City of Huntington Beach
Department of Planning & Building
COUNTER RESIDENTIAL CORRECTION LIST

2000 Main Street, Huntington Beach, CA 92648
Office: (714) 536 - 5241 Fax: (714) 374 - 1647

PERMIT #:		**ADDRESS:**	
Date:		OWNER:	
Plan Checker:		Contact Person:	
Plan Checker Tel:		Contact Tel:	
Description:			

INSTRUCTIONS

- **Please see corrections on submitted plans. Red marked set must be returned with revised plans.** Plans resubmitted without the red markup set may result in delayed review time and additional plancheck fees.
- Please note that additional corrections may be required following review of the revised plans. Completion of the corrections and/or submittal of revised plans do not presume approval.
- To expedite your project, please provide a written or oral response. Incomplete response may delay approval.
- Appointments need to be made prior to counter checks. Please call the plan checker to schedule an appointment.
- All substantial revisions or additions must be fully clouded with a revision mark.
- Three wet signed sets are required for permit issuance.

PLEASE ADDRESS ALL CHECKED CORRECTION AND HAND-WRITTEN COMMENTS BELOW

APPROVALS

- ❑ **Planning Department**: Obtain Planning approval on the final plans prior to issuance of building permit. Call 714-536-5271 for status.
- ❑ **Public Works Department**: Obtain Public Works approval prior to issuance of building permit. Call 714-536-5431 for status.
- ❑ **Fire Department**: Obtain Fire Department approval prior to issuance of building permit. Call 714-536-5411 for status.

GENERAL

1. Plans are illegible and/or prints are to light/dark to microfilm. Provide clear legible plans for review.
2. Designer's contact information is required on title sheet and wet signature required on all sheets.
3. Licensed architect or professional engineer's contact information required on the title sheet. Wet stamp and signature required on all sheets and calculations cover page. (Appendix 106.1)
4. Huntington Beach Security ordinance: Provide a copy of the Security Ordinance on the plans.
   a. Add a note that: "*All doors & windows shall meet Huntington Beach Security ordinance*."
5. Provide the following with each set of plans:
   a. Complete plot plan showing yard setbacks, easements, lot dimensions, distances between buildings, size of building, etc.
   b. Fully dimensioned floor plan of each level
   c. Fully dimensioned Roof plan
   d. Fully dimensioned Foundation plan
   e. Building cross sections
   f. Building elevations. Show floor and top of roof elevations, natural and finished grade around the perimeter of the building
   g. Architectural details
   h. Door/window schedule – Identify all "Egress" windows
   i. Structural foundation, roof, and floor plans, with referenced construction details

TITLE SHEET

1. Provide a **Table of Contents** or sheet legend.
2. **Project Info**: ☐ Job address ☐ Legal Information ☐ Owner ☐ Number of Stories
3. **Building Info**: ☐ Construction type ☐ Occupancy type

4. **Project Scope**: ☐ Full description ☐ New-Existing-Converted-Remodeled Areas ☐ Deck-Balcony-Covered Porch Areas ☐ Garage-Carport Areas ☐ Number of New and Existing Bedrooms & Bathrooms
5. List **applicable Codes**: 2007 CBC, 2007 CPC, 2007 CMC, 2007 CEC, 2007 Energy Code, H.B. Municipal Code
6. If applicable add note: "*Building design is based on Type V Conventional Framing provisions of the 2007 CBC, Chapter 23.*"

PLOT PLAN

1. Complete plot plan showing yard setbacks, easements, lot dimensions, distances between buildings, size of building, etc.
2. Eave/Overhang/Projection setback: Minimum 36" setback for R3 occupancy; otherwise 1-hour fire rated construction is required.

TITLE 24

1. The plans must show conformance with the latest State Title 24 Energy Standards. Energy calculations must be submitted.
2. Copy the CF-1R, MF-1R, WS-4R, WS-5R forms onto the plans.

