOAD-BEARING 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR
- EXTERIOR NON LOAD-BEARING WALLS: 2 x 4 @ 24" NON LOAD BEARING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH 1/2" WALLBOARD INTERIOR, 7/16" APA CDX PLYWOOD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS, R 13 BATT INSULATION IN STUD CAVITY.

Excerpt from R602.3.3 - BEARING STUDS
Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

ATTIC ACCESS: REFER TO SHT A5.2

PLUMBING SYMBOLS _ REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- LAVATORY SINK, SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE:, MAXIMUM 1.2 GAL PER MINUTE AT 60 psi; MIN 0.8 GAL AT 20 psi
- WATER CLOSET. FLUSH TANK, SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH. (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH
- BATH TUB, ALCOVE BATH/SHOWER UNIT. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE: HARD NON-ABSORBENT WALLS TO +70", PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS. PROVIDE 12" x 12" TAIL PIECE ACCESS. FRAME ROUGH OPENING TO SUIT UNIT
- BATH TUB, FREE-STANDING. MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR.
- SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 76", SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
  FRAME ROUGH OPENING TO SUIT UNIT
- SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi, OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
- KITCHEN SINK. COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER; FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
- HOSE BIBB BRONZE BODY WITH WHEEL HANDLE, FITTED WITH NON-REMOVABLE VACUUM BREAKER

APPLIANCES:
STANDARD DISHWASHER: 4.25 GAL/CYCLE, COMPACT DISHWASHER: 3.5 GAL/CYCLE
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS:
PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

NOTES & SYMBOLS

CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

749
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	1ST PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/17/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

G0

set date:
9/29/2022

9/29/2022 12:02:50 PM

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Section 7, Item C.

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

749
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/26/2022
1		
2		
3		

Project Number
2043.2

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9/29/202

CA GREEN BUILDING SHEET 1

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AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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Project Number
2043.2

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CA GREEN BUILDING SHEET 2

G0

9/29/202

9/29/2022 12:03:18 PM

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

(14) ENHANCED DURABILIY AND REDUCED MAINTENANCE

ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK , DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE, AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

(16) EXTERIOR SUMMARY NOTES

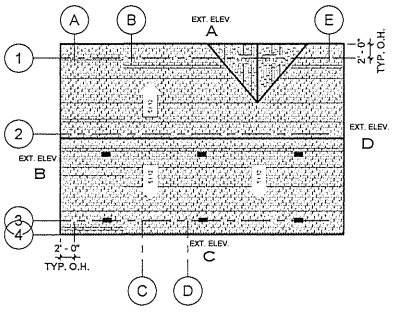
The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. these grades should be maintained for the life of the project. ponding of water should not be allowed adjacent to the structure. over irrigation within landscaped areas adjacent to the structure should no be performed.
Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

(15) GRADE NEXT TO STRUCTURE NOTES

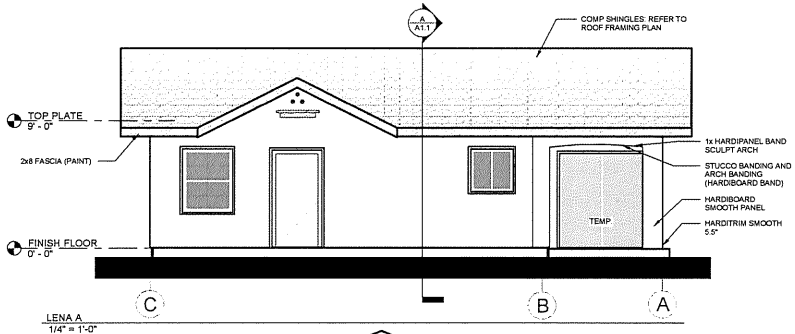
ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2)
Math:[[749* (1/300)]*144] / 2 = 179.8 sq in high, 179.8 sq in low.
Use O'HAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
168 sq in / 72 = 2.49; USE 3 VENTS LOW, 3 VENTS HIGH

EXCERPT FROM CRC R806.1
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have aleast dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch(6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant.wire cloth screening, hardware cloth,or similar material with openings having a least dimension of1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
EXCERPT FROM CRC R806.2
Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception. The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:
1. In Climate Zones 14 and 16, a Class I or II vaporretarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 per-cent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or high-est point of the space, measured vertically, with the balance of the required ventilation provided by eavesor cornice vents. Where the location of wall or roof framing members conflicts with the installation ofupper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted

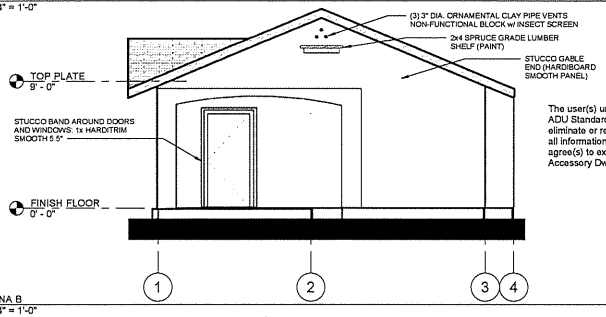
EXCERPT FROM CRC R303.5.1
Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets,alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not beconsidered as hazardous or noxious.
Exceptions:1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet(914mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3



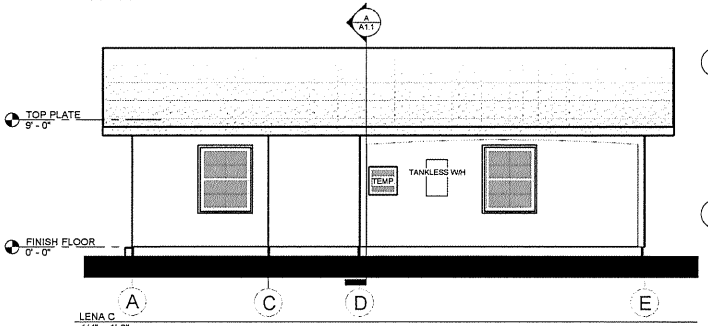
749 - ROOF PLAN
1/8" = 1'-0"



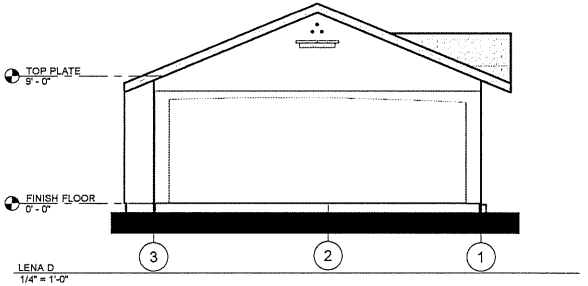
LENA A
1/4" = 1'-0"



LENA B
1/4" = 1'-0"



LENA C
1/4" = 1'-0"



LENA D
1/4" = 1'-0"

LENA FINISH:

-COMPOSITION SHINGLE ROOFING
- NO.15 BUILDING PAPER
- WOOD FASCIA, PRIMED & PAINTED AS NOTED ON ELEVATIONS
- HARDIPANEL SMOOTH PANEL SIDING
- HARDITRIM 5.5" SMOOTH TRIM BOARD

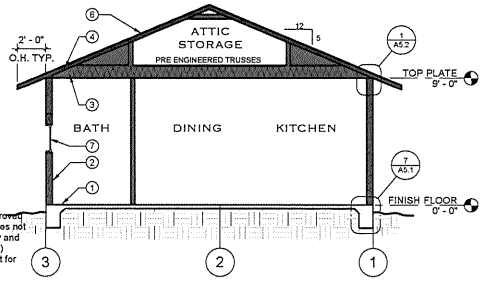
HARDIBOARD PRODUCTS OR APPROVED EQUAL INSTALLED TO MFR. INSTALLATION PUBLICATIONS

THERMAL ENVELOPE:

1. CONC FOUNDATION AND SLAB ON GRADE
2. 2 x 6 @ 16" o.c. WALLS, R-21 BATT INSUL + R-5 RIGID FOAM ON FACE
3. R-38 INSUL ON TOP OF CEILING
4. R-13 INSUL AT UNDERSIDE OF ROOF DECK
5. NOT USED
6. COMP SHINGLES
7. ENERGY VALUES OF DOORS AND WINDOWS: PER ENERGY ANALYSIS

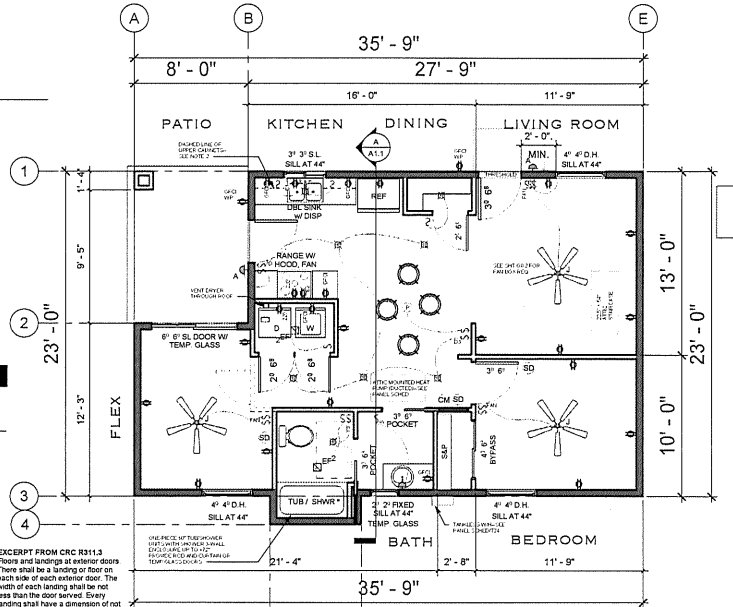
FRENCH DOOR _____ WINDOWS _____

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



A CROSS SECTION
1/4" = 1'-0"

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749 - FLOOR PLAN
1/4" = 1'-0"

EXCERPT FROM CRC R311.3
Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

NOTE 1. TRANSFER GRILLE AT LAUNDRY ROOM: 17" x 10" WALL RETURN AIR FILTER GRILLE SERVING AS TRANSFER GRILLE. Adjustable Air Volume Control Adjustable Curved Blade, AS MFG BY BARD OR APPROVABLE EQUAL. ONE AT HALL FACE AND ONE AT LAUNDRY ROOM FACE. REFER TO HVAC DRAWING SHT M-1
NOTE 2. UPPER CABINETS SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS

FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

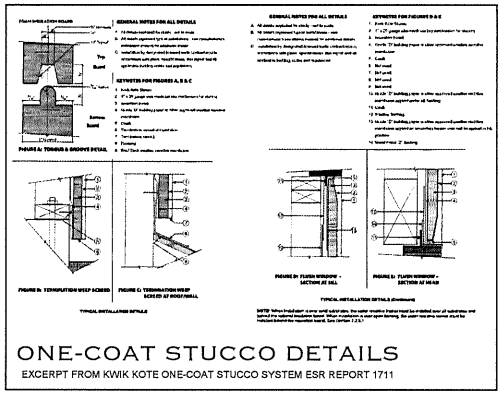
749
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/1/2022
B	SITE PLAN REVIEW	6/17/2022
C	DRAFT RELEASE	9/29/2022
D	DRAFT RELEASE	

Project Number
2043.2

A1
set date: 9/29/2022

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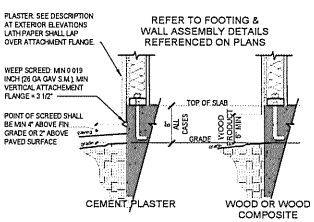


ONE-COAT STUCCO DETAILS

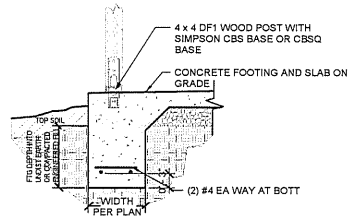
EXCERPT FROM KWIK KOTE ONE-COAT STUCCO SYSTEM ESR REPORT 1711

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

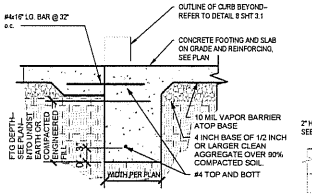
11 STUCCO PARAMETERS



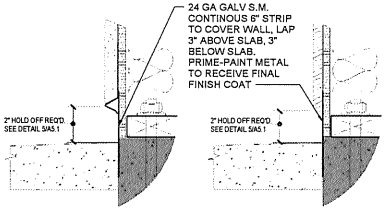
5 TERMINATION OF EXTERIOR FINISH
1" = 1'-0"



1 WOOD POST BASE
1" = 1'-0"

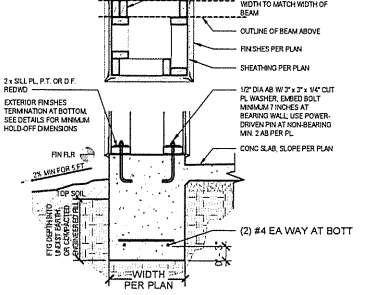


12 FOUNDATION AT VEHICLE DOOR
1" = 1'-0"

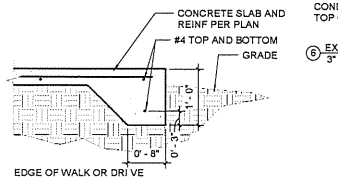


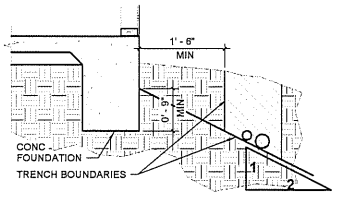
CONDITION WHERE TOP OF PAVING IS LESS THAN 2 INCHES FROM TOP OF SLAB

6 EXTERIOR TERMINATION ALTERNATE
3" = 1'-0"

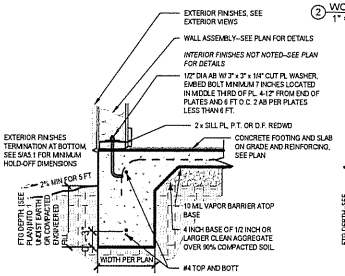


2 WOOD BOX COLUMN
1" = 1'-0"

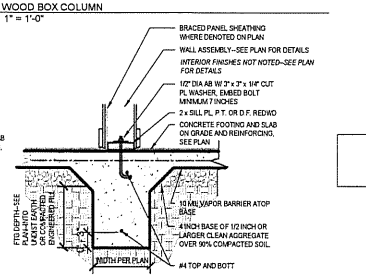




TRENCH PROXIMITY TO FOUNDATION

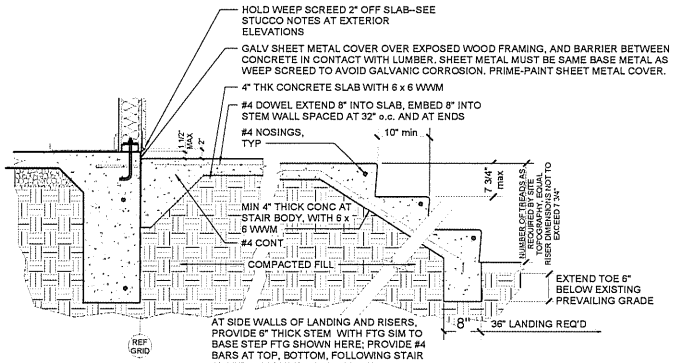


7 FOUNDATION PERIMETER FOOTING
1" = 1'-0"

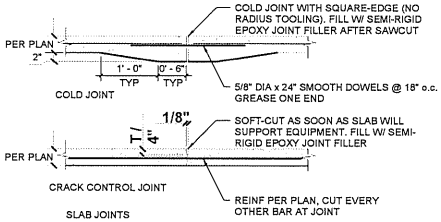


3 FOUNDATION INTERIOR BEARING
1" = 1'-0"

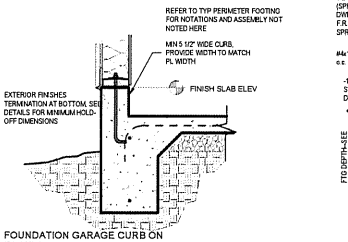
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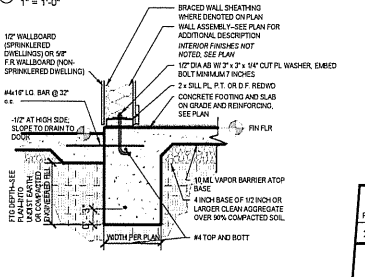
9 CONCRETE STEPS
1" = 1'-0"



10 FOUNDATION CONCRETE JUNCTURES
1" = 1'-0"



FOUNDATION GARAGE CURB ON FOOTING
8 1" = 1'-0"



4 FOUNDATION COMMON WALL FOOTING
1" = 1'-0"

FOUNDATION DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	1ST PLAN CHECK	8/17/2022
C	DRAFT RELEASE	9/7/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

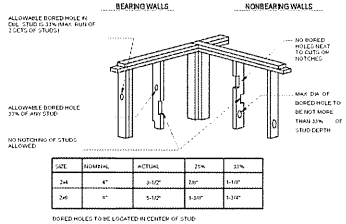
Project Number
2043.2

A5
set date: 9/29/2022

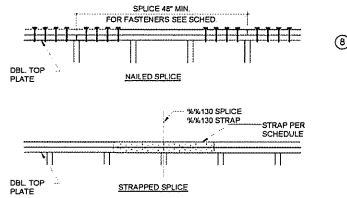
Section 7, Item C.

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10 STUD NOTCHING & BORING
1" = 1'-0"

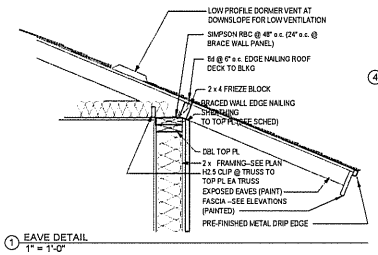


CONNECTION SCHEDULE

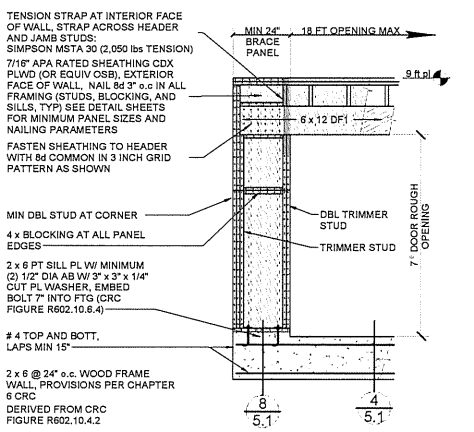
NO.	SIMPSON STRAP	CAPACITY	FASTENERS
(1)	ST6215	1760#	20- 10d NAILS

NOTE: ALL SPLICES TO BE PLACED OVER STUD BELOW

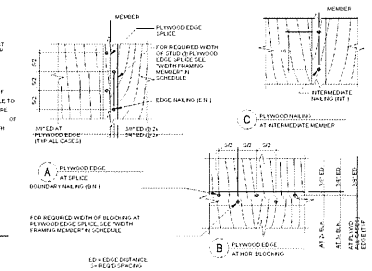
6 TOP PLATE SPLICE
3/4" = 1'-0"



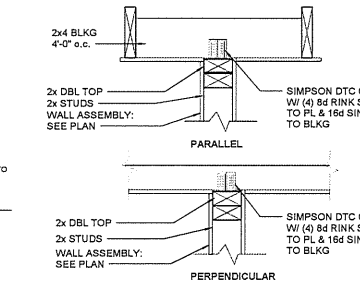
1 EAVE DETAIL
1" = 1'-0"



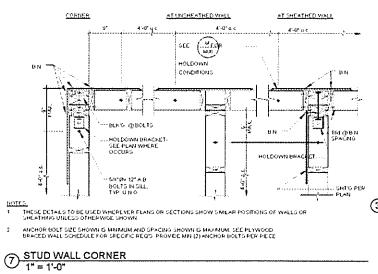
5 CS-PF
1/2" = 1'-0"



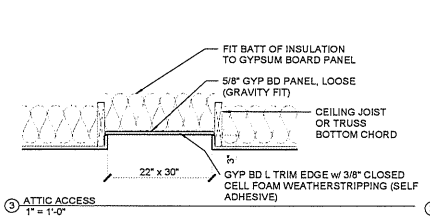
8 PLYWOOD NAILING
1" = 1'-0"



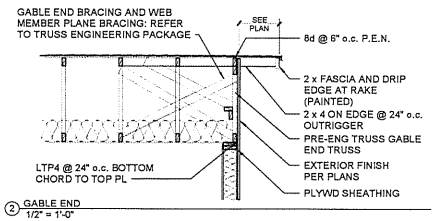
4 NON-BRG WALL TOP PL CONN.
1 1/2" = 1'-0"



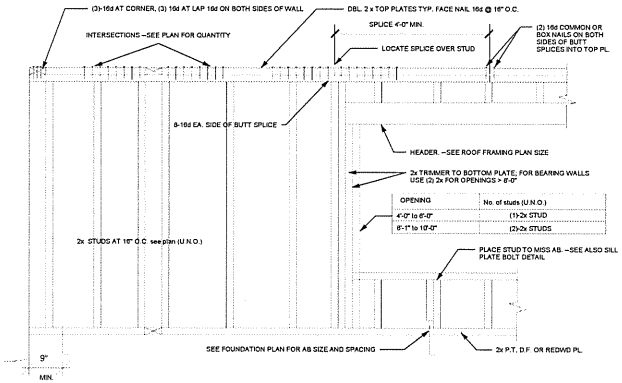
7 STUD WALL CORNER
1" = 1'-0"



3 ATTIC ACCESS
1" = 1'-0"



2 GABLE END
1/2" = 1'-0"



9 WALL FRAMING PARAMETERS
1" = 1'-0"

R702.3 Gypsum Board and Gypsum Panel Products

R702.3.5 Application
Supports and fasteners used to attach gypsum board and gypsum panel products shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board and gypsum panel products shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

R702.3.5.1 Screw Fastening
Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than 5/8 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than 3/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).

