



City of Huntington Beach
Department of Community Development
RESIDENTIAL PLAN CHECK CORRECTION LIST (2019 CRC)
Convert Existing R3 (SFD) to R3.1 (Res. Care Facility)
 2000 Main Street, Huntington Beach, CA 92648
 Office: (714) 536 - 5241 Fax: (714) 374 - 1647

PERMIT #: _____ Date: _____ Plan Checker: _____ Plan Checker Tel: _____ Description: _____	ADDRESS: _____ OWNER: _____ Contact Person: _____ Contact Tel: _____
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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.
- Projects with Zoning Entitlements, Conditions of Approval and Code Requirements identified herein (*see Notice of Action*) and Code Requirements identified in separately transmitted memorandums from each department: Community Development, Fire and Public Works, shall be printed verbatim on one of the first three (3) pages of all the working drawing sets used for issuance of permits (i.e.: Architectural / Structural, Mechanical, Electrical and Plumbing), and shall be referenced in the title block index. The minimum font size utilized for printed text shall be 12 point.

PLEASE ADDRESS ALL CORRECTION ITEMS BELOW

APPROVALS

- ☐ Planning Division: 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: New residential units, units over 5000 sf in size, and/or residences with existing sprinklers shall obtain Fire Dept. sprinkler approval/clearance Call 714-536-5411 for status.
- ☐ Construction and Demolition Debris Worksheet

PART A. GENERAL

- ☐ 1. The following plans are required for plan review and shall be drawn to scale with sufficient clarity.
 - a) Site plans: 1/8"=1'-0" or 1"=10'
 - b) Floor plans: 1/4"=1'-0"
 - c) Framing plans: 1/4"=1'-0"
 - d) Details: 1/2"=1'-0"
 - e) Minimum 3-sets are required for review
 - f) Minimum size: 11"x17"
 - g) Provide complete details (including disabled access and structural), notes, and specifications
- ☐ 2. Submitted plans and related documents are not complete. Additional reviewing time may be necessary upon re-submittal. Please submit complete plans for review.
- ☐ 3. Plans are illegible and/or prints are too light/dark to microfilm. Provide clear legible plans for review.
- ☐ 4. (If applicable) Submit soils report that includes a soil corrosiveness analysis for buried pipes. Copy onto full size plans, all report recommendations (except the appendices, boring logs, etc.) including the recommendations for utility pipe protection against corrosion.
- ☐ 5. Approved grading plan: Two copies required prior to permit issuance. Attach grading plans to building sets for microfilming.
- ☐ 6. Designer wet signature required on all sheets.
- ☐ 7. Licensed architect or professional engineer wet stamp and signature required on all sheets and calculations cover page.
- ☐ 8. Designer / Architect / Engineer contact information required on title sheet and calculations cover page.

H. B. RESIDENTIAL CORRECTION LIST (2019 CRC/CBC)

- 9. (SFM) Certificate of Occupancy – Change in Use – changes in the character or use of an existing structure shall not be made except as specified in Sections 3406 and 3407 of the CBC (R110,CRC)
- 10. Include ENV forms as part of plan.
- 11. Construction & Demolition Debris Re-use & Recycling Program to be part of plan.
<https://www.huntingtonbeachca.gov/files/users/building/2017ConstructionDemolitionDebrisApplicationandWorksheet.pdf>

PART B. BUILDING COMMENTS

Convert Occupancy = R-3 to R-3.1

Reference CRC Section R335; CBC Section 435, etc.