FLOOR PLAN

1. List the use of each room (Note that rooms with closets shall be considered as bedrooms per H.B. City policy).
2. Wall legend to distinguish between new / existing / demo walls
3. **Thresholds**: ☐ ¾" maximum at sliders ☐ ½" maximum for other doors ☐ Thresholds > ¼" shall be beveled at 1:2

   ☐ 7 ¾" threshold drop for exterior doors not a component of a means of egress not to swing over landing or step
4. **Safety or tempered glazing** (CBC 2406.3): Denote location of required.
5. **Smoke Detectors** (907.2.10.1.2): Provide smoke detectors in each room used for sleeping purposes, Ceiling or wall outside of each separate sleeping area in immediate vicinity of bedroom, and each story of dwelling unit and basement.
6. **Walking deck**: List manufacturer and ICC/ICBO number and show all materials, plywood, and nailing required. Specify 1/4 unit in 12 units (2%) slope for drainage; show method of drainage and location of discharge without crossing over property lines.
7. **Fabricated and pre-fabricated fireplaces**: ICC or UL listing required for prefabricated fireplaces or provide complete detailing for masonry or site fabricated fireplaces to include chimney, foundation, hearth, and interior design.

EXTERIOR WALLS

1. **Exterior wall fire resistance** (CBC Tables 602 & 704.8): Provide 1-hour rated construction for walls less than 5 ft from property line. No openings are permitted less than 3 ft from property lines and no more than 25% openings is permitted between 3 ft to 5 ft from property lines.
2. **Projections & Eaves**:
   a. Are not permitted in Group R3/U at 2 ft or closer to the property line. Projections located greater 2 ft and less than 3 ft to the property line shall be of at least 1-hour fire resistance-rated construction or heavy timber. (CBC 704.2, 704.2.3, Table 704.8, 406.1.2)
   b. Are not permitted in detached Group U at 3.4 ft or closer to the property line. Projections located greater than 3.4 ft and less than 5 ft to the property line shall be of at least 1-hour fire resistance rated construction. (CBC 704.2, 704.2.3, Table 704.8)

ROOF PLAN

1. **Roofing Material**: Specify roofing material, current ICC approval number, weight, and provide specifications.
2. Show how **cross ventilation** is provided. Minimum net free ventilating area = 1/150 x roof area ventilated.
3. Specify minimum 1" airspace required between insulation and roof sheathing. Provide minimum stud/rafter size to accommodate insulation. If rafter-space ventilation is required, provide 2x12, 2x8 and 2x6 for R-30, R-19, and R-13 respectively.

ELEVATIONS & SECTIONS

1. Show total height, top plate height, and floor to ceiling height
2. Show all chimney clearances and termination above roof line.
3. Show insulation envelop and insulation rating.

LIGHT AND VENTILATION

1. **Natural light** (1205, 1205.2): Exterior glazed openings of habitable rooms for natural light must be minimum 8% of the room floor area. Artificial lighting may be used in lieu of natural lighting.
2. **Ventilation for occupiable spaces**: Minimum openable area to the outside of 4% of room area being ventilated or provide mechanical ventilation.
3. Bathroom ventilation shall be by mechanical means per 2007 CMC; a vent fan is required.
4. In order to consider any room as a portion of an adjoining room for natural lighting and ventilation, at least ½ of the common wall area shall be open and unobstructed and shall provide an opening of not less than 10% for lighting and 8% for ventilation of the floor area of the interior room or 25 sq.ft., whichever is greater. CBC 1205.2.1
5. In lieu of exterior openings for habitable rooms, a mechanical ventilating system meeting the California Mechanical Code requirements may be provided. CBC 1203.1

6. **Under-floor ventilation**: Minimum net free ventilation area shall be at least 1/150 x crawl space area. Openings shall be covered with the least dimension of the covering not to exceed ¼".
7. **Skylights**: List manufacturer and ICC/ICBO number. Show size, opening framing and flashing details.

GARAGES

1. Show occupation separation from dwelling per CBC Section 406.1.3:
   a. Between garage and dwelling unit and its attic area = ½" gypsum board applied to garage side
   b. Between habitable rooms above the garage = 5/8" type X gypsum board applied to garage side. All supporting elements such as walls with ½" drywall; beams and girders supporting floor = 5/8" type X gypsum board
   c. Doors between dwelling and garage shall be solid wood, solid or honeycomb core steel not less than 1 3/8" thick and must be self closing, self latching, and not opening directly into sleeping rooms.
   d. Ducts and ducts penetrating walls or ceilings separating the dwelling from the garage shall be min 0.19" [26 gauge] sheet steel without openings into garage.