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TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[c]
				Nails[a]	Screws[b]	
Application without adhesive						
3/8	Ceiling[d]	Perpendicular	16	7	12	13 gage, 1 1/4" long, 19/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; or 4d cooler nail, 0.080" diameter, 1 3/8" long, 7/32" head.
	Wall	Either direction	16	8	16	
1/2	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 10/64" head; 0.098" diameter, 1 5/8" long, annular-ringed; 5d cooler nail, 0.086" diameter, 1 5/8" long, 7/32" head; or gypsum board nail, 0.086" diameter, 1 5/8" long, 9/32" head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 7/8" long, 19/64" head; 0.098" diameter, 1 3/4" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 7/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 10/64" head; 0.098" diameter, 1 5/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Wall	Either direction	16	8	16	

(CONT'D)

Application with adhesive						
3/8	Ceiling[d]	Perpendicular	16	16	16	Same as above for 3/8" gypsum board and gypsum panel products.
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board and gypsum panel products, respectively.
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.5.1. Screws for attaching gypsum board or gypsum panel products to wood structural panels shall penetrate the wood structural panel facing not less than 7/16 inch.

c. Where cold formed steel framing is used with a stiffening design to receive nails, by two edges of metal, the nails shall be not less than 1/8 inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold formed steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 13 1/2 gage, 1 5/8 inches long, 15/64 inch head for 1/2 inch gypsum board or gypsum panel products; and 6d, 13 gage, 1 7/8 inches long, 15/64 inch head for 5/8 inch gypsum board or gypsum panel product.

d. Three eighths inch thick single ply gypsum board or gypsum panel product shall not be used on a ceiling where a water based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16 inch on center framing, and from 1/2 inch to 5/8 inch for 24 inch on center framing or 1/2 inch sag resistant gypsum ceiling board shall be used.

11 WALL BOARD NAILING
1" = 1'-0"

FRAMING DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/15/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

A5
set date
9/29/2022

9/29/2022 12:02:44 PM

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" × 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or 1 1/4" × 20 gage ridge strap	3-10d (3" × 0.128")	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 1/2" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" × 0.135") 3-16d (3 1/2" × 0.135")	—
	Wall		
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 1/2" × 0.135")	12" o.c.
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 1/2" × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 1/2" × 0.113")	—
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" × 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3 1/2" × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 1/2" × 0.113") or 2-16d (3 1/2" × 0.135")	—
18	Top or sole plate to stud, end nail	2-16d (3 1/2" × 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
21	1" × 6" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
22	1" × 8" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 3 staples 1 3/4"	—
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 1/2" × 0.113") 4 staples 1 3/4"	—
	Floor		
24	Joist to sill or girder, toe nail	3-8d (2 1/2" × 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" × 0.113")	6" o.c.
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" × 0.135")	—
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" × 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3 1/2" × 0.135")	At each joist or rafter

	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall)[j] 8d common (2 1/2" × 0.131") nail (roof)	6	12[f]
33	19/32" - 1"	8d common nail (2 1/2" × 0.131")	6	12[f]
34	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d (2 1/2" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
35	1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
37	1/2" gypsum sheathing[d]	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
38	5/8" gypsum sheathing[d]	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6	12
40	7/8" - 1"	8d common (2 1/2" × 0.131") nail or 8d deformed (2 1/2" × 0.120") nail	6	12
41	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d deformed (2 1/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

(3) FASTENER SCHEDULE

1. ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED AGAINST CONCRETE WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DF #2.
3. ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
6. ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED STRUCTURAL 1 , FABRICATED IN ACCORDANCE WITH ICC ES REPORT NO. ESR-2586 AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 32/16 AND BE EXPOSURE 1. FLOOR SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 48/24 AND BE EXPOSURE 1. WALL SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 24/0 AND BE EXPOSURE 1. SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO THE EXTERIOR SHALL AT A MINIMUM BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS NOTED ABOVE.
7. MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO ERECTION/INSTALLATION SHALL NOT EXCEED 19%.
8. ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC TABLE 2304.9.1 FOR MINIMUM REQUIREMENTS.
9. FINGER-JOINTED STUDS AND FRAMING SHALL NOT BE USED.
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A-307 MINIMUM, UNLESS NOTED OTHERWISE. STANDARD WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
11. ALL SHEET METAL CONNECTORS AND FASTENERS SHALL ALL SHEET METAL CONNECTORS AND FASTENERS SHALL HAVE CBC AND ICC APPROVAL AND BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED EQUAL. ALL PRODUCTS SHALL BE HOT DIP GALVANIZED, GALVANIZED OR PROVIDED WITH CORROSION RESISTANT FINISH IN ACCORDANCE WITH CBC REQUIREMENTS FOR THE SPECIFIC CONDITIONS OF INSTALLATION AND EXPOSURE.
12. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" PROVISIONS OF THE 2019 CBC, SECTION 2308, UNLESS DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.
13. ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE COMBINATION 24F-V4 OR 24F-V5 PER THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION, UNLESS NOTED OTHERWISE. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)" WITH ALL LAMINATIONS 1 1/2" THICK. ALL GLULAM BEAMS SHALL BE CAMBERED +2000 FEET RADIUS, UNLESS NOTED OTHERWISE. SUBMIT GLULAM CERTIFICATES TO BUILDING OFFICIALS AND DESIGN PROFESSIONALS PRIOR TO ERECTION.
14. ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 2.0E E = 2,000,000 psi Fb = 2,900 psi Ft = 2,025 psi Fcperp = 750 psi Fcpara = 2,900 psi Fv = 290 psi SG Equivalent = 0.50
15. ALL TIMBERSTRAND LSL LUMBER SHALL BE AS ALL TIMBERSTRAND LSL LUMBER SHALL BE AS MANUFACTURED BY iLEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 1.6E E = 1,600,000 psi Fb = 2,425 psi Ft = 1,700 psi Fcperp = 825 psi Fcpara = 2,150 psi Fv = 400 psi SG Equivalent = 0.50
16. Excerpt from CRC R317.3.1 - Fasteners for preservative-treated wood. Fasteners, including nuts and washers, 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 G185 zinc-coated galvanized steel, or equivalent, shall be used. *Exceptions:1. One-half-inch-diameter (12.7 mm) or greater steel bolts. 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.*

(10) WOOD FRAMING NOTES

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

OUTLINE OF ELECTRICAL PROVISIONS
Refer to California Electrical Code for full body of language; also refer to LIGHTING MEASURES contained in Energy Analysis Report t24

1. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC SECTION 210-12)
2. ALL DWELLING UNITS RECEPTACLES OUTLETS SHALL BE LISTED TAMPER-RESISTANT" RECEPTACLES. (CEC SECTION 406.11)
3. RECEPTACLES SERVING COUNTERTOPS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES.
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. (CEC SECTION 210-25(C)(5))
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. (CEC SECTION 210-52(C) (5) EXCEPTION)
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCHES BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 20 INCHES ABOVE COUNTERTOP, SUCH AS OVERHEAD CABINET. (CEC SECTION 210-52(C)(5)EXCEPTION(2))

BATHTUB AND SHOWER AREAS
NO PARTS OF CORD-CONNECTED LUMINARIES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICAL FROM THE TIP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.

ONLY LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET
1) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES
3) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE.

THE FOLLOWING LUMINAIRE TYPES NOT PERMITTED IN CLOTHES CLOSETS
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMPHOLDERS SHALL NOT BE PERMITTED.

LOCATION OF LUMINARIES IN CLOTHES CLOSETS
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1) 12 INCHES FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2) 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALL ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
3) 6 INCHES FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING.
4) 6 INCHES FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING.
5) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE

ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE.
A) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
-EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
B) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON and OFF.
C) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION.
D) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G-H)
E) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON and OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (SECTION150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
A.) PHOTOCONTROL AND MOTION SENSOR
B.) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
C.) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
D.) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

-PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
-TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN.
-BATHROOMS
-LAUNDRY ROOM
-BUILT-IN MICROWAVE OVEN
-RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
1. RATED IC
2. CERTIFIED AIR TIGHT
3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING
-PROVIDE UFFER OF OTHER APPROVED GROUND PER CEC 250

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8.	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8.
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts.	8. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C.
2. Pulse-start metal halide light sources.	9. Any light source not otherwise listed in this table.
3. High pressure sodium light sources.	
4. Luminaires with hardwired high frequency generator and induction lamps.	
5. LED light sources installed outdoors.	
6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	

SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
29.8.3.4 Specific location requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:
(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
(4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
(5) Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
(10) For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
(11) Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
(12) Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS
Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported.
Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for sole support of a ceiling-suspended (paddle) fan. *CEC 314.27(C)*

BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL
Metal water piping system(s) installed in or attached to a building or structure shall be bonded to any of the following:

1. Service equipment enclosure
2. Grounded conductor at the service
3. Grounding electrode conductor if of sufficient size
4. One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size

The bonding jumper(s) shall be installed in accordance with 250.64(A), 250.64(B), and 250.64(E). The points of attachment of the bonding jumper(s) shall be accessible. The bonding jumper(s) shall be sized in accordance with Table 250.102(C)(1) except as permitted in 250.104(A)(2) and 250.104(A)(3). *CEC 250.104(A)(1)*

(1) ELECTRICAL NOTES

GLAZING NOTES (Excerpt from CBC)
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and BiFold doors.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
5. Glazing that is adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and
3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

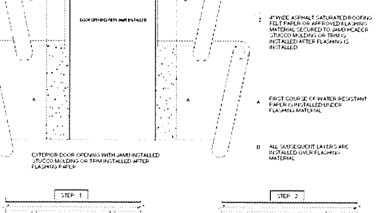
Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.

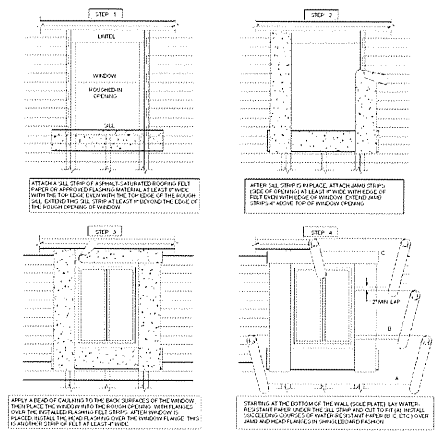
Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
2. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glazing is more than 18 inches (457 mm) from the railing; or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.
8. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524 mm) above the nose of the tread.

Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glass is more than 18 inches (457 mm) from the railing; or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (864 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.

(2) GLAZING NOTES





(4) WINDOW FLASHING
1/4" = 1'-0"

NOTES

CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

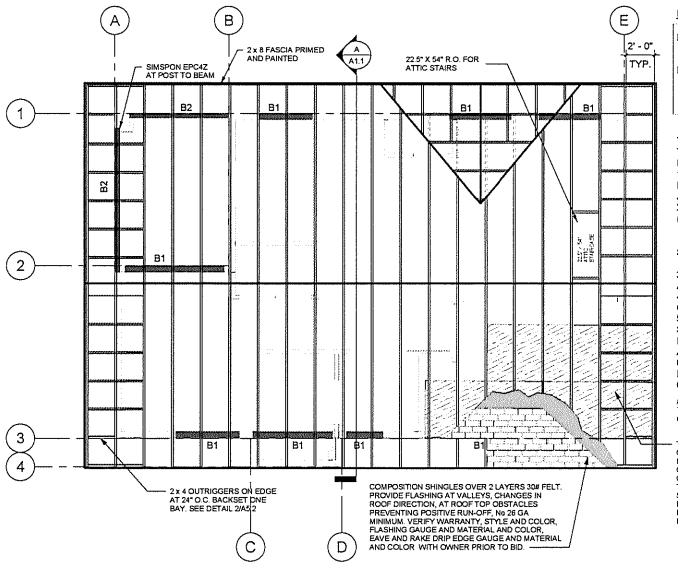
749
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

A5

set date:
09/29/202



② 749 - ROOF FRAMING PLAN
1/4" = 1'-0"

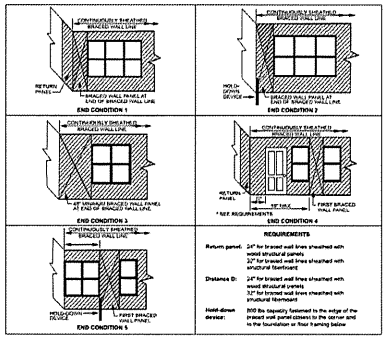
BEAM SCHEDULE

B1	HEADERS & BEAMS 6x10 DF1 OR AS NOTED
B2	BEAMS AT PORCH AND PATIO AREAS: 4x12 DF1 OR AS NOTED, BEARING ON MIN (2) 2x4 STUDS OR 4x4 POST FRAMED INTO WALL.

TRUSS LAYOUT IS DIAGRAMMATIC- TRUSS MFR'S DRAWINGS SUPERCEDE LAYOUT HERE
1. PRE-ENGINEERED ATTACHED ENGINEERING PACKAGE MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
2. REFER TO TRUSS DIAGRAMS (ENGINEERING PACKAGE ###

FOR MANUFACTURER'S WEB BRACING, SYSTEM BRACING AND REQUIRED BLOCKING.
3. TRUSS LAYOUT BASED ON TRUSSES AT 24" O.C. MAXIMUM U.N.O.
4. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
5. REFER TO SHEAR PANEL TABLE AT SHEET FOR ADDITIONAL NOTES REGARDING DIAPHRAM CONDITIONS AND PARAMETERS.
6. TRUSS MANUFACTURER SHALL HAVE IN-PLANT INSPECTION CERTIFICATION

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

TABLE R602.10.3(1)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

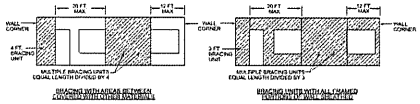
• SOIL CLASS D[a] • WALL HEIGHT = 10 FEET • 10 PSF FLOOR DEAD LOAD • 15 PSF ROOF/CEILING DEAD LOAD • BRACED WALL LINE SPACING ≤ 25 FEET		MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[b, c]				
Seismic Design Category	Story Location	Braced Wall Line Length (Feet)[d]	Method LIB[e]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D_0	1 Story	10	NP	2.0	2.0	1.5	1.5
		20	NP	4.0	4.0	3.0	3.0
		30	NP	6.0	6.0	4.5	4.5
		40	NP	8.0	8.0	6.0	6.0
		50	NP	10.0	10.0	7.5	7.5
	2 Stories	10	NP	3.5	3.5	2.5	2.5
		20	NP	7.0	7.0	5.5	5.5
		30	NP	10.5	10.5	8.0	8.0
		40	NP	14.0	14.0	10.5	10.5
		50	NP	17.5	17.5	13.0	13.0
	Cripple wall below one- or two-story dwelling	10	NP	2.5	2.5	2.0	2.0
		20	NP	5.0	5.0	4.0	4.0
		30	NP	7.5	7.5	6.0	6.0
		40	NP	10.0	10.0	8.0	8.0
		50	NP	12.5	12.5	10.0	10.0
D_1	1 Story	10	NP	3.0	3.0	2.0	1.7
		20	NP	6.0	6.0	4.0	3.4
		30	NP	9.0	9.0	6.0	5.1
		40	NP	12.0	12.0	8.0	6.8
		50	NP	15.0	15.0	10.0	8.5
	2 Stories	10	NP	6.0	6.0	4.5	3.8
		20	NP	12.0	12.0	9.0	7.7
		30	NP	18.0	18.0	13.5	11.5
		40	NP	24.0	24.0	18.0	15.3
		50	NP	30.0	30.0	22.5	19.1
D_2	1 Story	10	NP	8.5	8.5	6.0	5.1
		20	NP	17.0	17.0	12.0	10.2
		30	NP	25.5	25.5	18.0	15.3
		40	NP	34.0	34.0	24.0	20.4
		50	NP	42.5	42.5	30.0	25.5
	2 Stories	10	NP	7.5	7.5	5.5	4.7
		20	NP	15.0	15.0	11.0	9.4
		30	NP	22.5	22.5	16.5	14.0
		40	NP	30.0	30.0	22.0	18.7
		50	NP	37.5	37.5	27.5	23.4
	Cripple wall below one- or two-story dwelling	10	NP	NP	NP	7.5	6.4
		20	NP	NP	NP	15.0	12.8
		30	NP	NP	NP	22.5	19.1
		40	NP	NP	NP	30.0	25.5
		50	NP	NP	NP	37.5	31.9

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.
NP = Not Permitted.

TAG	MINIMUM NAIL	MINIMUM SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS	STUD SPACING	PANEL EDGE NAILING EDGES	PANEL EDGE NAILING FIELD
1 (PANEL LENGTH IN FEET)	8d COMMON	24/16	7/16 inch	16inch o.c.	6 inch o.c.	12 inch o.c.

METHOD CS-WSP
MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE (TABLE R602.10.3(3) (VALUES INTERPOLATED)
3 FACTOR FROM TABLE 6.10.3(4))

CSW BRACE WALL LINE	BWL LENGTH	MIN REQ'D	FACTOR	TOTAL REQ'D	PROVIDED	NOTE
BWL 1	35.75	5.46	1.2	6.55	10.5	includes 1.5 ft CS-PF frame
BWL 3	35.75	5.46	1.2	6.55	12	
BWL A	23	3.55	---	3.55	9.5	includes 1.5 ft CS-PF frame
BWL B	23	3.55	---	3.55	6.5	
BWL E	23	3.55	---	3.55	8	
1/2" GYP BD						
BWL 1	35.75	11.02	1.2	14.10	min 14.10	includes 1.5 ft CS-PF frame
BWL 2	35.75	11.02	1.2	14.10	min 14.10	
BWL A	23	6.13	---	6.13	min 6.13	includes 1.5 ft CS-PF frame
BWL B	23	6.13	---	6.13	min 6.13	
BWL E	23	6.13	---	6.13	min 6.13	



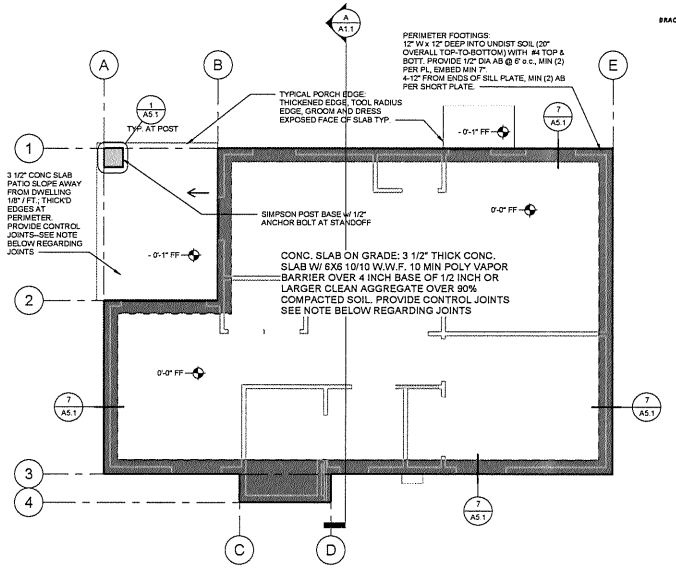
For SI: 1 foot = 304.8 mm.

FIGURE R602.12.5
BRACING UNIT DISTRIBUTION

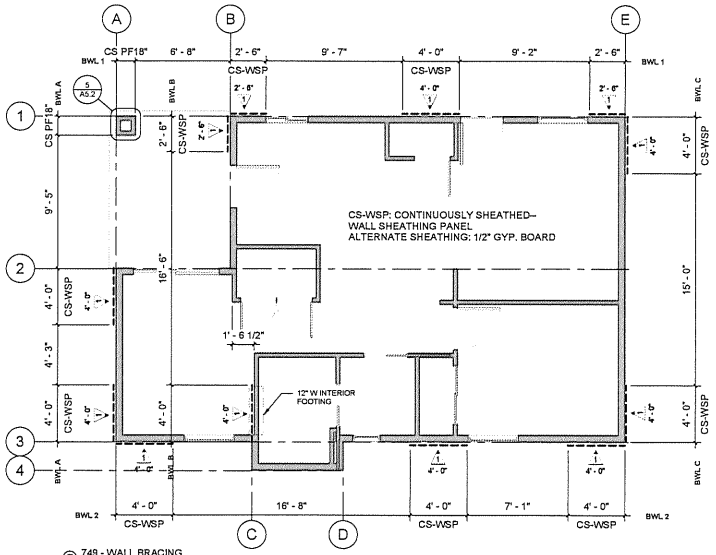
ALL CONCRETE SHALL BE f'c 2500 PSI AT 28 DAYS
ALL FOOTINGS AND SLAB MONOLITHIC POUR
REINFORCING SHALL BE 40 ksi (No 4 OR SMALLER; 60 ksi (No 5 AND LARGER; MISC STEEL Gr A36; BOLTS ASTM A307

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

1. MAXIMUM PRESCRIPTIVE VALUE FOR ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF. IF A GEOTECHNICAL INVESTIGATION REPORT IS NOT PROVIDED. PROVIDE A GEOTECHNICAL INVESTIGATION REPORT FOR HIGHER VALUES OR REDUCE THE VALUE USED FOR ALLOWABLE FOUNDATION PRESSURE IN DESIGN CALCULATIONS
2. ALL HOLDOWNS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION.
ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM OF ONE #4 BAR AT TOP AND BOTTOM OR A SINGLE #5 BAR IN THE MIDDLE THIRD OF THE FOOTING. PERIODIC SPECIAL INSPECTION
WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES O.C. AND THE STRUCTURE IS LESS THAN 3,000 SQ FT, SPECIAL INSPECTION IS NOT REQUIRED.
3. SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD BRACED WALLS, WOOD DIAPHRAGMS, DRAG TRUSS, BRACES, BRACED PANELS AND HOLDOWNS, SPECIAL INSPECTION IS REQUIRED FOR HIGH LOAD DIAPHRAGMS AND WOOD TRUSSES SPACED MORE THAN 60 FEET.
DF 4X4 POSTS W/ SIMPSON CBSQ44 POST BASES AND PC44 POST CAPS (USE ECCLQ44 @ CORNER POST) TYP @ PATIO POSTS.
4. PROVIDE CONCRETE LANDING AT DOORS, MINIMUM 36" PERPENDICULAR FROM FACE OF WALL.
5. CONC. SLAB ON GRADE PROVISIONS FOR DIMENSIONAL CHANGES:
CONTRACTOR OF RECORD SHALL PROVIDE EXPANSION JOINTS, COLD JOINTS, AND CRACK CONTROL JOINTS AS REQUIRED FOR CREEP, SHRINKAGE, TEMPERATURE, CRACK AND MOVEMENT CONTROL FOR PROJECT SPECIFIC SLAB GEOMETRY ACCORDING TO ACI AND SITE-SPECIFIC CONDITIONS, AND REVIEW LAYOUT WITH OWNER TO APPRISE OWNER OF FOUNDATION AND SLAB PERFORMANCE. PRIOR TO PLACING CONCRETE.
6. REFER TO NOTES AND SYMBOLS SHT G.02 FOR PARAMETERS FOR FASTENERS IN PRESERVATIVE-TREATED WOOD.