1. Definition: Facilities licensed by a government agency for a residentially based 24-hour care facility providing accommodations for six or fewer clients of any age. (CRC 1.1.3.1.1)
 - A. Licensed by a government agency.
 - B. 24-hour care.
 - C. Six or fewer clients.
 - D. Clients of any age.
 - E. Clients may be classified as ambulatory, non-ambulatory, or bedridden.
2. A Group R-3.1 occupancy shall meet the requirements for construction as defined for Group R-3. (R335)
 - A. See Section for list of facilities.
 - B. Excludes infants.
 - C. Excludes Foster Family Homes or Group Homes – “non-medical” board, room and care. (See exception)
 - D. Adoption of additional requirements based on the special occupancy is prohibited.
3. Additional requirements as noted in Section R335 (Special Provisions for Licensed 24-Hour Care Facilities in a Group R-3.1 Occupancy):
 - A. For multi-story buildings (as applicable) – provide one-hour fire-resistance-rated construction throughout. (R335)
 - B. For bedridden clients (as applicable):
 1. The client sleeping room shall be located on the first story only. (R335.3.1)
 2. Notify the local fire authority within 48 hours of admitting a bed-ridden resident. (R335; 435.3.2)
 3. Provide interior wall and ceiling finish as specified for Group I-2 occupancies of the CBC, T-803.9. (R325.4.1; 425.6.1)
 - C. For protective social- care homes or when housing inmates – comply with Section R325.3.2.
4. Automatic sprinkler system (R335.5.1):
 - A. An automatic sprinkler system shall be installed where required in Section R313.
 - B. An automatic sprinkler system is not required for existing R-3 converted to R-3.1:
 1. Not housing bedridden clients and/or non-ambulatory clients above the first floor.
 2. Not housing any client above the second floor.
 3. Housing ambulatory children only in compliance with Section R335.5.1, Ex.3.
 4. Licensed for protective social care in compliance with Section R335.5.1, Ex. 4.
 - C. An automatic sprinkler system is not required for existing R-3 converted to R-3.1 and housing only one (1) bedridden client; however the client's room must comply with all items of Section R335.6.3.3. (R335.5.1, Ex. 2)
5. Provide smoke alarms in compliance with Section R314 and the following (R335.5.2) –
 - A. Smoke alarms shall be provided throughout the habitable areas of the dwelling unit except the kitchen. (435.7.3)
 - B. For facilities housing bedridden clients:
 1. Smoke alarms shall receive their primary power from the building wiring.
 2. Smoke alarms shall be electronically interconnected.
6. On the plans, provide complete notes for the following items –
 - A. Hearing impaired. (CRC 335.5.2.2, R335.5.2.4; CBC 435.7.4)
 - B. Visible alarms. (R335.5.2.3)
7. On the plans, modify plans and provide complete notes and details for the means of egress:
 - A. Show minimum of two (2) means of egress from the building to the public way.
 - B. Provide exit separation > one-half (one-third with fire-sprinklers) of the length of the maximum overall diagonal dimension of the building. (R335.6; 435.5.3; 435.8.2.1)
 - C. Reminder – Egress through adjoining dwelling units shall not be permitted. (R335.6.3.1)
8. Bedrooms used by non-ambulatory clients shall have access to at least one of the required exits as follows (R335.6.3.2):
 - A. Egress through a hall or area into a bedroom in the immediate area which has an exit directly to the exterior.
 1. The hallway shall be constructed consistent with the dwelling unit interior.
 2. The hallway shall be separated from common areas by solid wood doors (1-3/8-inch thick; self-closing or automatic closing by actuation of a smoke detector).
 - B. Egress through a hallway which has an exit directly to the exterior.
 1. The hallway shall be constructed consistent with the dwelling unit interior.