STAIRWAYS

1. Provide the following stair details:
   a. 80" minimum headroom clearance measured vertically from a line connecting the edge of nosings. Headroom continuous to point where line intersects landing below, one tread depth beyond the bottom riser. Maintain clearance for full width of stairway.
   b. Minimum tread (10"), maximum riser (7 ¾"), Nosing for solid risers = min ¾" to max 1 ¼" where tread depth < 11", nosing profile, Dimensional uniformity of 3/8" max tolerance between largest and smallest tread depth in any flight of stairs
   c. Winder tread = 10" at walk line 12" from side where treads are narrower and 6" minimum at narrowest edge
   d. **Handrails**: Stairs with 4 or more risers shall have handrails on one side (minimum)
   e. **Landings**: Minimum 36"x36" required at top & bottom of flight of stairs.
2. Enclosed useable spaces shall be protected with minimum ½" gypsum board on the enclosed side.
3. **Spiral stairs**: Tread depth = 7 ½" min at a point 12" from narrow edge, riser height shall be less than or equal to 9 ½" max, headroom clearance = 78" min, stairway width = 26" min
4. **Stairway framing plan**: Provide complete detailing for stairway connections top and bottom, handrails, guardrails, and landings.

GUARDS

1. Required locations when >30" above floor or grade below
2. Height = 42" min measured vertically above leading edge of tread or adjacent walking surface
3. **Opening limitations**: Open guards shall have balusters or ornamental patterns such that a 4 3/8" dia sphere cannot pass through, triangular openings formed by riser, tread, and bottom rail such that a 6" dia sphere cannot pass through.

STRUCTURAL

1. **Conventional Construction** (2308): Show rafter spans (Tables 2308.10.3(1) through 2308.10.3(6)), Ceiling joists (Table 2308.10.2(1) or 2308.10.2(2)), Ceiling joists ties (Tables 2308.10.4.1 & 2304.9.1), Wall bracing (Table 2308.12.4). Attach a copy of *CITY STANDARD PLAN 1: TYPE V CONVENTIONAL WOOD-FRAME CONSTRUCTION SHEET* to the plans.
2. **Portions exceeding limitations of Conventional Construction** (2308.1.1): Provide structural calculations, details, specifications and notes, by a California licensed architect/engineer, for portions that do not meet the limitations for the Conventional Light-Frame Constructions of Section 2308.2.
3. **Soils Report** (1802.1 & 1802.2): A soils report is required for all new structures and additions with a footprint which exceeds 500 square feet. Provide a prominent note on the foundation plan which refers to the soils report. List the report no., the author, and the date of the report. For additions less than 500 square feet, see Policy B-4-3:
   http://www.surfcity-hb.org/files/users/building_and_safety/SoilsReportPolicyPDF.pdf
4. Provide ICC ES approvals for all alternate materials used or provide general notes that detail the necessary procedures and installation instructions per ICC ES Evaluation Reports.
5. **Deferred Submittals:** List all deferred submittals on cover sheet and note on the plan: "*Deferred submittals to be reviewed by project architect or engineer of record and certified prior to submittal for plan review.*"
6. **Pre-fabricated trusses**: Drawings, layout plan and calculations required to complete plan check. Shall be wet stamped and signed by a licensed Civil Engineer and must be reviewed and accepted by the Project Engineer or Architect with stamp and wet signature.
7. **Construction Documents** (1603.1): The design loads and other information pertinent to the structural design required by Sections 1603.1.1 through 1603.1.8 shall be indicated on the construction documents.
8. **Calculations:**
   a. Provide complete calculations for vertical & lateral loads based on the 2007 CBC.
   b. Provide key plan sketches cross-referencing all design elements, and details to the plans.
   c. **Seismic Drift** (ASCE-7 Section 12.8.6): Calculate seismic drift based on deflections of each level with Cd and I factors using strength level forces.
   d. **Tie-downs**: Hold-downs are required for shear walls with any uplift force. Clarify calculations.