① 749 - FOUNDATION PLAN
1/4" = 1'-0"



⑦ 749 - WALL BRACING
1/4" = 1'-0"

STRUCTURAL PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
LENA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SHEET REVIEW	8/15/2022
C	SHEET REVIEW	9/29/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

S1
set date: 9/29/2022

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749 SQ FT RESEDA

SHEET INDEX

COVER SHEET
G0.2 NOTES AND SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN/CROSS SECTION/ELEVATIONS/ROOF PLAN
A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
S1.0 STRUCTURAL PLAN

ADDITIONAL SUBMITTAL ITEMS

☐ TRUSS CALCULATIONS *
☐ FIRE SPRINKLER PLAN (IF REQUIRED)
  ☐ SUBMITTED
  ☐ DEFERRED
☐ SOLAR PLANS
  ☐ SUBMITTED
  ☐ DEFERRED

**APPLICANT IS REQUIRED TO CONTRACT WITH A TRUSS COMPANY AND SUBMIT TRUSS CALCULATIONS TO THE CITY FOR APPROVAL.*

PROJECT DESCRIPTION

NEW CONSTRUCTION OF A 1-STORY, 1 BEDROOM 1 BATH WITH 1 FLEX SPACE, DETACHED 749 SQUARE-FOOT ACCESSORY DWELLING UNIT.

SITE INFORMATION

STREET ADDRESS: _____, KERMAN, CA _____

APN: _____

SEWER/WASTE WATER

☐ ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN
☐ ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL

ELECTRICAL SERVICE

☐ UPGRADED SERVICE
☐ EXISTING SERVICE TO REMAIN
☐ NEW SERVICE

GAS SERVICE

☐ UPGRADED SERVICE
☐ EXISTING SERVICE TO REMAIN
☐ NEW SERVICE

DIRECTORY

PLOT PLAN AND TITLE SHEET PREPARED BY:
COMPANY: _____
CONTACT PERSON: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

PROPERTY OWNER:
NAME: _____
ADDRESS: _____
CITY, STATE ZIP: _____
PHONE: _____
EMAIL: _____

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

GENERAL NOTES

GENERAL CONDITIONS:
CERTAIN REQUIREMENTS ARE CITED BELOW TO AMPLIFY CODE REQUIREMENTS; APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN; NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION WITHOUT CHARGE OR RECOURSE TO ARCHITECT OR OWNER
CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. THOUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY, SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:
WOOD FRAME CONSTRUCTION: ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED LATERALLY PER CBC 2508
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST.

ELECTRICAL NOTES:
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE AND BATHROOM DOOR.

PLAN NOTES
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH BRACED PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.
2. NO FINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 709.
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.
6. SEE ALSO NAILING SCHEDULE HEREIN
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.
8. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 11/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.8.4.
9. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CBC AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.
10. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87 UFC)
11. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.
12. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 CFC AND CHAPTER 10 CBC
13. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG.
14. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ +48..
15. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST 4 INCHES (4) HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND.
16. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES: (REFER TO SHT. A5.2)
1. USE 6 X 12 DF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS
2. PROVIDE A MINIMUM OF (2) 2 X AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.

ELECTRICAL WORK SUMMARY: (REFER ALSO TO SHT. A5.3)
1. ALL DEVICES SHALL HAVE AN INDEPENDENT TESTING LABORATORY LABEL (U.L.).
2. PHASE CONDUCTORS SHALL BE SIZED PER NEC TABLE 310-16
3. EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED PER NEC TABLE 250.122.
4. DATA AND TEL OUTLETS: ROUGH-IN AT LOCATIONS SHOWN, INSTALL 1"C. CONCEALED IN WALL TO ACCESSIBLE ATTIC SPACE FOR CABLING BY OTHERS.
5. ALL WORK SHALL COMPLY WITH LATEST ADOPTED CODES CITED HEREIN, INDUSTRY PRACTICES, AND LOCAL CONVENTIONS FOR LIKE OCCUPANCIES, COMPLETE AND FULLY TESTED AND FUNCTIONING APPROVED BY INSPECTOR, WITH MATCHING COVER PLATES, ESCUTCHEONS, AND ACCESS PANELS FOR APPEARANCE.
6. REFER TO ENERGY ANALYSIS REPORT FOR ADDITIONAL COMPLIANCE WORK.

ELECTRICAL SYMBOLS
REFER TO NOTES SHEET A5.3

- $_{D}$ — DIMMER SWITCH RATED FOR LOWER VOLTAGE HIGH EFFICACY LIGHTS
- $_{VS}$ — SINGLE POLE SWITCH, VACANCY SENSOR
- $ — SINGLE POLE SWITCH
- $_{3} — 3-WAY SWITCH
- $_{4} — 4-WAY SWITCH
- $_{FAN} — CONTROL BOX FOR FAN. LIGHT CONTROL MUST BE SEPARATE FROM FAN CONTROLS. REVIEW MFR'S SELECTIONS PRIOR TO ROUGH IN
- HD_A — WALL SCONCE, OUTDOOR (RATED FOR EXTERIOR USE) HIGH EFFICACY (ALTERNATE: INCANDESCENT WITH MOTION SENSOR AND PHOTOCELL)
- (A) — SURFACE MOUNT CEILING LIGHT. MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- (HD) — RECESS CAN FIXTURE, HIGH EFFICIENCY 22W PIN-BASE LUMINAIRE, MUST MEET UL RATING FOR ZERO-INSULATION CONTACT, AND AIR TIGHT INSTALLATION. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- HD — WALL SCONCE. MEDIUM BASE PIN-BASE BULBS SWITCHED TO DIMMER SWITCH OR MOTION SENSOR. REFER TO ELECTRICAL NOTES ON SHT 3.4 FOR PARAMETERS FOR MOUNTING LOCATIONS
- J — CEILING FAN WITH LIGHT KIT. PROVIDE 2 x BLOCKING TO ROOF TRUSSES ON TWO SIDES OF ELECTRICAL BOX. ELECTRICAL BOX MUST BE DESIGNATED AS HAVING CAPACITY FOR SUPPORTING A MINIMUM WEIGHT OF 50 LBS AND DYNAMIC MOTION. FAN CONTROLS SHALL HAVE SEPARATE SWITCHING FOR LIGHT AND FAN MOTOR. LIGHT KIT FOR BEDROOMS SHALL HAVE H.E. FIXTURE, OR DIMMER CONTROL. CONFIRM WITH OWNER PRIOR TO ROUGHING IN.
- DUPLEX RECEPTACLE, GROUNDED. GFCI AND WP AS NOTED
- E1 — DUPLEX RECEPTACLE LOCATED E@LOW CABINET ONE HALF HOT FOR DW, GROUNDED. GFCI CEC 210.8
- E2 — DUPLEX RECEPTACLE LOCATED AT UPPER CABINET (POWER TO HOOD)
- E3 — DUPLEX RECEPTACLE IN GARAGE. OUTLETS LOCATED IN GARAGE SHALL BE FED BY A CIRCUIT DEDICATED FOR GARAGE OUTLETS ONLY. *GFCI, WP.DEVICE REQ'D*
- DB, DBP — DOOR BELL BUTTON AND DOOR BELL XFMR/BELL
- EXTERIOR GROUND MOUNT HVAC CONDENSER UNIT POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 115V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER. CORD POWER W/ SHT M1-1 UNIT SCHED
- ATTIC AT HVAC — 220V STUB OVERHEAD TO ATTIC AHOLANT, AIR HANDLER +120V DUPLEX RECEPT, SINGLE-LAMP LIGHT FIXTURE (VERIFY HVAC POWER PRIOR TO RUNNING CIRCUIT) REFER TO M1-1 FOR ATTIC MOUNT EXTENTS AND PARAMETERS
- ROOFTOP HVAC — POWER: 220V CIRCUIT IN DISCONNECT BOX (NEMA EXTERIOR RATING) + 115V DUPLEX RECEPTACLE, GFCI, WP, WITH WP COVER.
- SD — SMOKE DETECTOR HARD-WIRED WITH BATTERY BACKUP. INTERCONNECTED ACTIVATION CIRCUIT. SEE ALSO ELECTRICAL NOTES SHT 5.3 RE: CLEAR DISTANCE FROM COOKING APPLIANCES
- CM — CARBON MONOXIDE SENSOR. SEE ALSO ELECTRICAL NOTES SHT 5.3

NOTE: ALARMS ARE TO BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED TO SOUND SIMULTANEOUSLY

HVAC SYMBOLS
REFER TO SHT M1.0 FOR DIAGRAM AND DETAILS

- 1 — WHOLE HOUSE FAN. EXHAUST FAN, VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. REFER TO DRAWING M-1 FOR PARAMETERS AND SPECS
- 2 — EXHAUST FAN WITH HUMIDISTAT DEVICE, *PER CALIFORNIA GREEN CODE 4.506*. VENT TO ROOF, FLASH JACK, PROVIDE RAIN CAP AND BACKDRAFT DAMPER. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO A MAXIMUM OF 80 PERCENT.
- T — THERMOSTAT--SETBACK TYPE. REFER TO M1-1 FOR SPECS AND PARAMETERS

DRYER VENT: 4" DUCT AT DRYER, THRU-WALL, WITH WEATHER CAP AND BACKDRAFT DAMPER

POLLUTION CONTROL OF AIR DISTRIBUTION - REFER TO GREEN BUILDING STANDARDS HEREIN

Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooking and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system.
-INDOOR AIR QUALITY AND EXHAUST
-ENVIRONMENTAL COMFORT

FLOOR PLAN LEGEND

- OUTLINE OF WALL TO BE REMOVED
- WALL: EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING
  - BRACE PANEL: REFER TO SHT A1.2 FOR INFORMATION
  - HOLDDOWN: REFER TO SHT A1.2 FOR INFORMATION WHERE OCCURS
- WALL: INTERIOR NON-LOAD-BEARING 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR
- EXTERIOR NON LOAD-BEARING WALLS: 2 x 4 @ 24" NON LOAD BEARING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH 1/2" WALLBOARD INTERIOR, 7/16" APA CDX PLYWOOD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS, R 13 BATT INSULATION IN STUD CAVITY.

Excerpt from R602.3.3 - BEARING STUDS
Where joists, trusses or rafters are spaced more than 16 inches (406 mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath.

ATTIC ACCESS: REFER TO SHT A5.2

PLUMBING SYMBOLS
REFER TO GREEN BUILDING MEASURES SHEETS FOR WATER EFFICIENCY MEASURES

- LAVATORY SINK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE. MAXIMUM 1.2 GAL PER MINUTE AT 60 psi, MIN 0.8 GAL AT 20 psi
- WATER CLOSET. FLUSH TANK. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE. EFFECTIVE FLUSH VOLUME: MAXIMUM 1.28 GAL PER FLUSH, (AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH
- BATH TUB, ALCOVE BATH/SHOWER UNIT. SHAPE, SIZE, FINISH TO BE SELECTED BY OWNER. CBC COMPLIANCE. HARD NON-ABSORBENT WALLS TO +70". PROVIDE SHOWER CURTAIN AND ROD, OR TEMP GLASS ENCLOSURE AT SHOWER UNITS, PROVIDE 12" x 12" TAIL PIECE ACCESS, FRAME ROUGH OPENING TO SUIT UNIT
- BATH TUB, FREE-STANDING. MFR AND MODEL TO BE SELECTED BY OWNER. CONTRACTOR TO PROVIDE MFR'S INSTALLATION INSTRUCTIONS IN FIELD TO FIELD INSPECTOR PRIOR TO SETTING FIXTURE. DECK-MOUNT FAUCET, 120 VAC SUPPLY. GFCI DUPLEX OUTLET IN BOX MOUNTED 1 1/2" ABOVE FLOOR.
- SHOWER STALL: ONE-PIECE ACRYLIC 32" x 32" x 78". SHOWER HEAD FLOW MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
  FRAME ROUGH OPENING TO SUIT UNIT
- SITE-CONSTRUCTED CUSTOM SHOWER STALL: SEE DETAILS. A SINGLE SHOWER HEAD FLOW SHALL BE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. MULTIPLE HEADS COMBINED FLOW SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi , OR NOT MORE THAN ONE HEAD SHALL BE IN OPERATION AT ONCE. (Shower heads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads) 4.303.1.3 Green Building Standards Code
- KITCHEN SINK: COMPARTMENT CONFIGURATION TO BE SELECTED BY OWNER. FITTED WITH GARBAGE DISPOSAL. FAUCETS: MAXIMUM FLOW RATE OF 1.8 GAL PER MINUTE AT 60 psi
- HOSE BIBB BRONZE BODY WITH WHEEL HANDLE, FITTED WITH NON-REMOVABLE VACUUM BREAKER

APPLIANCES:
STANDARD DISHWASHER: 4.25 GAL/CYCLE. COMPACT DISHWASHER: 3.5 GAL/CYCLE
CLOTHES WASHER: WATER FACTOR OF 6 GAL/FT3 OF DRUM CAPACITY.

CONTROL VALVES AT SHOWERS AND TUB-SHOWER COMBINATIONS: PROVIDE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES AND THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED SUITABLE CONTROL FOR MEETING PROVISION.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

NOTES & SYMBOLS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/15/2022
C	DRAFT RELEASE	8/1/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

G0

set date: 09/29/20

9/29/2022 12:07:15 PM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   - 1.1 Where there is no commercial power supply.
   - 1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS). When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm).

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

749
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

G0

set date: 09/29/20

CA GREEN BUILDING SHEET 1

9/29/2022 12:05:13 PM

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

AIA California

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note. MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note. PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	**VOC LIMIT**
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   - a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   - b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

749
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/28/2022
1		
2		
3		

Project Number
2043.2

CA GREEN BUILDING SHEET 2

G0

set dates 09/29/20

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

(14) ENHANCED DURABILIY AND REDUCED MAINTENANCE

ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK, DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE, AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

(16) EXTERIOR SUMMARY NOTES

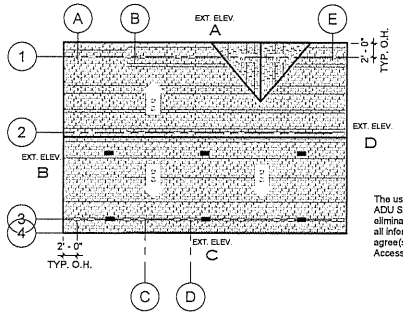
The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site, these grades should be maintained for the life of the project. ponding of water should not be allowed adjacent to the structure. over irrigation within landscaped areas adjacent to the structure should no be performed.
Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

(15) GRADE NEXT TO STRUCTURE NOTES

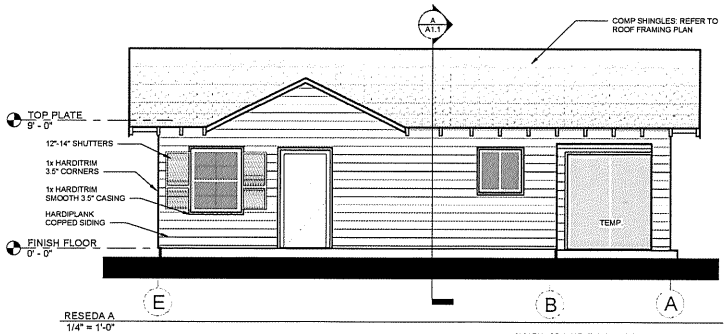
ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2):
Math:[(749* (1/300))*144] / 2 = 179.8 sq in high, 179.8 sq in low.
Use O'HAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
168 sq in / 72 = 2.49; USE 3 VENTS LOW, 3 VENTS HIGH

EXCERPT FROM CRC R806.1
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have aleast dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch(6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth,or similar material with openings having a least dimension of1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
EXCERPT FROM CRC R806.2
Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:
1. In Climate Zones 14 and 16, a Class I or II vaporretarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 per-cent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or high-est point of the space, measured vertically, with the balance of the required ventilation provided by eaveor cornice vents. Where the location of wall or roof framing members conflicts with the installation ofupper ventilators, installation more than 3 feet (914mm) below the ridge or highest point of the space shall be permitted.

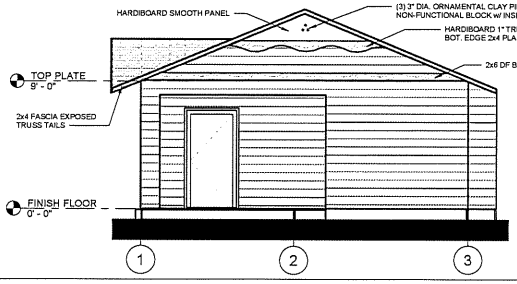
EXCERPT FROM CRC R303.5.1
Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets,alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not beconsidered as hazardous or noxious.
Exceptions:1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet (914mm) or greater below the contaminant source.
2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3.



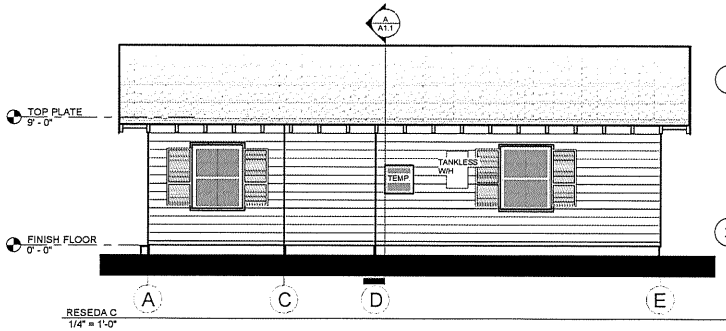
749 - ROOF PLAN
1/8" = 1'-0"



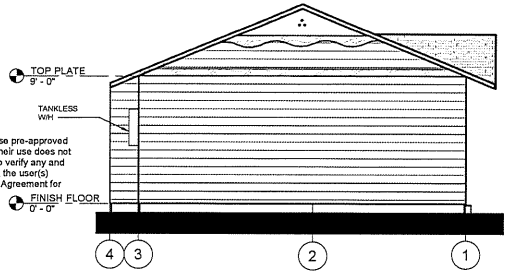
RESEDA A
1/4" = 1'-0"



RESEDA B
1/4" = 1'-0"



RESEDA C
1/4" = 1'-0"



RESEDA D
1/4" = 1'-0"

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RESEDA FINISH:

-COMPOSITION SHINGLE ROOFING
- NO 15 BUILDING PAPER
-WOOD FASCIA, PRIMED & PAINTED AS NOTED ON ELEVATIONS
- HARDIPLANK LAPPED SIDING
- HARDITRIM 3.5" SMOOTH TRIM BOARD
- 12"-14" WINDOW SHUTTERS
- HARDIBOARD SMOOTH PANEL

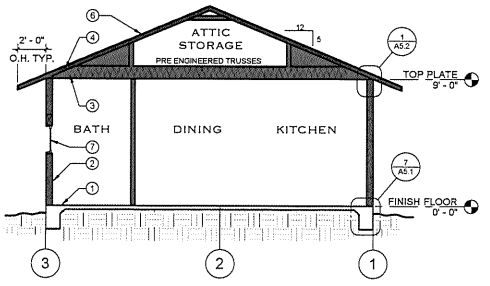
HARDIBOARD PRODUCTS OR APPROVED EQUAL INSTALLED TO MFR. INSTALLATION PUBLICATIONS

THERMAL ENVELOPE:

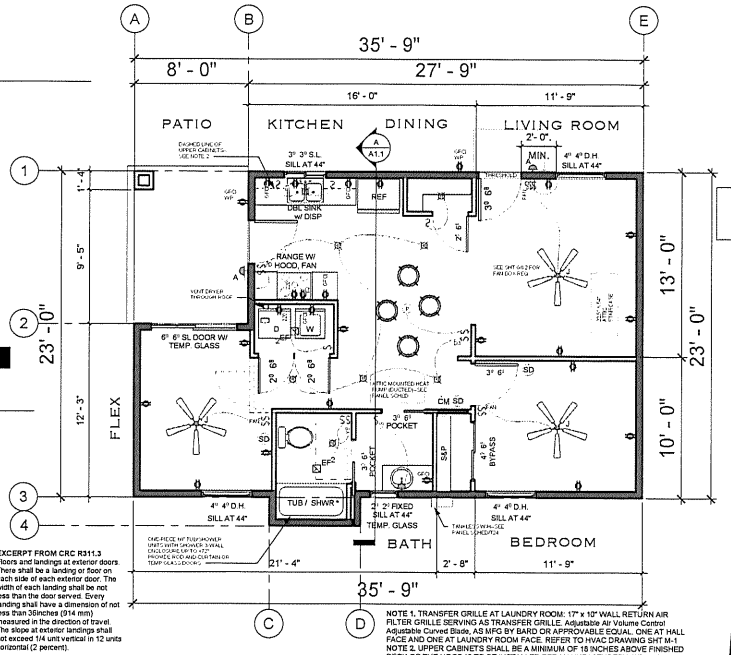
1. CONC FOUNDATION AND SLAB ON GRADE
2. 2 x 6 @ 16" o.c. WALLS, R-21 BATT INSUL + R-5 RIGID FOAM ON FACE
3. R-38 INSUL ON TOP OF CEILING
4. R-13 INSUL AT UNDERSIDE OF ROOF DECK
5. NOT USED
6. COMP SHINGLES
7. ENERGY VALUES OF DOORS AND WINDOWS: PER ENERGY ANALYSIS

FRENCH DOOR _____ WINDOWS_____

REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS



A CROSS SECTION
1/4" = 1'-0"



749 - FLOOR PLAN
1/4" = 1'-0"

EXCERPT FROM CRC R311.3
Floors and landings at exterior doors There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

NOTE 1. TRANSFER GRILLE AT LAUNDRY ROOM: 17" x 10" WALL RETURN AIR FILTER GRILLE SERVING AS TRANSFER GRILLE. Adjustable Air Volume Control Adjustable Curved Blade, AS MFG BY BARD OR APPROVABLE EQUAL. ONE AT HALL FACE AND ONE AT LAUNDRY ROOM FACE. REFER TO HVAC DRAWING SHT M-1
NOTE 2. UPPER CABINETS SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGECOOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS

FLOOR PLAN / CROSS SECTION / ELEVATIONS / ROOF PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	PLANCHECK SET	9/9/2022
D	DRAFT RELEASE	9/29/2022

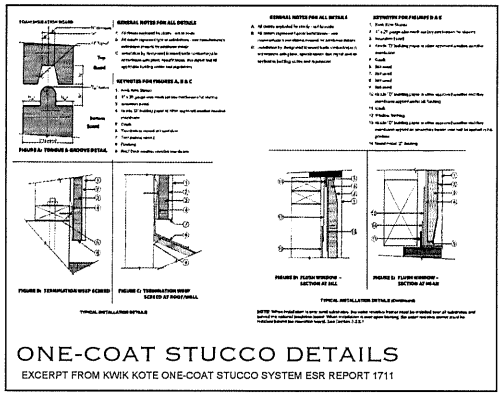
Project Number
2043.2

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set date: 09/29/20

Section 7, Item C.