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2. The hallway shall be separated from common areas by solid wood doors (1-3/8-inch thick; self-closing or automatic closing by actuation of a smoke detector).
 - C. Direct exit from the bedroom to the exterior.
 1. The door shall be of a size to permit the installation of a door not less than 3-feet x 6'-8" (door shall open 90-degrees and the clear width = 32-inches minimum).
 - D. Egress through an adjoining bedroom which exits to the exterior.
 9. Housing only one bedridden client and not provided with fire-sprinkler system – comply with all of the following items (R335.6.3.3; 435.8.3.3):
 - A. The sleeping room housing the bedridden client shall provide a direct exit to the exterior.
 - B. The door to the bedridden client's sleeping room shall be –
 1. Solid wood doors (1-3/8-inch thick; self-closing and positive latching).
 2. The door shall be provided with a gasket so installed as to provide a seal where the door meets the jam on both sides and across the top.
 3. The door shall be self-closing or automatic closing by actuation of a smoke detector.
 4. The interior door shall not have a night latch, dead bolt, security chain or any other similar locking device.
 5. The exterior exit door shall be operable from both the interior and exterior of the residence.
 6. Every required exit doorway shall be of a size to permit the installation of a door not less than 3-feet x 6'-8" (door shall open 90-degrees and the clear width = 32-inches minimum).
 - a. The exterior exit doorway can be a sliding glass door provided it is operable from the inside and outside; and the clear width = 32-inches minimum.
 10. Intervening rooms (R335.6.3.4; 435.8.3.4) –
 - A. A means of exit shall not pass through more than one intervening room.
 - B. A means of egress shall not pass through kitchens, storerooms, closets, garages or spaces used for similar purposes.
 11. Changes in level (R335.6.4; 435.8.5) – When housing non-ambulatory clients – limit interior changes in level = 0.25-inches maximum (vertical); 0.50-inches maximum (beveled edge); greater than 0.50-inches (ramp required).
 12. Stairways (R335.6.5; 435.8.6.2):
 - A. Existing stairways may continue to be used; provided maximum rise = 8-inches, minimum run = 9-inches and minimum width = 30-inches.
 - B. Winding and spiral stairways are not permitted as a required means of egress.
 13. On the plans – provide complete notes and details for the following items:
 - A. Floor separation – prevent smoke mitigation between floors (R335.6.6; 435.8.7).
 - B. Fences and gates – Residential Care for the elderly facility serving Alzheimer clients – show compliance with CRC Section R335.6.7 & 435.8.8.
 - C. Basement exits. (R335.6.8; 435.8.9)
 - D. Delayed egress locks. (R335.6.9; 435.8.10)
 - E. Request for alternative means of protection for facilities housing bedridden clients. (R335.7; 435.9)
 - F. Large Family Day-Care Homes. (R336.1)
 14. On the first plan sheet – Provide the following design data (R106):
 - A. Occupancy groups (R-3, R-3.1 (number of clients; age; ambulatory, non-ambulatory, bedridden), U)
 - B. Provide complete scope of work description.
 - C. Type of construction (V-B)
 - D. Number of stories (R-3/R-3.1 = 3 maximum). (435.3.1, T-503)
 - E. Separately list the floor area for each occupancy (use) – i.e. dwelling (R-3 vs. R-3.1), garage, porch, deck, etc.; first story, second story, total building, etc.
 - F. Construction shall comply with the codes; 2016 CRC, CBC, CPC, CMC, CEC, HBMC 17.05, and HBZSO 230.84
 15. Construction documents shall be dimensioned and of sufficient clarity to indicate the location, nature and extent of the work proposed; and show in detail conformance to the provisions of the codes and relevant laws, ordinances, etc. (R106)
 16. On the plans (if applicable) – Provide complete notes and details for "Wildland-Urban Interface Fire Areas"; and "Fire Hazard Severity Zones". Contact Building Division for additional information. (701A)
 17. Provide a complete site plan showing (R106.2) –
 - A. Site plan drawn to scale.
 - B. Location and size of all structures on the site.
 - C. Established grades, i.e. street, finished, flood hazard areas, design flood elevations, etc.
 - D. Identify all property lines and easements, streets, etc. Provide lot dimensions and dimensions from centerline of street or alley to property lines.
 - E. Show north arrow.
 - F. Distances between buildings (main house, detached garage, accessory buildings, etc.).
 - G. Distances (setbacks) between buildings and property lines.
 18. On the plans, provide complete notes and details for the following items –
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- A. Exterior walls – maintain wall fire-resistive construction, projections and openings in walls. (R302.1)
 - B. Maintain minimum light, ventilation and heating. (R303)
 - C. Clearly label safety glazing locations. (R308)
 - D. Maintain emergency egress and rescue openings. (R310)
 - E. Stairways, handrails, guards, etc. (R311.7, R312)
 - F. Show location of carbon monoxide alarms. (R315)
 - G. Weather Protection –
 - 1. Provide notes and details for weather-resistive barriers, flashing, counterflashing, etc. (R703.1)
 - 2. Detail corrosion-resistant weep screed minimum of 4" above the earth or 2" above paved areas. (R703.7.2.1)
 - H. Provide complete forms with signatures - ex. CF-1R, MF-1R, etc.
19. Provide complete structural calculations and details –
- A. Reminder – The new calculations shall reference and comply with the 2016 CBC. Please update formulas, design stresses, schedules and computer sheets as necessary.
 - B. To help facilitate plan check of calculations, please provide a building schematic in the calculations showing framing directions and spans; beam locations and spans; posts and footings, shear walls, etc.
 - C. Provide complete calculations for framing (roof, floor, wall); lateral analysis (diaphragm, shear walls, hold-downs, foundation), etc.
20. On the plans – modify plans and provide the following information –
- A. Clearly indicate on floor plan the location of existing walls, new walls, and walls to be removed. Please provide Wall Legend.
 - B. Show existing and new roof and floor framing, and support locations.
 - C. Show location of existing and new shear walls, hold-downs, foundations, etc.
 - D. Provide on the plans, structural material notes (ex. Lumber species & grade, glu-lam beams, concrete ($f_c' = 2500$ psi (min)), steel reinforcement, inspection requirements, etc.)
 - E. Specify on the plans – manufacturer's name, ICC number, design stresses, special inspection, etc. for Parallam, expansion anchors, epoxy, etc.