i. Use (0.6-0.14SDS) D for earthquake based on the critical load combination of 0.7(ρ QE) + D (0.6-0.14SDS) and 0.6 D for wind to resist overturning (service level) forces. (CBC 1605.3.1)

ii. Check the shear wall overturning reactions on the beams/columns per CBC 1605.4 for the special seismic load combinations. See also ASCE-7 Section 12.4.3.

e. **Chords/collector and struts**: Provide calculations and details to show that collector elements, splices, and connections to resisting elements have the strength to resist the combined loads resulting from the special seismic load of ASCE 7-05 Section 12.14.7.3 and 12.14.3.2.2. (1605.2, 1605.3)

f. **Foundation**: Check foundation stability due to overturning moment from shear walls. Add pad footings or design continuous footings/ grade beams as required.

g. **Handrails/Guards** (1607.7): design the handrails/guards for:

i. Concentrated Load (1607.7.1.1): Handrail assemblies and guards shall be designed for a single concentrated load of 200 lbs. applied in any direction at any point along the top, and have attachment devices and supporting structure to transfer this load to appropriate elements of the building.

ii. Components (1607.7.1.2): Design the intermediate rails, balusters and panel fillers for a horizontally applied normal load of 50 psf, including openings and space between rails).

iii. The glass handrails and assemblies railing shall comply with CBC 2407. Provide design and details.

9. **Foundation:**
   a. Provide complete specifications for the concrete slab-on-grade, continuous footings, and pads.
   b. Show all shear walls, call out anchor bolt size & spacing, hold-downs & required 3x sills areas on the foundation plan.
   c. Provide typical foundation details for two-pour system OR note on the plans that the foundation will be mono-pour only.
10. **Framing:**
   a. Show size of headers and beams over all openings along with their posts & connecting hardwares.
   b. Call out all metal straps and hangers.
   c. Show location of purlins and struts (kickers) to reduce rafter spans and support ridges, hips, valleys, etc.
   d. Show on plans, rafter & ceiling joist size, spacing, span direction, and support locations
   e. Show drag trusses with additional lateral loads over shear walls. Callout drag load on plans.
11. **Wall framing:**
   a. Studs in bearing walls are limited to 10 feet in height unless an approval design is submitted. (Table 2308.9.1)
   b. Specify on plan, at vaulted ceiling areas, balloon (full height) studs at interior and exterior walls.
12. **Lateral:**
   a. **Shear wall schedule:** Provide a shear wall schedule on the plans and specify the maximum design shear load for each shear wall type. Limit the design shear wall loads to those allowed by Code.
   b. Provide 3x sill and framing members for shear walls where allowable shear value exceeds 350 plf.
   c. **Pre-fabricated shear walls**: Note the ICBO/ICC number based on the 2006 IBC on the plans. Provide complete shear wall notes and installation details. Provide specific details where required to clarify the construction.
   d. Show panel index, type, orientation and nailing of floor / roof / shear wall plywood.
   e. **Foundation attachments**: Provide minimum 3" x 3" x 0.229" thick plate washer for the anchor bolts. (2305.3.11)
13. **Details:** Detail all shear resistive elements on plans. Include nailing, blocking, holddowns, shear anchors/nails, opening reinforcement, drag ties, floor/roof diaphragms, shear walls, drag ties, chord splices and continuity ties and etc. Provide calculations to verify size, spacing and force to be transferred.
14. **Add notes to plan:**
   a. All bolt holes shall be drilled 1/32 to 1/16" oversized. (NDS-05 Section11.1.2.2)
   b. Shear wall anchor bolts and hold-down hardware must be secured in place prior to foundation inspection.
   c. All diaphragm & shear wall nailing shall utilize "common" nails with full heads unless otherwise approved. (CBC 2306.2)
   d. Fasteners in preservative-treated wood (i.e. anchor bolts, nails, screws, etc.) shall be approved silicon bronze or copper, stainless steel, or hot-dipped zinc-coated steel. (*CBC 2304.9.5)*
15. **Material Specification**: Provide complete material notes and specifications.

ADDITIONAL CORRECTIONS

1. For additional comments, see red markup corrections on the submitted set. Please comply with all redmarks.