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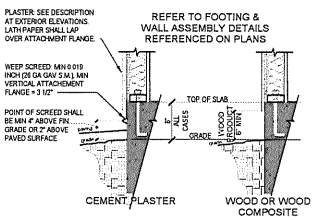


ONE-COAT STUCCO DETAILS

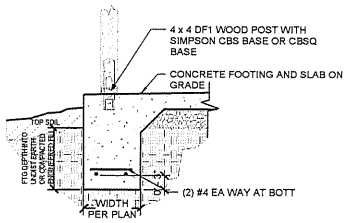
EXCERPT FROM KWIK KOTE ONE-COAT STUCCO SYSTEM ESR REPORT 1711

STUCCO NOTES:
REFER TO CBC SECTON R703
Weep screeds. A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 31/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
At vertical walls use woven wire fabric lath
at eaves and horizontal surfaces, use 3/8" rib metal lath.
Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

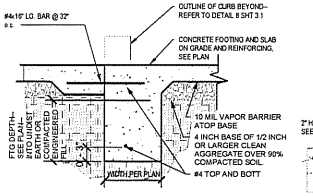
(11) STUCCO PARAMETERS



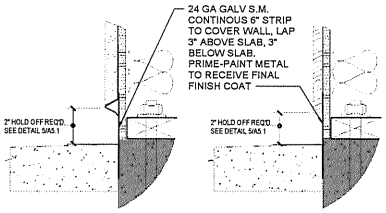
(5) TERMINATION OF EXTERIOR FINISH
1" = 1'-0"



(1) WOOD POST BASE
1" = 1'-0"

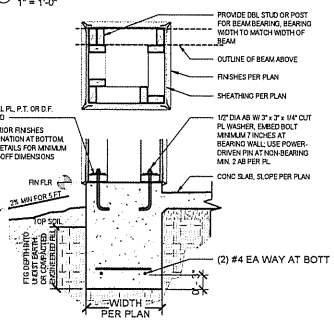


(12) FOUNDATION AT VEHICLE DOOR
1" = 1'-0"

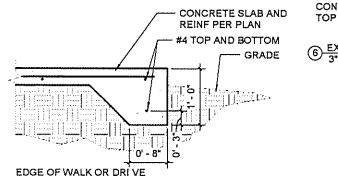


CONDITION WHERE TOP OF PAVING IS LESS THAN 2 INCHES FROM TOP OF SLAB

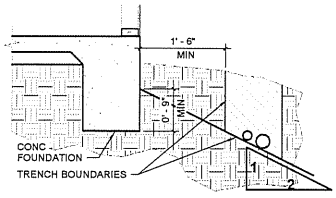
(6) EXTERIOR TERMINATION ALTERNATE
3" = 1'-0"



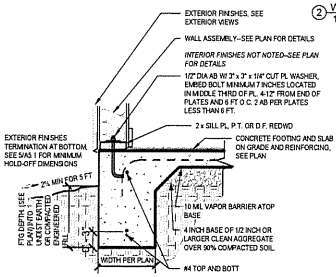
(2) WOOD BOX COLUMN
1" = 1'-0"



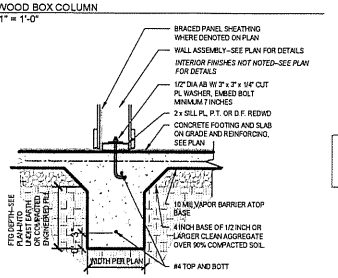
EDGE OF WALK OR DRIVE



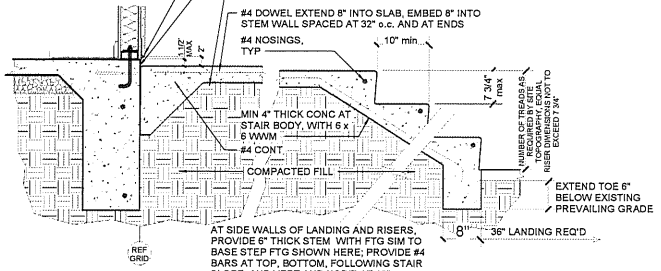
TRENCH PROXIMITY TO FOUNDATION



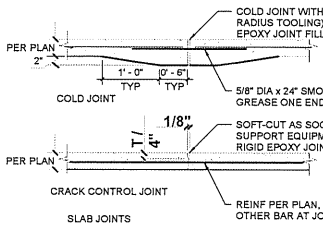
(7) FOUNDATION PERIMETER FOOTING
1" = 1'-0"



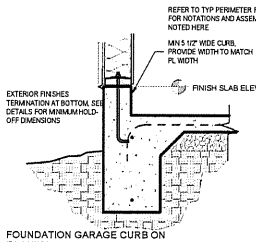
(3) FOUNDATION INTERIOR BEARING
1" = 1'-0"



(9) CONCRETE STEPS
1" = 1'-0"

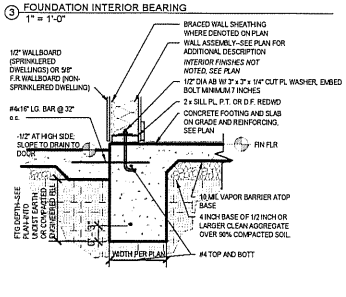


(10) FOUNDATION CONCRETE JUNCTURES
1" = 1'-0"



FOUNDATION GARAGE CURB ON FOOTING

(8) FOUNDATION GARAGE CURB ON FOOTING
1" = 1'-0"



(4) FOUNDATION COMMON WALL FOOTING
1" = 1'-0"

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FOUNDATION DETAILS

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
RESEDA

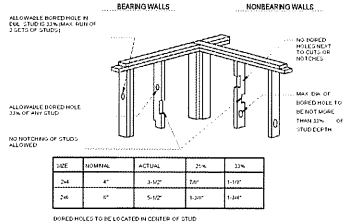
No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
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1		
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Project Number
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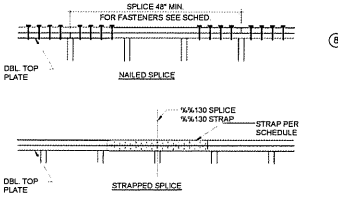
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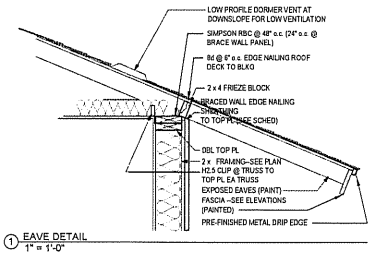
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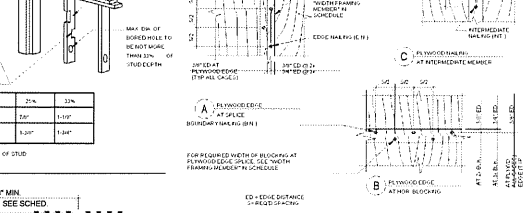
10 STUD NOTCHING & BORING
1" = 1'-0"



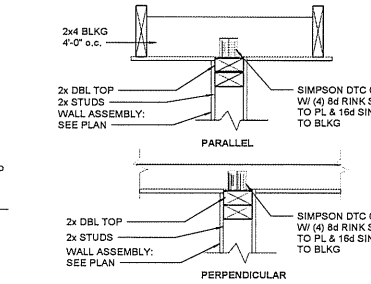
6 TOP PLATE SPLICE
3/4" = 1'-0"



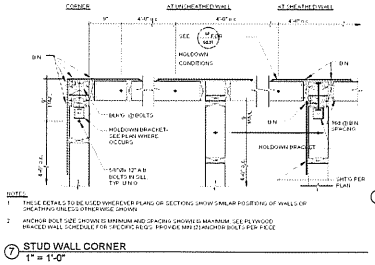
1 EAVE DETAIL
1" = 1'-0"



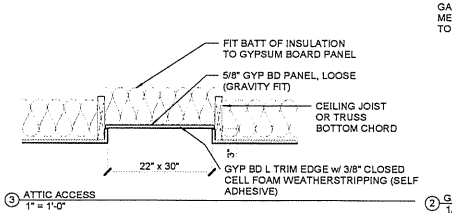
8 PLYWOOD NAILING
1" = 1'-0"



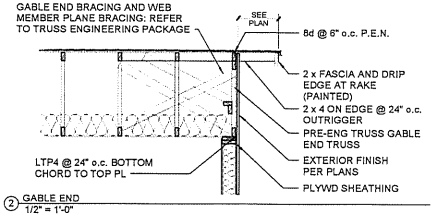
4 NON-BRG WALL TOP PL CONN.
1 1/2" = 1'-0"



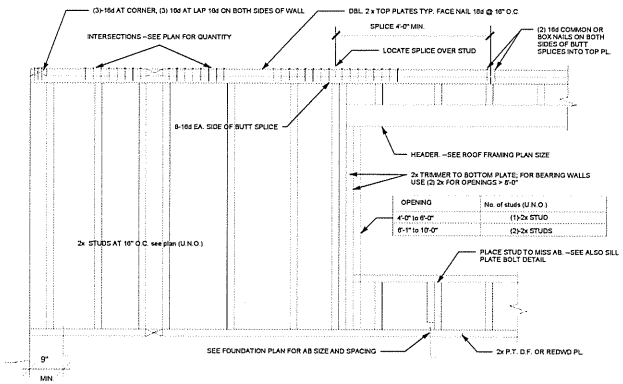
7 STUD WALL CORNER
1" = 1'-0"



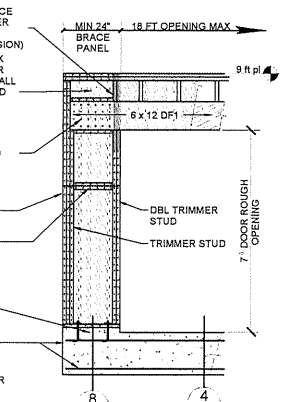
3 ATTIC ACCESS
1" = 1'-0"



2 GABLE END
1/2" = 1'-0"



9 WALL FRAMING PARAMETERS
1" = 1'-0"



5 CS-PF
1/2" = 1'-0"

R702.3 Gypsum Board and Gypsum Panel Products

R702.3.5 Application

Supports and fasteners used to attach gypsum board and gypsum panel products shall comply with Table R702.3.5. Gypsum sheathing shall be attached to exterior walls in accordance with Table R602.3(1). Gypsum board and gypsum panel products shall be applied at right angles or parallel to framing members. All edges and ends of gypsum board and gypsum panel products shall occur on the framing members, except those edges and ends that are perpendicular to the framing members. Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.

R702.3.6.1 Screw Fastening

Screws for attaching gypsum board and gypsum panel products to wood framing shall be Type W or Type S in accordance with ASTM C1002 and shall penetrate the wood not less than 5/8 inch (15.9 mm). Gypsum board and gypsum panel products shall be attached to cold-formed steel framing with minimum No. 6 screws. Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing less than 0.033 inch (1 mm) thick shall be Type S in accordance with ASTM C1002 or bugle head style in accordance with ASTM C1513 and shall penetrate the steel not less than 3/8 inch (9.5 mm). Screws for attaching gypsum board and gypsum panel products to cold-formed steel framing 0.033 inch to 0.112 inch (1 mm to 3 mm) thick shall be in accordance with ASTM C954 or bugle head style in accordance with ASTM C1513. Screws for attaching gypsum board and gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch (11.1 mm).

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

TABLE R702.3.5

MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (inches o.c.)	MAXIMUM SPACING OF FASTENERS (inches)		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING[g]
				Nails[a]	Screws[b]	
Application without adhesive						
3/8	Ceiling[d]	Perpendicular	16	7	12	13 gage, 1 1/4" long, 15/64" head; 0.098" diameter,
	Wall	Either direction	16	8	16	1 1/4" long, annular-ringed, or 4d cooler nail, 0.080" diameter, 1 7/32" long, 7/32" head.
1/2	Ceiling	Either direction	16	7	12	13 gage, 1 1/4" long, 15/64" head; 0.098" diameter, 1 1/4" long, annular-ringed; 5d cooler nail, 0.086" diameter, 1 5/8" long, 15/64" head; or gypsum board nail, 0.086" diameter, 1 5/8" long, 9/32" head.
	Ceiling[d]	Perpendicular	24	7	12	
	Wall	Either direction	24	8	12	
	Wall	Either direction	16	8	16	
Application with adhesive						
3/8	Ceiling[d]	Perpendicular	16	16	16	Same as above for 3/8" gypsum board and gypsum panel products
	Wall	Either direction	16	16	24	
1/2 or 5/8	Ceiling	Either direction	16	16	16	Same as above for 1/2" and 5/8" gypsum board and gypsum panel products, respectively.
	Ceiling[d]	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	
Two 3/8 layers	Ceiling	Perpendicular	16	16	16	Base ply nailed as above for 1/2" gypsum board and gypsum panel products; face ply installed with adhesive.
	Wall	Either direction	24	24	24	
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8" long, 19/64" head; 0.098" diameter, 1 5/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head, or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 7/8" long 6d coated nails or equivalent drywall screws. Screws shall comply with Section R702.3.5.1
	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 19/64" head; 0.098" diameter, 1 5/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsum board nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Wall	Either direction	16	8	16	

For SI: 1 inch = 25.4 mm.

a. For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 2 1/2 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.

b. Screws shall be in accordance with Section R702.3.5.1. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch.

c. Where cold-formed steel framing is used with a notching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold-formed steel framing has a welding groove formed to receive the nails, the nails shall have barbed shanks or be 5d, 1 1/2 gage, 1 5/8 inches long, 15/64 inch head for 1/2-inch gypsum board or gypsum panel products; and 6d, 13 gage, 1 7/8 inches long, 15/64 inch head for 5/8-inch gypsum board or gypsum panel products.

d. Three eighths inch thick single ply gypsum board or gypsum panel products shall not be used on a ceiling where a water-based textured finish is to be applied, or where it will be required to support insulation above a ceiling. On ceiling applications to receive a water-based texture material, either hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing. Where applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16-inch on center framing, and from 1/2 inch to 5/8 inch for 24 inch on center framing or 1/2-inch sag resistant gypsum ceiling board shall be used.

11 WALL BOARD NAILING
1" = 1'-0"

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/17/2022
B	SITE PLAN REVIEW	6/13/2022
C	PLAN CHECK SET	9/29/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

Project Number
2043.2

A5

Plot date: 09/29/20

FRAMING DETAILS

Section 7, Item C.

9/29/2022 12:04:55 PM

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TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a,b,c]	SPACING OF FASTENERS
	Roof		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" × 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or 1 1/4" × 20 gage ridge strap	3-10d (3" × 0.128")	—
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 1/2" × 0.135") or 3-10d common nails (3" × 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 1/2" × 0.135") 3-16d (3 1/2" × 0.135")	—
	Wall		
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½" x 0.135")	12" o.c.
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 1/2" × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 1/2" × 0.113")	—
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" × 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3 1/2" × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 1/2" × 0.113") or 2-16d (3 1/2" × 0.135")	—
18	Top or sole plate to stud, end nail	2-16d (3 1/2" × 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
21	1" × 6" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
22	1" × 8" sheathing to each bearing, face nail	2-8d (2 1/2" × 0.113") 3 staples 1 3/4"	—
23	Wider than 1" × 8" sheathing to each bearing, face nail	3-8d (2 1/2" × 0.113") 4 staples 1 3/4"	—
	Floor		
24	Joist to sill or girder, toe nail	3-8d (2 1/2" × 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" × 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½" × 0.113")	6" o.c.
27	1" × 6" subfloor or less to each joist, face nail	2-8d (2 1/2" × 0.113") 2 staples 1 3/4"	—
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" × 0.135")	—
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" × 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" × 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3 1/2" × 0.135")	At each joist or rafter

	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	3/8" - 1/2"	6d common (2" × 0.113") nail (subfloor, wall)[j] 8d common (2 1/2" × 0.131") nail (roof)[j]	6	12[f]
33	19/32" - 1"	8d common nail (2 1/2" × 0.131")	6	12[f]
34	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d (2 1/2" × 0.131") deformed nail	6	12
	Other wall sheathing[g]			
35	1/2" structural cellulosic fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
37	1/2" gypsum sheathing[d]	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4 screws, Type W or S	7	7
38	5/8" gypsum sheathing[d]	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	3/4" and less	6d deformed (2" × 0.120") nail or 8d common (2 1/2" × 0.131") nail	6	12
40	7/8" - 1"	8d common (2 1/2" × 0.131") nail or 8d deformed (2 1/2" × 0.120") nail	6	12
41	1 1/8" - 1 1/4"	10d common (3" × 0.148") nail or 8d deformed (2 1/2" × 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

(3) FASTENER SCHEDULE

1. ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE ALL WOOD MEMBER GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED FOUNDATION PLATES, SILLS, AND SLEEPERS PLACED AGAINST CONCRETE WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE PRESERVATIVE TREATED DF #2.
3. ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, ALL 6x FRAMING MEMBERS SHALL BE DF #1 OR BETTER, UNLESS NOTED OTHERWISE.
4. ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR ALL 2x AND 4x FRAMING MEMBERS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
5. ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS ALL 2x WALL STUDS SHALL BE DF #2 OR BETTER, UNLESS NOTED OTHERWISE.
6. ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED ALL SHEATHING SHALL BE GRADE C-D MINIMUM, RATED STRUCTURAL 1 , FABRICATED IN ACCORDANCE WITH ICC ES REPORT NO. ESR-2586 AND IDENTIFIED WITH THE GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION (APA). ROOF SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 32/16 AND BE EXPOSURE 1. FLOOR SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 48/24 AND BE EXPOSURE 1. WALL SHEATHING SHALL HAVE A MINIMUM PANEL INDEX RATING OF 24/0 AND BE EXPOSURE 1. SHEATHING EXPOSED AT OVERHANGS OR OTHERWISE PERMANENTLY EXPOSED TO THE EXTERIOR SHALL AT A MINIMUM BE GRADE C-C EXTERIOR WITH A PANEL INDEX AS NOTED ABOVE.
7. MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO MAXIMUM MOISTURE CONTENT OF ALL LUMBER PRIOR TO ERECTION/INSTALLATION SHALL NOT EXCEED 19%.
8. ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC ALL NAILS SHALL BE COMMON WIRE. REFER TO CBC TABLE 2304.9.1 FOR MINIMUM REQUIREMENTS.
9. FINGER-JOINTED STUDS AND FRAMING SHALL NOT BE USED.
10. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO ASTM A-307 MINIMUM, UNLESS NOTED OTHERWISE. STANDARD WASHERS SHALL BE FURNISHED AT EACH BOLT HEAD AND NUT PLACED NEXT TO WOOD.
11. ALL SHEET METAL CONNECTORS AND FASTENERS SHALL ALL SHEET METAL CONNECTORS AND FASTENERS SHALL HAVE CBC AND ICC APPROVAL AND BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED EQUAL. ALL PRODUCTS SHALL BE HOT DIP GALVANIZED, GALVANIZED OR PROVIDED WITH CORROSION RESISTANT FINISH IN ACCORDANCE WITH CBC REQUIREMENTS FOR THE SPECIFIC CONDITIONS OF INSTALLATION AND EXPOSURE.
12. ALL FRAMING DETAILS AND MINIMUM CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" PROVISIONS OF THE 2019 CBC, SECTION 2308, UNLESS DETAILED OR NOTED OTHERWISE IN THESE DRAWINGS.
13. ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE ALL GLUE LAMINATED BEAMS (GLULAMS) SHALL BE COMBINATION 24F-V4 OR 24F-V5 PER THE LATEST EDITION OF THE AMERICAN FOREST AND PAPER ASSOCIATION NATIONAL DESIGN SPECIFICATION, UNLESS NOTED OTHERWISE. GLULAM BEAMS SHALL BE FABRICATED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE LAMINATED MEMBERS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)" WITH ALL LAMINATIONS 1 1/2" THICK. ALL GLULAM BEAMS SHALL BE CAMBERED +2000 FEET RADIUS, UNLESS NOTED OTHERWISE. SUBMIT GLULAM CERTIFICATES TO BUILDING OFFICIALS AND DESIGN PROFESSIONALS PRIOR TO ERECTION.
14. ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED ALL PARALLAM PSL LUMBER SHALL BE AS MANUFACTURED BY ILEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 2.0E E = 2,000,000 psi Fb = 2,900 psi Ft = 2,025 psi Fcperp = 750 psi Fcpara = 2,900 psi Fv = 290 psi SG Equivalent = 0.50
15. ALL TIMBERSTRAND LSL LUMBER SHALL BE AS ALL TIMBERSTRAND LSL LUMBER SHALL BE AS MANUFACTURED BY ILEVEL TRUSS JOIST IN ACCORDANCE WITH ICC ES REPORT NO. ESR-1387 WITH THE FOLLOWING DESIGN CRITERIA: GRADE 1.6E E = 1,600,000 psi Fb = 2,425 psi Ft = 1,700 psi Fcperp = 825 psi Fcpara = 2,150 psi Fv = 400 psi SG Equivalent = 0.50
16. Excerpt from CRC R317.3.1 - Fasteners for preservative-treated wood. Fasteners, including nuts and washers, 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 G185 zinc-coated galvanized steel, or equivalent, shall be used. *Exceptions:1. One-half-inch-diameter (12.7 mm) or greater steel bolts. 2. Fasteners other than nails and timber rivets shall be permitted to be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 695, Class 55 minimum. 3. Plain carbon steel fasteners in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment shall be permitted.*