HUNTINGTON BEACH SECURITY ORDINANCE (Provide copy of following list on plans.)

- ☐ 1. Sliding glass doors and windows located less than 16 feet above any surface available for use by the public shall be capable of being locked securely. Movable panels shall not be easily removed from the frame.
- ☐ 2. All main or front entry doors to dwellings shall be arranged so that the occupant has a view of the area immediately outside without opening the door. A door viewer, a view port, window, or other opening may provide such view.
- ☐ 3. Exterior wooden doors shall be of solid core construction or shall be covered on the inside face with 16-gauge sheet metal attached with screws at 6 inch on centers around the perimeter.
- ☐ 4. All swinging doors shall be equipped with a dead bolt with a minimum throw of 1 inch and an embedment of not less than 5/8 inch.
- ☐ 5. The inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a dead bolt.
- ☐ 6. Non-removable pins shall be used in pin type hinges that are accessible from the outside when the door is closed.
- ☐ 7. Unframed glass doors shall be of fully tempered glass not less than 1/2 inch thick.
- ☐ 8. Narrow-framed glass doors shall be of fully tempered glass not less than 1/4 inch thick.
- ☐ 9. Any glass that is located within 40 inches of the locking device on a door shall be fully tempered, or have approved metal bars, screens or grills.
- ☐ 10. Solid wooden hatchways less than 1-3/4 inches thick shall be covered on the inside with 16 gauge sheet metal attached with screws at 6 inch on centers around the perimeter and shall be secured from the inside with a slide bar, slide bolts, and/or padlock with hardened steel shackle. All other openings larger than 96 square inches with a dimension in excess of 8 inches shall be secured by metal bars, screens, or grills. (Exception: Non-openable skylights).
- ☐ 11. A development that includes 3 or more dwelling units shall be provided with fully enclosed garages. Garage space for each tenant shall be separated by partitions of 3/8-inch plywood or equivalent with studs set no more than 24 inches on center.

(End of Comments)