(10) WOOD FRAMING NOTES

The user(s) understand(s) that the use of these pro-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

OUTLINE OF ELECTRICAL PROVISIONS
Refer to California Electrical Code for full body of language; also refer to LIGHTING MEASURES contained in Energy Analysis Report t24

1. "AFCI" (ARC-FAULT CIRCUIT INTERRUPTER) TO BE PROVIDED AT ALL OUTLETS (RECEPTACLES, LIGHTS, ETC.) IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, LAUNDRY ROOMS, PARLORS, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS (CEC SECTION 210-12)
2. ALL DWELLING UNITS RECEPTACLES OUTLETS SHALL BE LISTED 'TAMPER-RESISTANT' RECEPTACLES. (CEC SECTION 406.11)
3. RECEPTACLES SERVING COUNTERTOPS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES.
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. (CEC SECTION 210-25(C)(5))
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. (CEC SECTION 210-52(C) (5) EXCEPTION)
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCHES BELOW COUNTERTOP PROVIDED THERE ARE NO BACKSPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 20 INCHES ABOVE COUNTERTOP, SUCH AS OVERHEAD CABINET. (CEC SECTION 210-52(C)(5)EXCEPTION(2))
BATHTUB AND SHOWER AREAS
NO PARTS OF CORD-CONNECTED LUMINARIES, CHAIN-, CABLE-, OR CORD-SUSPENDED LUMINARIES, LIGHTING TRACK, PENDANTS, OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT HORIZONTALLY AND 8 FT VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE SPACE DIRECTLY OVER THE TUB OR SHOWER STALL. LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FT VERTICAL FROM THE TIP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
ONLY LUMINARIES OF THE FOLLOWING TYPES SHALL BE PERMITTED IN A CLOSET:
1) SURFACE-MOUNTED OR RECESSED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT SOURCES
2) SURFACE-MOUNTED OR RECESSED FLUORESCENT LUMINARIES
3) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITHIN THE CLOSET STORAGE SPACE.
THE FOLLOWING LUMINAIRE TYPES NOT PERMITTED IN CLOTHES CLOSETS
INCANDESCENT LUMINARIES WITH OPEN OR PARTIALLY ENCLOSED LAMPS AND PENDANT LUMINARIES OR LAMPHOLDERS SHALL NOT BE PERMITTED
LOCATION OF LUMINARIES IN CLOTHES CLOSETS
THE MINIMUM CLEARANCE BETWEEN LUMINARIES INSTALLED IN CLOTHES CLOSETS AND THE NEAREST POINT OF A CLOSET STORAGE SPACE SHALL BE AS FOLLOWS:
1) 12 INCHES FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
2) 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINARIES INSTALL ON THE WALL ABOVE THE DOOR OR ON THE CEILING
3) 6 INCHES FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT SOURCE INSTALLED IN THE WALL OR THE CEILING
4) 6 INCHES FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR THE CEILING
5) SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES SHALL BE PERMITTED TO BE INSTALLED WITHIN THE CLOSET STORAGE SPACE WHERE IDENTIFIED FOR THIS USE

ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE
A) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
-EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
B.) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON and OFF.
C.) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION
D.) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G&H)
E.) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON and OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (SECTION150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
A.) PHOTOCONTROL AND MOTION SENSOR
B.) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
C.) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
D.) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS

THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

-PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
-TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN.
-BATHROOMS
-LAUNDRY ROOM
-BUILT-IN MICROWAVE OVEN
-RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
1. RATED IC
2. CERTIFIED AIR TIGHT
3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
-PROVIDE UFFER OF OTHER APPROVED GROUND PER CEC 250

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Light sources shall comply with one of the columns below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8.
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide light sources. 3. High pressure sodium light sources. 4. Luminaires with hardwired high frequency generator and induction lamp. 5. LED light sources installed outdoors. 6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	8. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C 9. Any light source not otherwise listed in this table.

SMOKE ALARMS AND CARBON MONOXIDE ALARMS
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
29.8.3.4 Specific location requirements. The installation of smoke alarms and smoke detectors shall comply with the following requirements:
(1) Smoke alarms and smoke detectors shall not be located where ambient conditions, including humidity and temperature, are outside the limits specified by the manufacturer's published instructions.
(2) Smoke alarms and smoke detectors shall not be located within unfinished attics or garages or in other spaces where temperatures can fall below 40°F (4°C) or exceed 100°F (38°C).
(3) Where the mounting surface could become considerably warmer or cooler than the room, such as a poorly insulated ceiling below an unfinished attic or an exterior wall, smoke alarms and smoke detectors shall be mounted on an inside wall.
(4) Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.
Exception: Ionization smoke alarms with an alarm silencing switch or Photoelectric smoke alarms shall be permitted to be installed 10 feet (3 m) or greater from a permanently installed cooking appliance.
Photoelectric smoke alarms shall be permitted to be installed greater than 6 feet (1.8 m) from a permanently installed cooking appliance where the kitchen or cooking area and adjacent spaces have no clear interior partitions and the 10 ft distances would prohibit the placement of a smoke alarm or smoke detector required by other sections of the code. Smoke alarms listed for use in close proximity to a permanently installed cooking appliance.
(5) Installation near bathrooms. Smoke alarms shall be installed not less than a 3 foot (0.91 m) horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the code.
(6) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow from those registers.
(7) Smoke alarms and smoke detectors shall not be installed within a 36 in. (910 mm) horizontal path from the tip of the blade of a ceiling-suspended (paddle) fan.
(8) Where stairs lead to other occupied levels, a smoke alarm or smoke detector shall be located so that smoke rising in the stairway cannot be prevented from reaching the smoke alarm or smoke detector by an intervening door or obstruction.
(9) For stairways leading up from a basement, smoke alarms or smoke detectors shall be located on the basement ceiling near the entry to the stairs.
(10) For tray-shaped ceilings (coffered ceilings), smoke alarms and smoke detectors shall be installed on the highest portion of the ceiling or on the sloped portion of the ceiling within 12 in. (300 mm) vertically down from the highest point.
(11) Smoke alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.7.3.2.4.
(12) Heat alarms and detectors installed in rooms with joists or beams shall comply with the requirements of 17.6.3.

CARBON MONOXIDE ALARMS: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

BOXES AT CEILING-SUSPENDED (PADDLE) FAN OUTLETS
Outlet boxes or outlet box systems used as the sole support of a ceiling-suspended (paddle) fan shall be listed, shall be marked by their manufacturer as suitable for this purpose, and shall not support ceiling-suspended (paddle) fans that weigh more than 32 kg (70 lb). For outlet boxes or outlet box systems designed to support ceiling-suspended (paddle) fans that weigh more than 16 kg (35 lb), the required marking shall include the maximum weight to be supported.
Where spare, separately switched, ungrounded conductors are provided to a ceiling-mounted outlet box, in a location acceptable for a ceiling-suspended (paddle) fan in one-family, two-family, or multifamily dwellings, the outlet box or outlet box system shall be listed for sole support of a ceiling-suspended (paddle) fan. *CEC 314.27(C)*

BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL METAL
Metal water piping system(s) installed in or attached to a building or structure shall be bonded to any of the following:

1. Service equipment enclosure
2. Grounded conductor at the service
3. Grounding electrode conductor if of sufficient size
4. One or more grounding electrodes used, if the grounding electrode conductor or bonding jumper to the grounding electrode is of sufficient size

The bonding jumper(s) shall be installed in accordance with 250.64(A), 250.64(B), and 250.64(E). The points of attachment of the bonding jumper(s) shall be accessible. The bonding jumper(s) shall be sized in accordance with Table 250.102(C)(1) except as permitted in 250.104(A)(2) and 250.104(A)(3). *CEC 250.104(A)(1)*

(1) ELECTRICAL NOTES

GLAZING NOTES (Excerpt from CBC)
R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in all fixed and operable panels of swinging, sliding and BiFold doors.

Exceptions:
1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.
2. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.

Exceptions:
1. Decorative glazing.
2. When there is an intervening wall or other permanent barrier between the door and the glazing.
3. Glazing in walls on the latch side of and perpendicular to the plane of the door in a closed position.
4. Glazing adjacent to a door where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth.
5. Glazing that is adjacent to the fixed panel of patio doors.
3. Glazing in an individual fixed or operable panel that meets all of the following conditions:
3.1. The exposed area of an individual pane is larger than 9 square feet (0.836 m2); and
3.2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor; and
3.3. The top edge of the glazing is more than 36 inches (914 mm) above the floor; and
3.4. One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

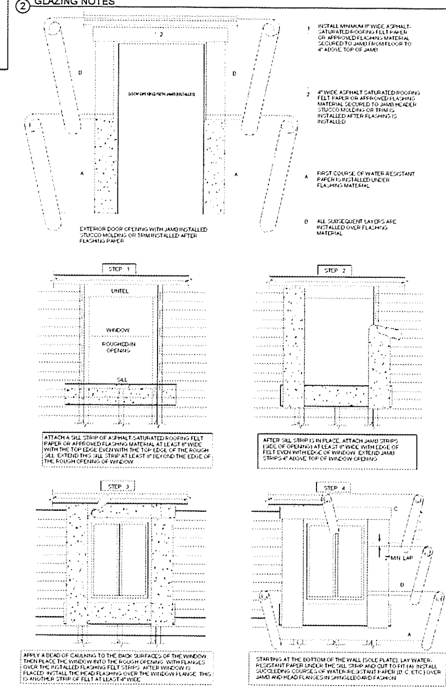
Exceptions:
1. Decorative glazing.
2. When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surfaces or other horizontal [within 45 degrees (0.79 rad) of horizontal] surface adjacent to the glass exterior.
4. All glazing in railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural infill panels.
5. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface. .

Exception: Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
6. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm), measured horizontally and in a straight line, of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
7. Glazing adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glazing is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.

Exceptions:
1. When a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 11/2 inches (38 mm) in cross sectional height.
2. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glazing is more than 18 inches (457 mm) from the railing; or
3. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (863 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.
8. Glazing adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches (1524 mm) above the nose of the tread.

Exceptions:
1. The side of the stairway has a guardrail or handrail, including balusters or in-fill panels, complying with Sections R311.7.6 and R312 and the plane of the glass is more than 18 inches (457 mm) from the railing; or
2. When a solid wall or panel extends from the plane of the adjacent walking surface to 34 inches (864 mm) to 36 inches (914 mm) above the walking surface and the construction at the top of that wall or panel is capable of withstanding the same horizontal load as a *guard*.

(2) GLAZING NOTES



(4) WINDOW FLASHING
1/4" = 1'-0"

CITY OF KERMAN
ACCESSORY DWELLING UNIT
PROGRAM

749
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C	DRAFT RELEASE	8/31/2022
D	DRAFT RELEASE	9/29/2022
1		
2		
3		

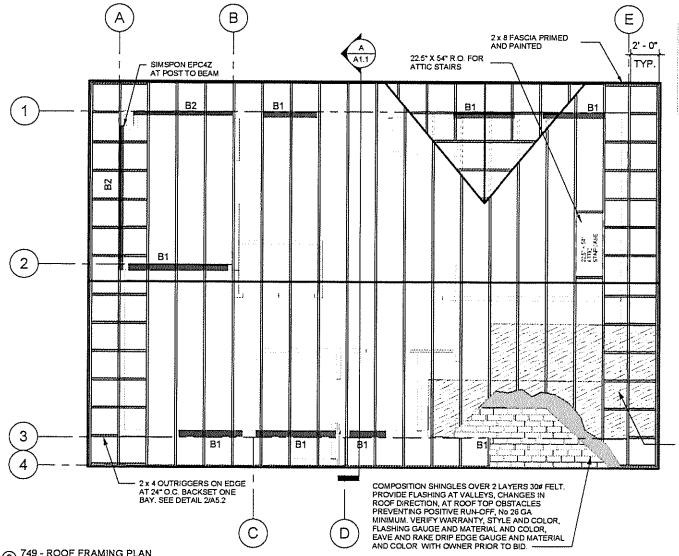
Project Number
2043.2

NOTES

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set date: 09/29/202

Section 7, Item C.

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2 749 - ROOF FRAMING PLAN
1/4" = 1'-0"

BEAM SCHEDULE

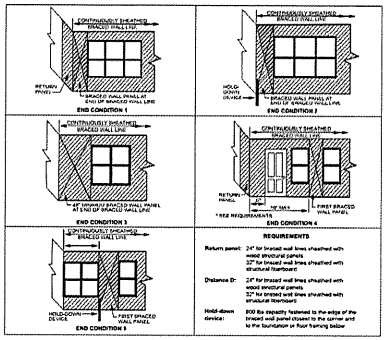
B1 HEADERS & BEAMS 6x10 DF1 OR AS NOTED

B2 BEAMS AT PORCH AND PATIO AREAS: 4x12 DF1 OR AS NOTED, BEARING ON MIN (2) 2x4 STUDS OR 4x4 POST FRAMED INTO WALL.

TRUSS LAYOUT IS DIAGRAMMATIC- TRUSS MFR'S DRAWINGS SUPERCEDE LAYOUT HERE
1. PRE-ENGINEERED ATTACHED ENGINEERING PACKAGE MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
2. REFER TO TRUSS DIAGRAMS FOR MANUFACTURER'S WEB BRACING, SYSTEM BRACING AND REQUIRED BLOCKING.
3. TRUSS LAYOUT BASED ON TRUSSES AT 24" O.C. MAXIMUM U.N.O.
4. REFER TO ROOF PLAN FOR OVERHANG DIMENSIONS.
5. TRUSS MANUFACTURER SHALL HAVE IN-PLANT INSPECTION CERTIFICATION.
6. TRUSS DIAGRAMS AND ENGINEERING SHALL BE PROVIDED W/ PERMIT APPLICATION.

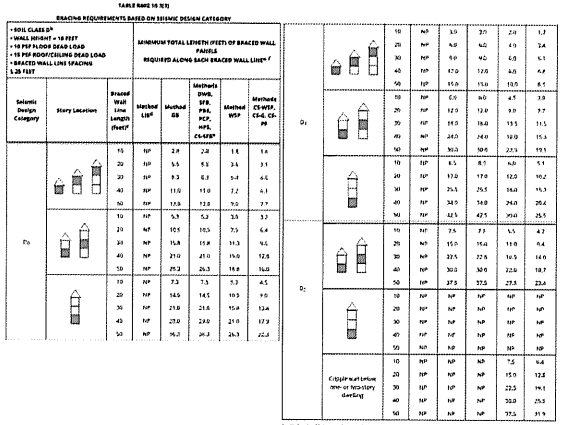
REFER TO PRE-ENGINEERED PRE-FABRICATED TRUSS ENGINEERING AND DIAGRAMS FOR COMPLETE PROFILES OF TRUSS CONFIGURATIONS

TYPICAL ROOF SHEATHING: PROVIDE 1/2" C.D.X OR O.S.B., UNBLOCKED PLYWOOD SHEATHING NAILED W/ 8d @ 6" O.C. @ EDGE, 12" O.C. FIELD. GAP 1/8" AT ALL EDGES. MAXIMUM SIZE OF OPENINGS IN HORIZONTAL DIAPHRGMS ARE NOT TO EXCEED 24' WITHOUT BLOCKING. INDIVIDUAL SHEETS USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4' x 8'. REFER TO DETAIL 10/4 FOR ADDTIONAL PARAMETERS AND MINIMUM CONDITIONS



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

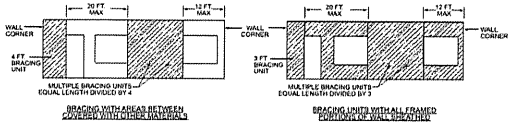


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

TAG	MINIMUM NAIL	MINIMUM STAPLE RATING	MINIMUM NOMINAL PANEL THICKNESS	STUD SPACING	PANEL NAIL SPACING EDGES	PANEL NAIL SPACING FIELD
1 3' MINIMUM LENGTH IS FEET	8d COMMON	24/16	7/16 inch	16inch o.c. 0 inch o.c.	12 inch o.c	

METHOD GB(Table R602.10.3(3)) MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE (TABLE R602.10.3(3)) VALUES INTERPOLATED (FACTOR FROM TABLE R 10.3.6.5)

CSW BRACE WALL LINE	BWL LENGTH	MIN REQ'D	FACTOR	TOTAL REQ'D	PROVIDED	NOTE
BWL 1	35.75	5.46	1.2	6.55	10.5	Includes 1.5 ft CS-PF frame
BWL 3	35.75	5.46	1.2	6.55	12	
BWL A	23	3.55	---	3.55	9.5	Includes 1.5 ft CS-PF frame
BWL B	23	3.55	---	3.55	6.5	
BWL E	23	3.55	---	3.55	8	
1/2" GYP BD						
BWL 1	35.75	11.82	1.2	14.18	min 14.18	Includes 1.5 ft CS-PF frame
BWL 2	35.75	11.82	1.2	14.18	min 14.18	
BWL A	23	6.13	---	6.13	min 6.13	Includes 1.5 ft CS-PF frame
BWL B	23	6.13	---	6.13	min 6.13	
BWL E	23	6.13	---	6.13	min 6.13	

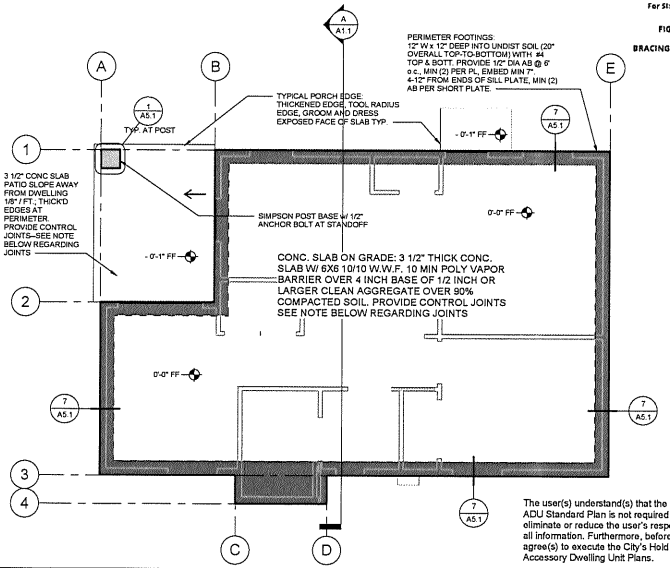


For SI: 1 foot = 304.8 mm.

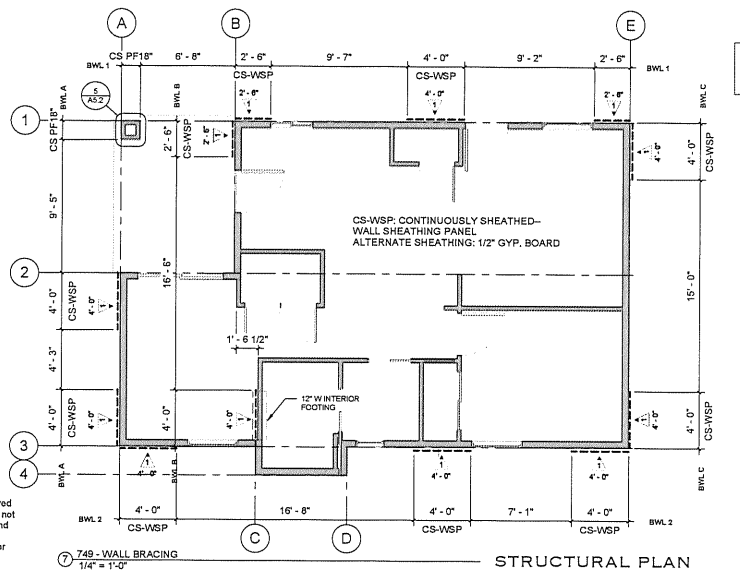
FIGURE R602.12.5
BRACING UNIT DISTRIBUTION

ALL CONCRETE SHALL BE f'c 2500 PSI AT 28 DAYS
ALL FOOTINGS AND SLAB MONOLITHIC POUR
REINFORCING SHALL BE 40 ksi (No 4 OR SMALLER; 60 ksi (No 5 AND LARGER; MISC STEEL Gr A36; BOLTS ASTM A307

1. MAXIMUM PRESCRIPTIVE VALUE FOR ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF IF A GEOTECHNICAL INVESTIGATION REPORT IS NOT PROVIDED. PROVIDE A GEOTECHNICAL INVESTIGATION REPORT FOR HIGHER VALUES OR REDUCE THE VALUE USED FOR ALLOWABLE FOUNDATION PRESSURE IN DESIGN CALCULATIONS
2. ALL HOLDOWNS MUST BE TIES IN PLACE PRIOR TO FOUNDATION INSPECTION.
ALL CONTINUOUS FOOTINGS SHALL HAVE A MINIMUM OF ONE #4 BAR AT TOP AND BOTTOM OR A SINGLE #5 BAR IN THE MIDDLE THIRD OF THE FOOTING. PERIODIC SPECIAL INSPECTION
WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES O.C. AND THE STRUCTURE IS LESS THAN 3,000 SQ FT, SPECIAL INSPECTION IS NOT REQUIRED.
3. SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD BRACED WALLS, WOOD DIAPHRAGMS, DRAG TRUSS, BRACES, BRACED PANELS AND HOLDOWNS, SPECIAL INSPECTION IS REQUIRED FOR HIGH LOAD DIAPHRAGMS AND WOOD TRUSSES SPACED MORE THAN 60 FEET.
DF 4X4 POSTS W/ SIMPSON CBSQ44 POST BASES AND PC44 POST CAPS (USE ECCLQ44 @ CORNER POST) TYP @ PATIO POSTS.
4. PROVIDE CONCRETE LANDING AT DOORS, MINIMUM 36" PERPENDICULAR FROM FACE OF WALL.
5. CONC. SLAB ON GRADE PROVISIONS FOR DIMENSIONAL CHANGES:
CONTRACTOR OF RECORD SHALL PROVIDE EXPANSION JOINTS, COLD JOINTS, AND CRACK CONTROL JOINTS AS REQUIRED FOR CREEP, SHRINKAGE, TEMPERATURE, CRACK AND MOVEMENT CONTROL FOR PROJECT SPECIFIC SLAB GEOMETRY ACCORDING TO ACI AND SITE-SPECIFIC CONDITIONS, AND REVIEW LAYOUT WITH OWNER TO APPRISE OWNER OF FOUNDATION AND SLAB PERFORMANCE. PRIOR TO PLACING CONCRETE.
6. REFER TO NOTES AND SYMBOLS SHT G.02 FOR PARAMETERS FOR FASTENERS IN PRESERVATIVE-TREATED WOOD.



1 749 - FOUNDATION PLAN
1/4" = 1'-0"



7 749 - WALL BRACING
1/4" = 1'-0"

The user(s) understand(s) that the use of these pre-approved ADU Standard Plan is not required and that their use does not eliminate or reduce the user's responsibility to verify any and all information. Furthermore, before their use, the user(s) agree(s) to execute the City's Hold Harmless Agreement for Accessory Dwelling Unit Plans.

STRUCTURAL PLAN

CITY OF KERMAN
ACCESSORY DWELLING UNIT PROGRAM

749
RESEDA

No.	Description	DATE
A	SITE PLAN REVIEW	04/11/2022
B	SITE PLAN REVIEW	9/12/2022
C	DRAFT RELEASE	9/26/2022
D	DRAFT RELEASE	9/29/2022

Project Number
2043.2

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set date: 09/29/20

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EXHIBIT 'B'

CITY OF KERMAN

A Homeowner's Guide to Accessory Dwelling Units



CITY OF KERMAN
850 S. MADERA AVENUE
KERMAN, CA 93630
(559) 846-6121

ADU

NOVEMBER 2

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INTRODUCTION

ADU = ACCESSORY DWELLING UNIT

Sometimes called "in-law units," "secondary dwelling units," or "backyard cottages," an **Accessory Dwelling Unit (ADU)** is a complete, independent living facility for one or more persons. These structures can be detached from or attached to a primary residence, converted from existing square footage of a primary residence, or converted from an existing accessory structure such as a garage or workshop.

To provide additional housing opportunities in the Kerman in response to housing supply shortages and lack of affordable options, the City of Kerman is working on adopting an ADU Ordinance and established a Pre-Approved ADU Program. The purpose of the Program is to reduce or eliminate obstacles for Kerman residents to construct an ADU in their backyard by offering pre-approved construction plans including floor plans and elevations. The pre-approved plans will help reduce costs and timeframes for design, permitting, and approval of ADUs.

This How-to-Guide outlines step-by-step instructions for building an ADU on your property, providing considerations from regulations and processing timelines to design and costs. This Guide answers the following questions:

- **Can I build an ADU on my property?**
- **What are the restrictions of designing my ADU?**
- **What are the necessary steps to building my ADU?**

ADU BASICS

WHAT IS AN ACCESSORY DWELLING UNIT?

An Accessory Dwelling Unit, or **ADU**, is a secondary housing unit on a single- or multi-family residential lot that provides complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary residence. ADUs are also known as: second units, guest cottages, in-law suites, casitas, etc.

A **JUNIOR ADU** is an ADU of no more than 500 sf. and is contained entirely within an existing primary dwelling unit, including an attached garage.

ADU TYPES

There are different types of ADUs, including:



DETACHED ADU

Structurally independent and detached from a primary residence.



ATTACHED ADU

Attached to a primary residence. The attached ADU shall have an exterior entrance separate from the main house.





CONVERTED ADU

An area of an existing structure (ex. primary residence, detached garage, pool house, storage room, attic, basement, etc.) converted to habitable space

BUILDING AN ADU – THE BIG PICTURE

THE PROCESS

Determine if ADU is Allowed

Plan/ Design Your ADU

- Engage a design professional
- Evaluate your need and budget
- Review code and regulations – see page 5 Requirements Checklist

Submit Complete Application Package

- Prepare application package and pay fees – see page 9 for Application Checklist
- Modifications or Additional Information Requested as required by the City

Application Processing (City)

- Completeness review and acceptance
- Routing and commenting
- Approval and Building Permit Issuance

ADU Construction

- Secure funding and hire contractor
- Construction
- Complete final inspection

ADU Ready to Occupy!

COST CONSIDERATIONS

- Architectural and Design Services 1
- Structural Engineering Services 1
- Title 24 Energy Compliance Report
- Planning and Permitting Costs
- Plan Review Cost 1
- Misc. Permits Fees (Solar, Fire Sprinklers, Demolition)
- Development Impact Fees 3
- School Development Fees 4
- Utility Connection/Improvement Fees
- Construction and Labor Costs (Demolition, Site preparation, Materials, Labor, Landscaping) 2
- Inspection Fees

Cost Saving Tips:

1. Save this cost by participating in the city's **ADU Program**!
2. JADU/ attached or conversion ADU: use existing structure, easier and more cost efficient to connect to utilities.
3. Exempt for sizes under 750 square feet
4. Exempt for sizes under 500 square feet

BUILDING AN ADU IN THE CITY OF KERMAN

Are you interested in building an ADU on your property in Kerman? This section will provide a step-by-step detailed guide to help you navigate the process in Kerman.



STEP 1. REVIEW THE BASIC ADU REQUIREMENTS

Your property must meet the basic ADU requirements to qualify for an ADU. Review the **Requirements Checklist** on Pages 5-7 of this guide before proceeding to the next step in the ADU process. The Requirements Checklist will help you determine if your property is eligible to build an ADU and whether your ADU design will be compliant with regulations.



STEP 2. DESIGN YOUR ADU

There are 3 typical ways to design your ADU: 1) hire an experienced designer, architect, or engineer to design your ADU, 2) purchase a pre-fabricated or modular ADU, or 3) participate in the voluntary and optional City of Kerman ADU Program which offers free, pre-reviewed ADU plans including floor plans, elevations, and construction drawings.



STEP 3. PREPARE & SUBMIT YOUR ADU APPLICATION PACKAGE

The **Permitting Process** and **Submittal Requirements** for your ADU project are outlined on Page 9 of this guide. Refer to the **Application Checklist** on page 9 for requirements.

STEP 1. REVIEW BASIC ADU REQUIREMENTS

The following is a checklist of basic ADU project requirements. This checklist is not an official determination, but rather a quick guide to help you understand the requirements for your proposed ADU concept and help you prepare your application for a building permit. Once you've reviewed the requirements, we recommend the **"Finding Your ADU Fit"** exercise on Page 11 to help determine which square footage is appropriate for your property.

NEED HELP?

For assistance and official determination of whether your concept meets these requirements, please contact the City of Kerman Planning Division at (559) 842-2301. For additional information referenced below, please visit the following links:

- City of Kerman Zoning Map
- City of Kerman Municipal Code Chapter 17.66 Accessory Dwelling Units
- City of Kerman Residential Design Guidelines

REQUIREMENTS CHECKLIST

Permitted Locations: Can you build an ADU on your property?

Check Zoning: Is your property in a single-family residential zone district abbreviated as RR, R-1-7, R-1-12 or is the property in a multi-family residential zone district abbreviated as R-2, R-3 or is the property in PD, SD, PA, MU, CG zone district with existing or planned residential dwellings? Find your property's zoning: Zoning Map

Result: If "no", an ADU is not allowed. If "yes", see table below and standards in the following sections.

Zoning	ADUs Allowed
Single-Family	1 ADU and 1 JADU; subject to standards below
Multi-Family	Converted ADUs: not to exceed 25% of the number of dwelling units Detached ADUs: 2 ADUs subject to standards below

Design Standards: What can my ADU look like?

1. Statewide Exempt ADU. The following ADUs are allowed "by-right," meaning that if you meet the minimum standards below, and the ADU meets all applicable building code standards and all applicable sewer and water requirements, the ADU(s) will be approved and cannot be denied.

Single-Family Residential Lots	Requirements
	• The ADU shall not exceed 800 sf. in floor area; • The ADU does not exceed 16 ft. in height.
Detached ADU	• The side and rear setbacks must be a minimum of four (4) ft. as measured to the closest portion of the building.
Converted ADU	• One ADU and one JADU is permitted per lot within the existing walls of the primary residence.

2. ADU Processing. The following ADUs are processed ministerially, indicating that if the proposed ADU meets all applicable design standards below, the ADU will be approved without going through any additional zoning review.

Design Standards	Detached	Attached	Converted	Junior ADU
Parcel Size and Width	No minimum			
Lot Coverage	See base zone district for maximum lot coverage			
Access	Independent exterior access required			
Fire Sprinklers	Required if existing or is required for the primary dwelling			
Permanent Foundation	ADU must by permanently attached to a permanent foundation			
Maximum Size	• 850 square feet if no more than 1 bedroom • 1,000 square feet if more than 1 bedroom		Size of existing structure (No limit) *	Not exceed 500 square feet and shall not expand the existing primary dwelling by more than 150 square feet
Maximum Height	Single-story and maximum 16 feet		Height of existing structure. Any expansion beyond 150 square feet is subject to height limitations for attached or detached ADUs.	

**An additional 150 square feet if expansion is for the sole purpose of accommodating ingress/egress. Any expansion beyond 150 square feet is subject to size limitations for attached or detached ADUs.*

Design Standards	Detached	Attached	Converted	Junior ADU
Parking	1 off-street parking space per ADU. Driveway parking is permitted.		1 off-street parking space per ADU, and no replacement required for a garage of carport conversion.	None required, except when an attached garage is converted to a JADU, replacement parking is required.
Front Setback	Not allowed in front of primary residence if existing front yard setback is less than 20 feet	Same as primary residence	None required	None required
Rear Setback	4 feet	4 feet	Existing setback	Existing setback
Side Setback	4 feet	4 feet	Existing setback	Existing setback
Space between Structures	10 feet	N/A	10 feet if ADU is detached	N/A
Solar Panel	Required for all newly constructed structures, including ADU and JADU			

STEP 2. DESIGN YOUR ADU

Once you determine that what you have in mind will comply with the City of Kerman's ADU Ordinance, you can start to strategize your ADU design. Be sure to refer to the Requirements Checklist on Page 5-7 and Kerman Municipal Code Chapter 17.66 Accessory Dwelling Units for all requirements during the design process. There are three typical ways to design your ADU:

1. Participate in the voluntary and optional City of Kerman **Pre-Approved ADU Program** and select from pre-approved floor plans and elevations for detached ADUs. The pre-approved floor plans and elevations have been plan checked and approved by the City and are available to be downloaded and submitted with your Building Permit Application. Advantages to participating in the ADU Program include:
    - **Skip the design costs** - no need to hire an architect or design professional. Save costs on architectural/ design services, structural engineering services, plan review fees.
    - **Enjoy a streamlined permitting process** - plans are already approved.
    - **Don't sweat the details** - plans already meet the required height, living provisions, maximum size, foundation, and architecture standards.
2. Hire an experienced designer, architect, or engineer to design and prepare your ADU plans.

    Consider:
    - The professional is licensed, bonded, and insured
    - Ask for references with similar ADU/ JADU projects
    - Compare quotes from different contractors

3. Purchase a prefabricated or modular ADU. A prefabricated ADU is manufactured in a factory prior to its final assembly at the construction site. A modular ADU is an ADU that is built or organized in self-contained units, like building blocks, and then assembled at the construction site. There are increasingly more companies who provide these types of ADUs today.



Interested in the **Pre-Approved ADU Program**? Read more on Pages 11-18

STEP 3. PREPARE AND SUBMIT YOUR APPLICATION

The final step in the ADU permitting process is to prepare and submit your application. Download the ADU Building Permit Application for submittal requirements or prepare your application packet by reviewing the following checklist with required materials.

APPLICATION CHECKLIST

- ❑ Completed Application Form
  - Name(s) and addresses(s) of applicant(s) and property owner(s)
  - Confirm how the ADU will be established (i.e., detached, conversion, attached)
  - Owner's signature
- ❑ Copy of Grant Deed or Preliminary Title Report
- ❑ Scaled Plot Plan (see Submittal Requirements on page 4 for Sample Plot Plan, also see page 12 for more instructions). Some items to include are (not extensive):
  - Driveways and parking spaces for exiting and proposed
  - Location of existing and proposed water and sewer utility services for the primary dwelling unit and the proposed ADU
  - Location of transformer boxes and other utility equipment
- ❑ Vicinity Map (show main streets bounding the property)
- ❑ ADU Plan Set ← Contact planning staff to access pre-approved plans
  - California Green Building Sheet
  - Floor Plan, Cross Sections, Elevations, Roof Plan, Structural Plan
  - Foundation Details, Framing Details
- ❑ Site Specific Title 24 Energy Calculation Report ← Contact Energy Consultant
- ❑ Roof Truss Calculations Report (if applicable) ← Contact Truss Company
- ❑ Grading Plan (if applicable)



Submit application here:
buildingonline@cityofkerman.org

APPLICATION AND PERMITTING PROCESS

Application Preparation and Submittal

- Prepare all items listed in the Application Checklist
- Submit a hard copy or electronically

City Review

- Application Acceptance: city reviews application package to make sure all required items are included.
- Routing and Corrections: city departments will review the package and require conditions of approval, including potential development impact fees, school fees, utilities connection, deed restrictions etc.
- Approval and Conditions: ADU is permitted to start construction!

NEED HELP? Contact the Planning Division at (559) 842-2301

CITY OF KERMAN PRE-APPROVED ADU PROGRAM

The City of Kerman **Pre-Approved ADU Program** is an optional and voluntary program that provides pre-approved plan sets for detached ADUs, including floor plans, structural plans, calculations, and elevations. By offering pre-approved plans, the Program helps interested property owners avoid design costs and to reduce the overall time it takes from submitting an application to receiving building permit approval.

The City of Kerman has prepared three (3) permit-ready, pre-approved detached ADU plan sets including studio, one-bedroom, and two-bedroom ADUs that range in size from 386 to 696 square feet. These plans are available in three (3) different architectural styles: Ranch/Early Century, Mediterranean/Mission, and Cottage. Some plans are designed with flexibility for customization, such as adding a wall to turn a flex space into a bedroom. The following sections provides an overview of the design options. Pre-Approved Plan Sets are available for download to include as part of your Building Permit Application. Once you're ready, email the City of Kerman at buildingonline@cityofkerman.org for the full set of plans.

After deciding on your design plan set, all you have to do is make sure that the plan fits your property, meets setback and lot coverage requirements, and has space for parking. It is your responsibility to prepare a site plan as part of the application package. Page 12, Finding your ADU Fit, guides you through the preparation of the site plan.

In addition to the ADU building permit, deferred submittals are required for:

- Solar energy systems (must be installed and operational prior to final inspection)
- Fire sprinklers (required if primary residence has fire sprinklers)
- Demolition (required if any existing structures are to be demolished)

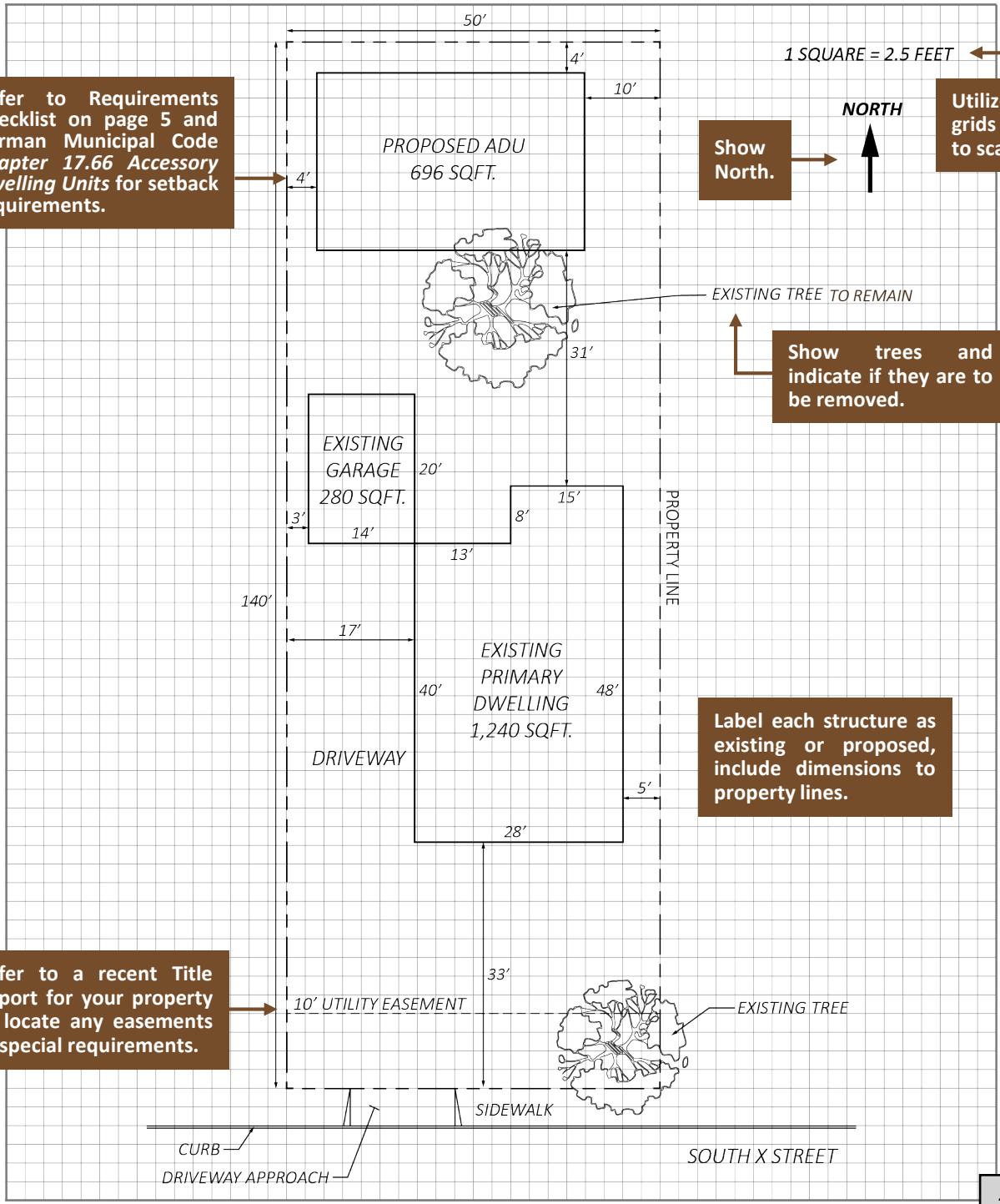
ADU PROGRAM PROCESS

To get started, review the process:

1. Review pre-approved floor plan layouts on Pages 13-15 and select a layout that fits your property (i.e., the ADU meets setback and lot coverage requirements). For help finding your ADU fit, see Page 12 ("Finding Your ADU Fit").
2. Review examples of the pre-approved design options on Pages 16-18 and select your preferred design (Canoga, Lena, or Reseda)
3. Proceed with preparing and submitting your Application Package (See Page 9).

FINDING YOUR ADU FIT

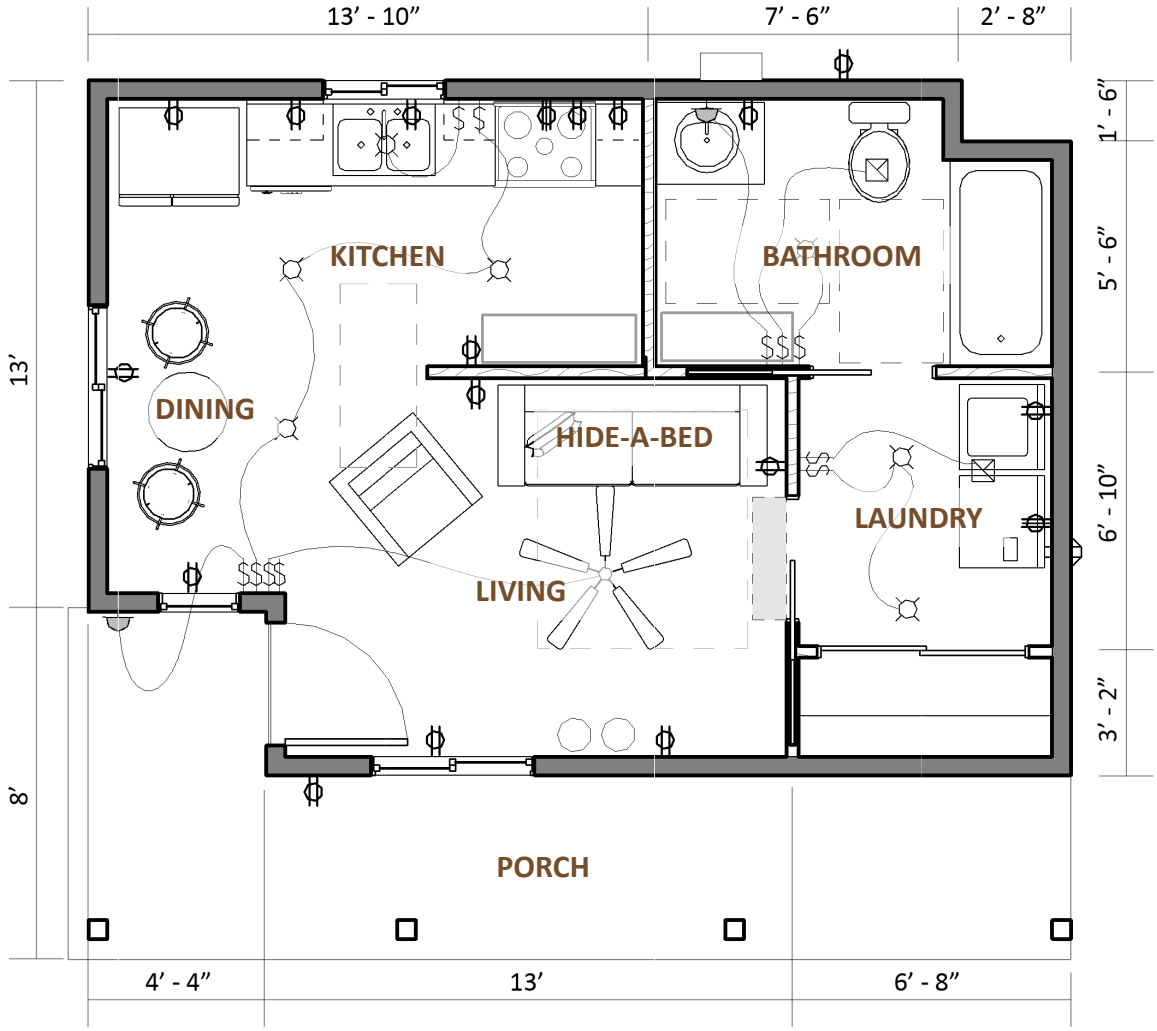
To determine an ADU layout that fits your property (i.e., which square footage meets setback and lot coverage requirements), we recommend using the Plot Plan Template to sketch out your property.



FLOOR PLAN

OPTION 1: 386 SQUARE FEET / STUDIO

The 386 square foot floor plan provides essential components of a home: a bedroom-living room space, kitchen, washer/dryer, a bathroom, and storage space. This is a great choice for homeowners with smaller lots searching for a separate living space for one (1) person with least construction costs due to the smaller footprint. All spaces are designed to fit standard-sized appliances that can be bought locally.



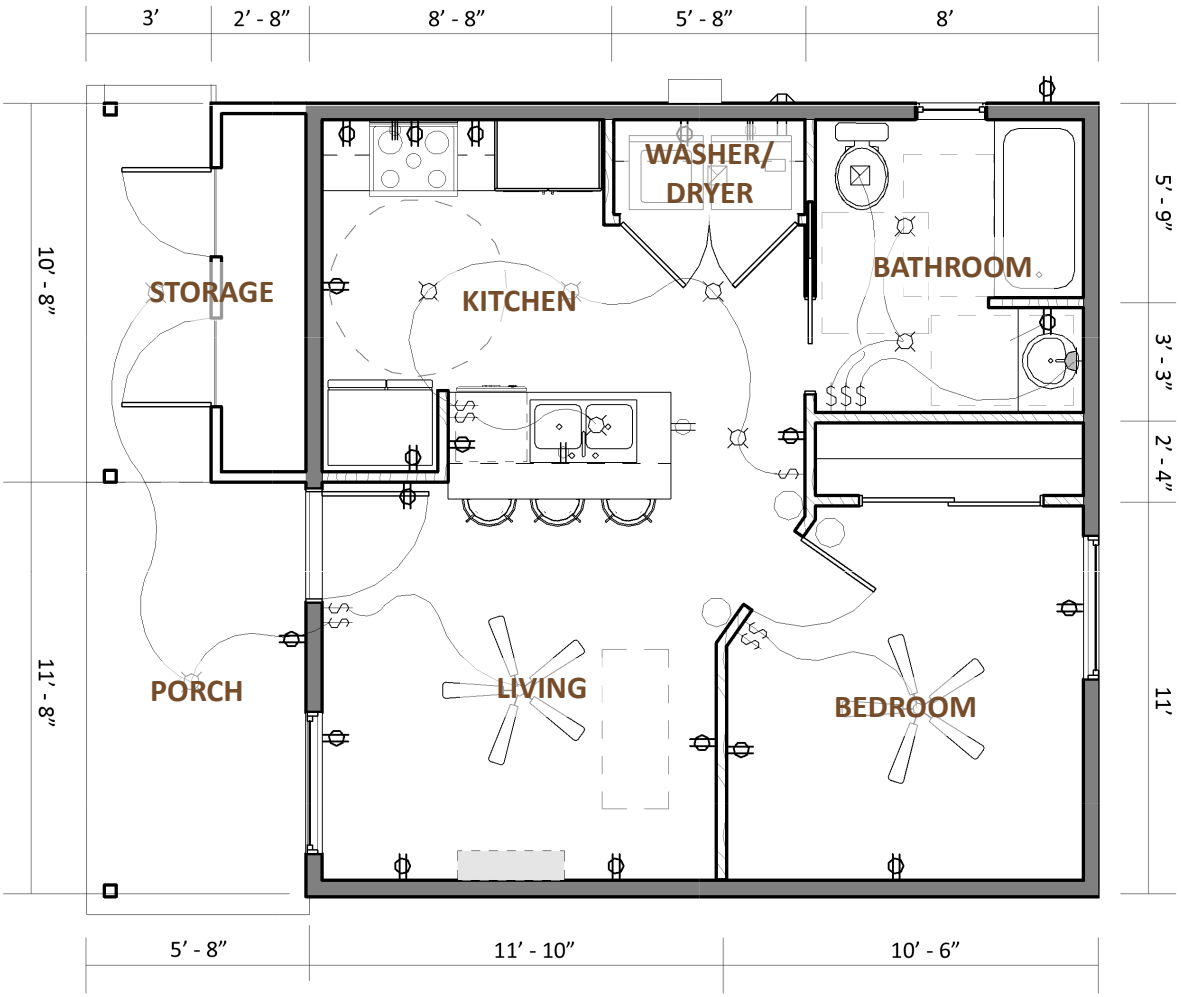
DETAILS

- Kitchen
- Hide-a-bed
- Washer and dryer closet
- Storage closet
- Bathroom with shower/tub combination
- Wall between kitchen and living room
- Three (3) windows

FLOOR PLAN

OPTION 2: 498 SQUARE FEET / 1 BEDROOM / 1 BATHROOM

The 498 square foot floor plan provides basic components of a home: a bedroom, living room space, kitchen, washer/dryer closet, a bathroom, and storage space. This is a great choice for homeowners with smaller lots searching for a separate living space for one (1) to two (2) people. All spaces are designed to fit standard-sized appliances that can be bought locally.



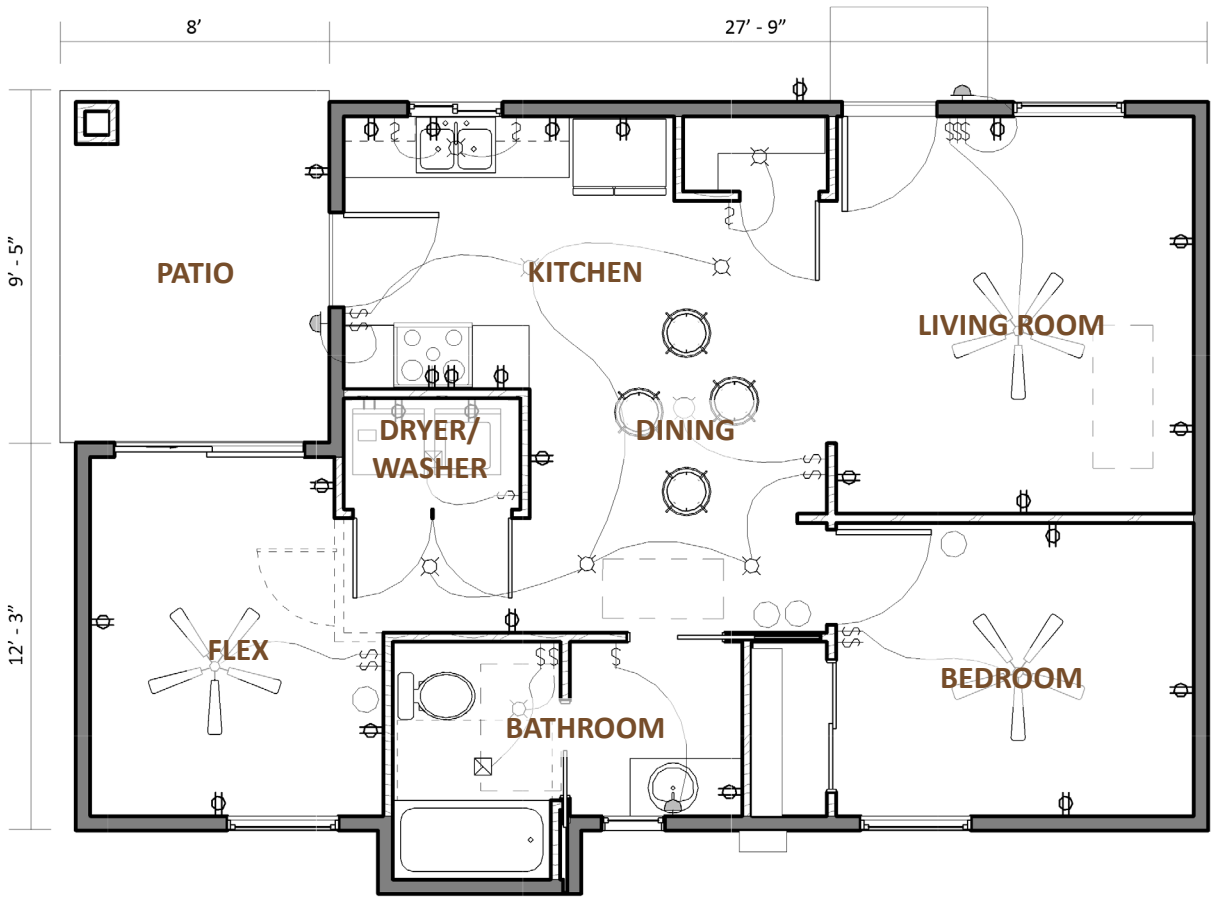
DETAILS

- Kitchen with pantry closet
- Washer and dryer closet
- Storage closet
- Bathroom with shower/tub combination
- Living room
- Dining counter
- Three (3) windows

FLOOR PLAN

OPTION 3: 749 SQUARE FEET / 1 BEDROOM + 1 FLEX SPACE / 1.5 BATHROOM

The 749 square foot floor plan provides all components of a home: dining space, living room, kitchen, washer/dryer closet, 1.5 bathroom, and multiple storage spaces. A flex space provides an option to include an additional bedroom. This is a great choice for homeowners searching for a separate living space for two (2) to three (3) people. All spaces are designed to fit standard-sized appliances that can be bought locally.



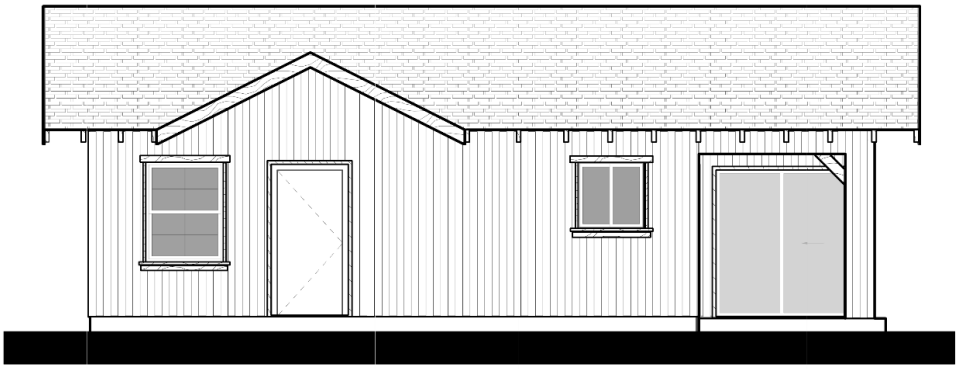
DETAILS

- Kitchen with pantry closet
- Washer and dryer closet
- Storage closet
- Bathroom with shower/tub combination
- Flex space with optional door
- Dining room
- Five (5) windows
- Patio

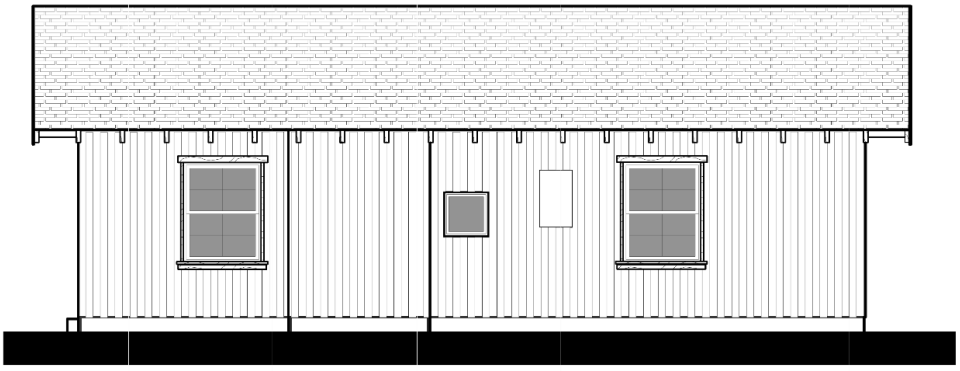
ELEVATION

OPTION 1: CANOGA

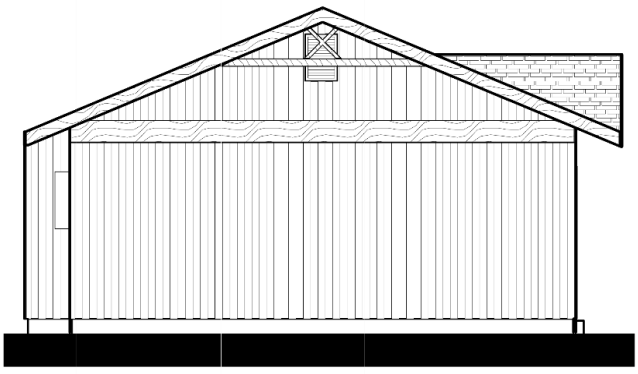
The Canoga architectural style's primary characteristic is vertical rustic grain pattern boards. There is a knee brace, lattice décor near the top of the building. For the windows, there is a spruce head trim, jamb trim, sill, and apron.

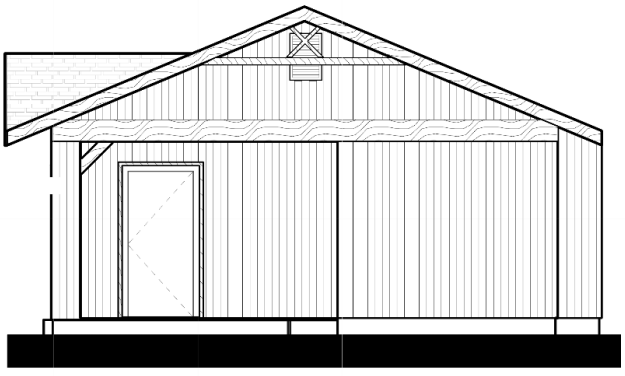


FRONT ELEVATION



REAR ELEVATION



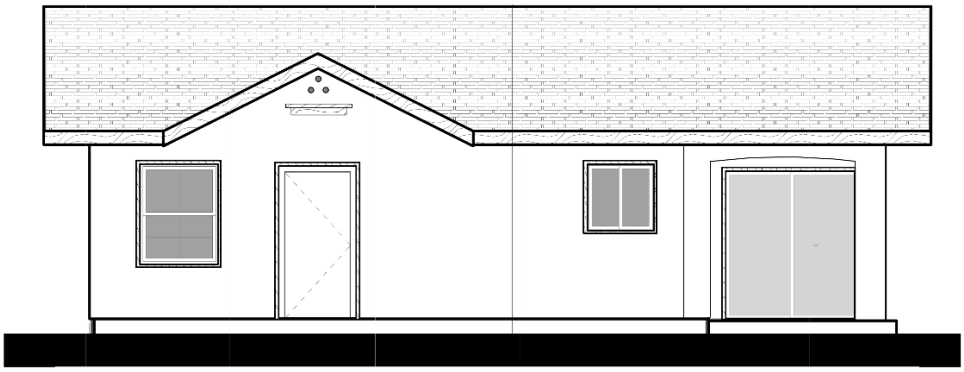


SIDE ELEVATIONS

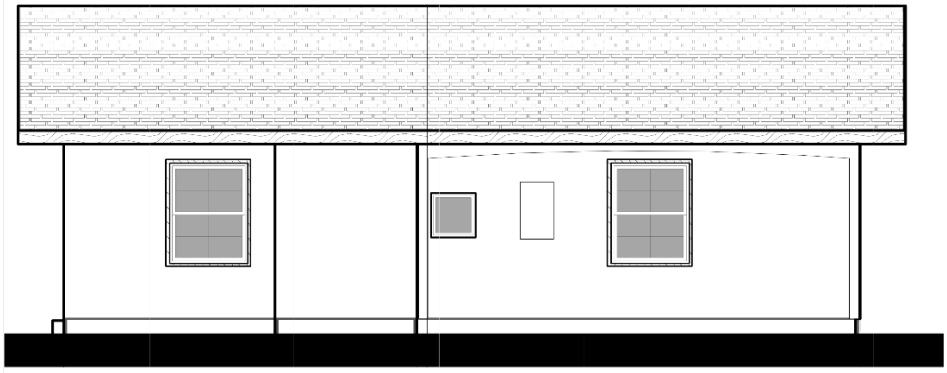
ELEVATION

OPTION 2: LENA

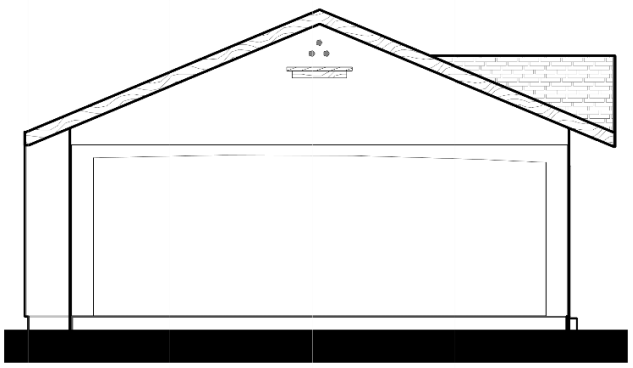
The Lena architectural style includes composition shingle roofing, painted wood fascia, stucco band around doors and windows, hard panel ban sculpt arch banding, ornamental clay pipe vents non-functional block with insect screen, painted lumber shelf, and stucco gable end.

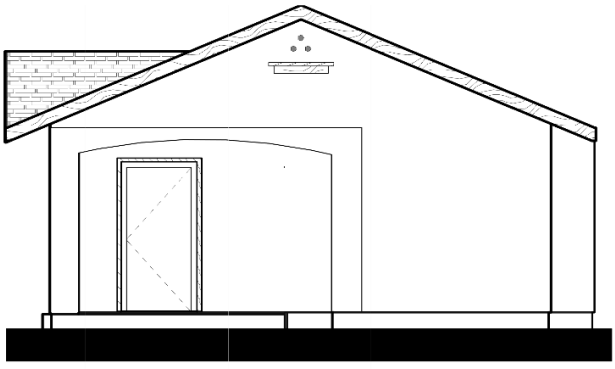


FRONT ELEVATION



REAR ELEVATION



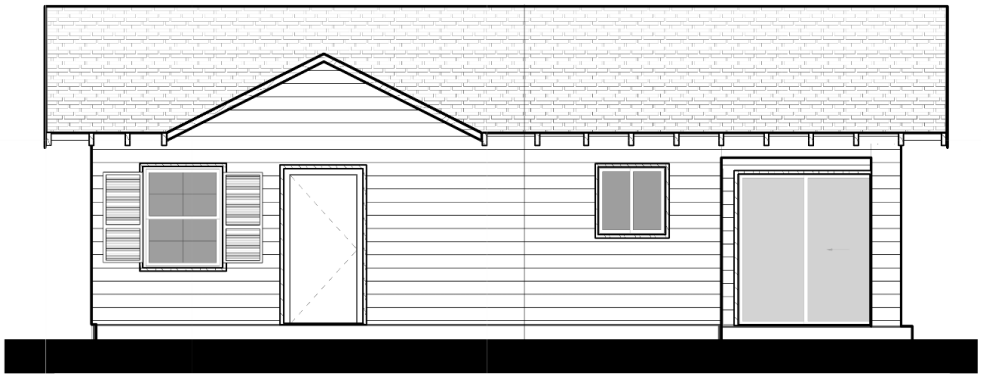


SIDE ELEVATIONS

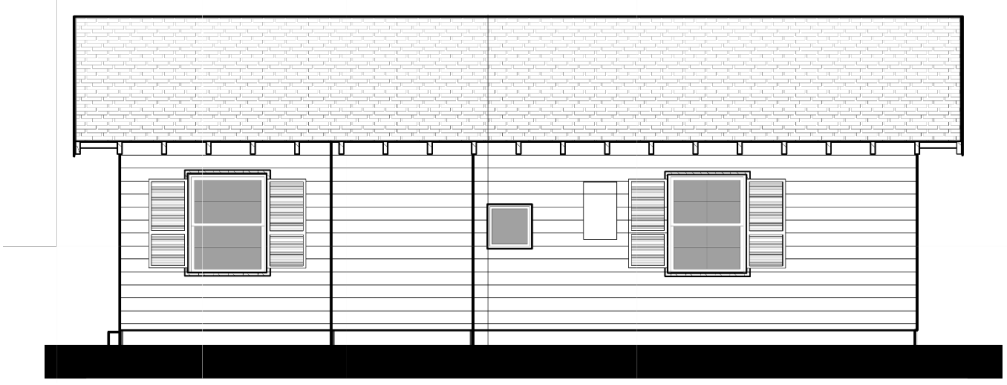
ELEVATION

OPTION 3: RESEDA

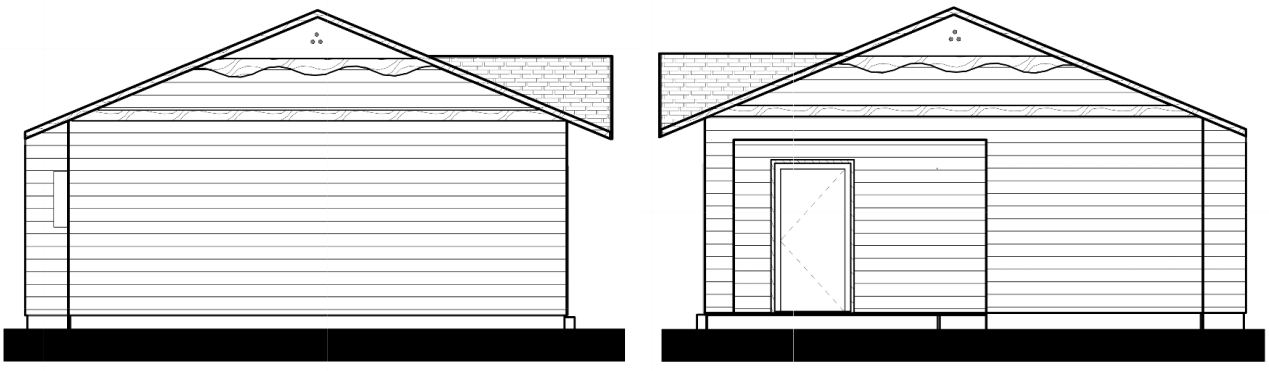
The Reseda architectural style has a horizontal lapped siding and an optional stone or brick veneer. Windows include smooth casing and shutters.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATIONS

FREQUENTLY ASKED QUESTIONS

1. Can I sell or rent my ADU?

You cannot sell your primary dwelling and ADU separately. ADUs may be rented. For a JADU, either the primary unit or JADU must be occupied by the homeowner.

2. What is the largest size I can make my ADU?

No matter how big your lot is, at a minimum, you can build an 800 square foot ADU as long it is no higher that 16-feet, has 4-foot minimum side and rear setbacks, and meets all fire, building code and safety standards. Otherwise, the size of your ADU is based on existing property restrictions and code regulations. You will need to review lot coverage and setbacks requirements of the zone district you are building in to ensure that the construction of an ADU would still comply.

3. How do I know if my ADU needs solar panels?

Newly constructed ADUs may be subject to the California Energy Code requirement to provide solar panels if the unit(s) is a newly constructed, non-manufactured, detached ADU. Confirm applicability with your Title 24 Consultant and refer to the California Energy Commission's Newsletter, "Blueprint," Issue 129 (click to access) for more information. If panels are required, they can be installed on the ADU or on the primary dwelling unit.

4. How do I know if my ADU needs fire sprinklers?

If fire sprinklers are required or existing in the primary residence, they will be required to be constructed in the proposed ADU.

5. If I go with a pre-approved plan, do I need anything else to get a permit?

Yes. A plot plan is required, along with truss calculations (obtain from lumber company) and a Title 24 Calculation and Compliance Report. The Calculation and Compliance Reports are to be completed by a certified third-party consultant. A consultant can easily be found through a web search (i.e. Google "Title 24 report consultant"). Separate permits for solar and fire sprinklers may also be required as noted above.

6. How do I calculate my lot coverage?

Calculate lot coverage by dividing total square footage of existing and proposed structures by lot size and multiplying by 100.

7. What is a Setback?

The distance that a building or structure is required to be located from the property line. The setback requirements differs in each zone district and can be found in the Zoning Ordinance.

RESOURCES

COMMUNITY DEVELOPMENT DEPARTMENT
The **Planning Division** provides advanced planning, technical and development assistance with zoning and land use entitlements. Phone: (559) 842-2301

BUILDING PERMIT
The **Building Division** processes building permit applications, calculates fees, issues permits, and reviews minor construction plans for code compliance. Phone: (559) 846-6121
Email: buildingonline@cityofkerman.org

ADU ORDINANCE
The City of Kerman adopted an update to the ADU Ordinance on July 19, 2017. See Municipal Code Section:
17.66 *Accessory Dwelling Units*

FURTHER READING
HCD ADU Handbook
https://www.hcd.ca.gov/policy-research/docs/adu_december_2020_handbook.pdf

CREDITS

The ADU pre-approved standard plans and this Homeowner's Guide were prepared with Local Early Action Planning (LEAP) grant funding. LEAP provides funding to jurisdictions for the preparation and adoption of planning documents and process improvements that accelerate housing production.

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Consulting Architect – Thom Black

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Thank you to the following individuals, whose consistent feedback and expertise made this how-to-guide possible. Their support and contribution provides homeowners the resources to develop and build ADU's.

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Senior Associate Planner – Jenna Chilingerian
Associate Planner – Shin Tu



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KERMAN, CA 93630
(559) 846-6121
https://cityofkerman.net/

STAFF REPORT

MEETING DATE: November 9, 2022

PRESENTER: Josefina Alvarez, Interim Finance Director

SUBJECT: Budget Adjustments for 1st Quarter Fiscal Year 2022-2023

RECOMMENDATION: Council review and adopt resolution amending Fiscal Year 2022-2023 Budget.

EXECUTIVE SUMMARY:

The Fiscal Year 2022-2023 annual budget was adopted on June 22, 2022 with a General Fund deficit of $3,741,109 when considering Measure M capital projects. Staff has decided to conduct a quarterly budget review and bring to Council any necessary adjustments to the budget.

Staff is recommending some budget adjustments to the General Fund and other funds due to unforeseen operational expenses and revenues.

The list below has General Fund revenues that need to be adjusted/increased for Fiscal Year 2022-2023.

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
100-0000-321-10-00	Business License Penalty	0.00	600.00	600.00	Started implementing penalties in 2022
100-0000-334-00-95	Kerckhoff Park ATT Storage Bld	0.00	45,427.00	45,427.00	One time payment agreement with AT&T
100-0000-342-99-00	Miscellaneous Police Rev.	0.00	160.00	160.00	
100-3999-334-30-14	CA Animal Welfare Funders Coll	0.00	10,000.01	10,000.01	
	Total General Fund Revenues			**56,187.01**	

The list below has General Fund expenditures that need to be adjusted/increased for Fiscal Year 2022-2023.

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
100-1042-555-00-00	Dues/Subscriptions	100.00	150.00	50.00	
100-2002-555-00-00	Dues/Subscriptions	975.00	3,387.00	2,412.00	Adobe Licenses & CPRS Memberships
100-2002-600-04-00	Capital Outlay/Equipment	0.00	1,273.92	1,273.92	Desk for Community Services Director
100-2044-410-30-00	Overtime	0.00	100.00	100.00	
100-2044-521-02-00	General Supplies & Postage	320.00	100.00	(220.00)	
100-2044-555-00-00	Dues/Subscriptions	180.00	816.55	636.55	Adobe License
100-2044-565-00-00	Internal Service Fund	3,691.57	4,544.78	853.21	Internal Service Fund not covered by 730 Grant

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
100-2069-410-30-00	Overtime	0.00	100.00	100.00	
100-2069-510-01-00	Contract Services -Maintenance	5,600.00	4,460.00	(1,140.00)	New Copier Machine at Community Center-Coded to wrong account
100-2069-540-02-00	Equipment Rental - Lease	0.00	1,140.00	1,140.00	New Copier Machine at Community Center-Coded to wrong account
100-3011-555-00-00	Dues/Subscriptions	0.00	3,900.00	3,900.00	Updating Account #
100-3011-555-02-00	Professional Dues	3,900.00	(3,900.00)	(3,900.00)	Updating Account #
100-3015-410-30-00	Overtime	0.00	12,000.00	12,000.00	Covered by Grant
100-3016-410-30-00	Overtime	0.00	4,000.00	4,000.00	Originally Included with OT for 100-3011
100-3050-410-30-00	Overtime	0.00	4,000.00	4,000.00	
100-3999-520-00-14	CA Animal Welfare Funders Grnt	0.00	10,000.01	10,000.01	
100-5005-555-00-00	Dues/Subscriptions	300.00	400.00	100.00	Liebert Cassidy Withmore Invoice-Split Cost with All Depts
100-6004-555-00-00	Dues/Subscriptions	500.00	1,020.00	520.00	Adobe License
	Total General Fund Expenditures			**35,825.69**	

The General Fund will have an overall increase of $20,361.32 based on revenues of $56,187.01 and expenditures of $35,025.69.

The list below has Enterprise Fund revenues that need to be adjusted/increased for Fiscal Year 2022-2023.

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
425-0000-344-50-00	Del Norte Sewer Trunk	0.00	2,500.00	2,500.00	
	Total Enterprise Funds Revenues			**2,500.00**	

The list below has Enterprise Fund expenditures that need to be adjusted/increased for Fiscal Year 2022-2023.

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
410-4041-555-00-00	Dues/Subscriptions	0.00	500.00	500.00	Liebert Cassidy Withmore Invoice-Split Cost with All Depts
410-5005-410-30-00	Overtime	200.00	600.00	400.00	
410-5005-555-00-00	Dues/Subscriptions	0.00	400.00	400.00	Liebert Cassidy Withmore Invoice-Split Cost with All Depts
410-5005-565-00-00	Internal Service Fund	4,624.63	6,251.76	1,627.13	Formula Incorrect in Budget
410-8000-600-04-43	Fire Hydrant Replacements	0.00	10,000.00	10,000.00	
420-4042-555-00-00	Dues/Subscriptions	0.00	500.00	500.00	Liebert Cassidy Withmore Invoice-Split Cost with All Depts

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
420-5005-410-30-00	Overtime	200.00	600.00	400.00	
420-5005-555-00-00	Dues/Subscriptions	0.00	50.00	50.00	
420-8000-600-03-62	Goldenrod/CA Lift Station Pump	0.00	16,524.00	16,524.00	Emergency Repair
420-8000-600-03-63	WWTP Biolac System Rebuild	0.00	166,192.97	166,192.97	Carried over from last FY
430-5005-555-00-00	Dues/Subscriptions	0.00	50.00	50.00	
	Total Enterprise Funds Expenditures			**196,644.10**	

The Enterprise Funds will have an overall decrease of $194,144.10 based on revenues of $2,500.00 and expenditures of $196,644.10.

The list below has Internal Service Fund expenditures that need to be adjusted/increased for Fiscal Year 2022-2023.

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
500-8000-600-04-53	Pickups (2) Reg Long Bed 1WW	0.00	85,743.52	85,743.52	Carried over from last FY
	Total Internal Service Funds Expenditures			**85,743.52**	

The list below has revenues from other funds that need to be adjusted/increased for Fiscal Year 2022-2023.

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
110-0000-344-50-00	Development Impact Fees	15,966.67	60,000.00	44,033.33	Crown Development deferred DIF are being paid
140-0000-344-50-00	Development Impact Fees	73,981.99	147,000.00	73,018.01	Crown Development deferred DIF are being paid
170-0000-344-50-00	General Plan Impact Fee	14,447.70	40,000.00	25,552.30	Crown Development deferred DIF are being paid
180-0000-344-50-00	Development Impact Fees	26,995.28	84,000.00	57,004.72	Crown Development deferred DIF are being paid
590-0000-344-50-00	Development Impact Fees Quimb	24,515.33	40,000.00	15,484.67	
780-0000-334-10-02	Zoning Code Update (SB2)	0.00	67,052.81	67,052.81	Final Grant Amount
870-0000-369-01-00	Miscellaneous	0.00	600.00	600.00	
890-0000-334-00-01	COVID19-ARPA	0.00	1,827,890.00	1,827,890.00	
920-0000-344-50-00	Development Impact Fees	22,140.00	25,000.00	2,860.00	Crown Development deferred DIF are being paid
	Total Other Funds Revenues			**2,113,495.84**	

The list below has expenditures from other funds that need to be adjusted/increased for Fiscal Year 2022-2023.

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
130-5005-700-01-00	Debt Service-Principal	0.00	64,369.60	64,369.60	Principal Payment for PFA
130-5005-700-02-00	Interest Expense	0.00	69,877.50	69,877.50	Interest Payment for PFA
730-2046-565-00-00	Internal Service Fund	853.21	(853.21)	(853.21)	Internal Service Fund not covered by 730 Grant
780-8000-600-10-02	Zoning Code Update (SB2)	0.00	67,052.81	67,052.81	
870-4087-600-03-19	Street Sign Replacement	5,000.00	10,646.34	5,646.34	Added a couple to keep in stock
	Total Other Funds Expenditures			**206,093.04**	

Other funds will have an overall increase of $1,907,402.80 based on revenues of $2,113,495.84 and expenditures of $206,093.04. This increae is primarily due to the grant money received from ARPA at $1,827,890.00.

FISCAL IMPACT:

The overall fiscal impact will be based on the budget adjustments listed above will reduce the General Fund deficit of $3,741,109 down to $1,892,857.68, if the ARPA money is included. The overall fiscal impact on the Enterprise Funds would reduce the combined surplus of $199,742 down to $5,597.90.

ATTACHMENTS:

A-Resolution

Attachment 'A'

RESOLUTION 22-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN ADOPTING REVISIONS TO THE FISCAL YEAR 2022-23 BUDGET

WHEREAS, the City Council approved the Fiscal Year 2022-23 Budget by Resolution 22-43 dated June 22, 2022; and

WHEREAS, adjustments are requested for the Fiscal Year 2022-23 budget based on the actual and estimated sources and uses; and

WHEREAS, the Fiscal Year 2022-23 Budget adjustments requests include adjustments totaling $1,647,876.50 per the attached Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KERMAN THAT:

1. Approve adjustments to expenditures for the Fiscal Year 2022-23 budget as outlined in schedule Exhibit 'A'.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Kerman held on the 9th day of November 2022, and passed at said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Gary Yep
Mayor

ATTEST:

_____
Marci Reyes
City Clerk

Exhibit A

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
100-1042-555-00-00	Dues/Subscriptions	100.00	150.00	50.00	
100-2002-555-00-00	Dues/Subscriptions	975.00	3,387.00	2,412.00	Adobe Licenses & CPRS Memberships
100-2002-600-04-00	Capital Outlay/Equipment	0.00	1,273.92	1,273.92	Desk for Community Services Director
100-2044-410-30-00	Overtime	0.00	100.00	100.00	
100-2044-521-02-00	General Supplies & Postage	320.00	100.00	(220.00)	
100-2044-555-00-00	Dues/Subscriptions	180.00	816.55	636.55	Adobe License
100-2044-565-00-00	Internal Service Fund	3,691.57	4,544.78	853.21	Internal Service Fund not covered by 730 Grant
100-2069-410-30-00	Overtime	0.00	100.00	100.00	
100-2069-510-01-00	Contract Services -Maintenance	5,600.00	4,460.00	(1,140.00)	New Copier Machine at Community Center-Coded to wrong account
100-2069-540-02-00	Equipment Rental - Lease	0.00	1,140.00	1,140.00	New Copier Machine at Community Center-Coded to wrong account
100-3011-555-00-00	Dues/Subscriptions	0.00	3,900.00	3,900.00	Updating Account #
100-3011-555-02-00	Professional Dues	3,900.00	(3,900.00)	(3,900.00)	Updating Account #
100-3015-410-30-00	Overtime	0.00	12,000.00	12,000.00	Covered by Grant
100-3016-410-30-00	Overtime	0.00	4,000.00	4,000.00	Originally Included with OT for 100-3011
100-3050-410-30-00	Overtime	0.00	4,000.00	4,000.00	
100-3999-520-00-14	CA Animal Welfare Funders Grnt	0.00	10,000.01	10,000.01	
100-5005-555-00-00	Dues/Subscriptions	300.00	400.00	100.00	Liebert Cassidy Withmore Invoice-Split Cost with All Depts
100-6004-555-00-00	Dues/Subscriptions	500.00	1,020.00	520.00	Adobe License
	Total General Fund Expenditures			**35,825.69**	

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
100-0000-321-10-00	Business License Penalty	0.00	600.00	600.00	Started implementing penalties in 2022
100-0000-334-00-95	Kerckhoff Park ATT Storage Bld	0.00	45,427.00	45,427.00	One time payment agreement with AT&T
100-0000-342-99-00	Miscellaneous Police Rev.	0.00	160.00	160.00	
100-3999-334-30-14	CA Animal Welfare Funders Coll	0.00	10,000.01	10,000.01	
	Total General Fund Revenues			**56,187.01**	

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
420-5005-410-30-00	Overtime	200.00	600.00	400.00	
420-5005-555-00-00	Dues/Subscriptions	0.00	50.00	50.00	
420-8000-600-03-62	Goldenrod/CA Lift Station Pump	0.00	16,524.00	16,524.00	Emergency Repair
420-8000-600-03-63	WWTP Biolac System Rebuild	0.00	166,192.97	166,192.97	Carried over from last FY
430-5005-555-00-00	Dues/Subscriptions	0.00	50.00	50.00	
	Total Enterprise Funds Expenditures			**196,644.10**	

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
425-0000-344-50-00	Del Norte Sewer Trunk	0.00	2,500.00	2,500.00	
	Total Enterprise Funds Revenues			**2,500.00**	

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
500-8000-600-04-53	Pickups (2) Reg Long Bed 1WW	0.00	85,743.52	85,743.52	Carried over from last FY
	Total Internal Service Funds Expenditures			**85,743.52**	

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
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130-5005-700-02-00	Interest Expense	0.00	69,877.50	69,877.50	Interest Payment for PFA
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780-8000-600-10-02	Zoning Code Update (SB2)	0.00	67,052.81	67,052.81	
870-4087-600-03-19	Street Sign Replacement	5,000.00	10,646.34	5,646.34	Added a couple to keep in stock
	Total Other Funds Expenditures			**206,093.04**	

Account Number	Description	Budget Amount	New Amount	Increase/ Decrease	Notes
110-0000-344-50-00	Development Impact Fees	15,966.67	60,000.00	44,033.33	Crown Development deferred DIF are being paid
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170-0000-344-50-00	General Plan Impact Fee	14,447.70	40,000.00	25,552.30	Crown Development deferred DIF are being paid
180-0000-344-50-00	Development Impact Fees	26,995.28	84,000.00	57,004.72	Crown Development deferred DIF are being paid
590-0000-344-50-00	Development Impact Fees Quimb	24,515.33	40,000.00	15,484.67	
780-0000-334-10-02	Zoning Code Update (SB2)	0.00	67,052.81	67,052.81	Final Grant Amount
870-0000-369-01-00	Miscellaneous	0.00	600.00	600.00	
890-0000-334-00-01	COVID19-ARPA	0.00	1,827,890.00	1,827,890.00	
920-0000-344-50-00	Development Impact Fees	22,140.00	25,000.00	2,860.00	Crown Development deferred DIF are being paid
	Total Other Funds Revenues			**2,113,495.84**	

STAFF REPORT

MEETING DATE: November 9, 2022

PRESENTER: Jerry Jones, City Engineer

SUBJECT: Award of Contract for the Well No. 14 Emergency Generator to James Day Construction, Inc. dba Coastal Mountain Electric

RECOMMENDATION: Council by motion adopt the resolution awarding the contract for the Well No. 14 Emergency Generator to James Day Construction, Inc. dba Coastal Mountain Electric in the amount of $899,989.00 and authorize the City Manager to sign the contract.

EXECUTIVE SUMMARY:

The City received a grant from the Governor's Office of Emergency Services (CalOES) in the amount of $300,000 for the procurement and installation of emergency generators at two of the City's well sites, Well No. 12 and Well No. 14. The purpose of the emergency generators is to automatically provide backup power whenever there is a power outage, ensuring that the wells continue pumping water into the City's water distribution system. The grant funds must be encumbered by December 31, 2022. The City first advertised and opened bids for the Project in July 2022. The low bid received at that time was $1,626,592. Due to the significant cost overage, City Council elected to reject all bids received at it's August 24th, 2022 meeting and authorized Staff to re-scope and re-advertise the Project.

Staff worked with the consultant electrical engineer designing the Project, as well as bidders from the first bid, to try and reduce costs to the extent possible. Staff also determined that it was in the City's best interest at this time to remove the Well No. 12 emergency generator from the Project due to the high costs from the first bid and other ongoing concerns with Well No. 12. This was discussed with CalOES Staff and there is no issue with removing the Well No. 12 emergency generator from the scope. Revisions were made to the plans as appropriate and the Project was re-advertised and a bid was received from one contractor on Thursday, November 3, 2022 and the results are as follows:

Contractor	Base Bid
James Day Construction, Inc. dba Coastal Mountain Electric	$899,989.00
Engineer's Estimate	$750,000.00

Staff has reviewed the bid submitted by Coastal Mountain Electric, along with information regarding their previous work experience. Based on review, Staff has determined the bid received to be responsive and Coastal Mountain Electric to be a responsible contractor.

FISCAL IMPACT:

The total estimated Project cost is $1,087,000, including design, construction, construction management, and contingency. The Project will be funded with the $300,000 grant from CalOES, $206,000 from Water Major Facilities Impact Fees already budgeted for the Project in the FY 22/23 Budget, and an additional $581,000 from Water Major Facilities Development Impact Fees and/or Water Operations Reserves.

ATTACHMENTS:

A. Resolution

Attachment 'A'

RESOLUTION NO. 22-___

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN AWARDING CONTRACT FOR THE WELL NO. 14 EMERGENCY GENERATOR TO JAMES DAY CONSTRUCTION, INC. DBA COASTAL MOUNTAIN ELECTRIC

WHEREAS, the Invitation to Bid for the Well No. 14 Emergency Generator was published in the Kerman News on October 19, 2022 and was sent electronically and mailed to all construction trade journals specified for the City by the California Uniform Construction Cost Accounting Commission in accordance with the City's Formal Contract Procedures and California Public Contract Code Section 22037 and;

WHEREAS, the Project consists of the procurement and installation of an emergency generator and associated equipment and improvements at the City's Well No. 14 Site, within the City of Kerman; and

WHEREAS, the following bids for the Project were publicly opened and read aloud at the Kerman City Hall on November 3, 2022 at 10:00 a.m.:

Contractor	Base Bid
James Day Construction, Inc. dba Coastal Mountain Electric	$899,989.00

WHEREAS, the City Engineer's Estimate was $750,000 for the Base Bid.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KERMAN RESOLVES AS FOLLOWS:

1. Upon the recommendation of the City Engineer, the Well No. 14 Emergency Generator be awarded to: James Day Construction, Inc. dba Coastal Mountain Electric, 14832 Lakeshore Dr., Clearlake, CA 95422 in the amount of Eight Hundred and Ninety-Nine Thousand Nine Hundred and Eighty-Nine Dollars and Zero Cents ($899,989.00).

2. The City Manager is authorized to sign the City's standard form of agreement for construction projects, as contained in the bid package on behalf of the City of Kerman.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Kerman held on the 9th day of November, 2022, and passed at said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

Gary Yep
Mayor

ATTEST:

Marci Reyes
City Clerk