



CITY OF HUNTINGTON BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
2000 Main Street
Huntington Beach, CA 92648
(714) 536-5241

2022 CALIFORNIA RESIDENTIAL CODE GENERAL CHECKLIST

**PLEASE NOTE: The following list of corrections are portions of the code requirements.
For complete list, please refer to the reference standard:
(2022 California Building Standards)**

INSTRUCTIONS

1. Please see corrections on submitted plans. A narrative response to all Red marks must be provided. Plans resubmitted without a response to all the comments may result in delayed review time and additional plan check fees.
2. 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.
3. **IMPORTANT:** Please provide a response (narrative) to all the items on this correction list. Provide complete plan sets and documents with each resubmittal. Partial submittals or incomplete plans may delay the review or not be reviewed at all.
4. **IMPORTANT:** Revisions or additions must be fully clouded with a revision mark.
5. 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: Planning and Building, 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.
6. Please see link below for instructions on how to resubmit using the City of Huntington Beach's electronic permit processing system HB ACA (Accela Citizen Access).
7. <https://www.huntingtonbeachca.gov/help-center/submit-application/building-permit-application/resubmittal-guide/>
8. You may follow up on the status of your project online at:
9. <https://engage.huntingtonbeachca.gov/citizenaccess/Default.aspx>

APPROVALS

1. **Planning Department:** Obtain Planning approval on the final plans prior to issuance of building permit. Call 714-536-5271 for status.
2. **Public Works Department:** Obtain Public Works approval prior to issuance of building permit. Call 714-536-5431 for status.
3. **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.



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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"
 - d) Minimum size: 11"x17"
 - e) 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. Provide clear legible plans for review.
4. Designer's contact information is required on title sheet and wet signature required on all sheets.
5. Licensed architect or professional engineer's contact information required on the title sheet. Wet stamp and signature or electronic signature required on all sheets and calculations cover page. (R106.1)
6. 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" door/windows and all other door/window coordinate onto floor plan.
 - i) Structural foundation, roof, and floor plans, with referenced construction details
7. [Huntington Beach Security Ordinance](https://www.huntingtonbeachca.gov/files/users/building_and_safety/PDF%20Documents/Huntington%20Beach%20Security%20Ordinance%20PDF.pdf): The Security Ordinance shall be electronically placed a part of plans (See link below). Alternately add the following note on first sheet of architectural plans:
"All doors & windows shall meet Huntington Beach Security Ordinance."
https://www.huntingtonbeachca.gov/files/users/building_and_safety/PDF%20Documents/Huntington%20Beach%20Security%20Ordinance%20PDF.pdf
8. Please print the following form on construction plans. This form must be fully completed, signed by the owner(s) and be printed on full sets of architectural plans. Property Owner Acknowledgment: Construction Setback Less than 5' from property lines(s) for any new construction, addition, or alteration within 5' of property line.
https://huntingtonbeachca.gov/files/users/building_and_safety/Owner-Acknowledgement-of-Setbacks-.pdf
9. Please print the following form on construction plans. The forms must be printed on full sets of architectural plans (attachments are not acceptable). The form is not required to be filled out during plan check.



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City of Huntington Beach Construction & Debris Waste Reduction and Recycling Plan (WRRP) (See Link below):

https://www.huntingtonbeachca.gov/files/users/building_and_safety/Construction-and-Demo-Worksheet-.pdf

PART B. TITLE SHEET

1. Provide a **Table of Contents** or sheet index.
2. **Project Info:** ☐ Job address ☐ Legal Information ☐ Owner
3. **Project Scope:** Provide full description of scope of work, specify square footage of each item in the description. Structural drawings and architectural drawings must match.
4. List **applicable Codes:** *"2022 California Building Code (CBC), 2022 California Residential Code(CRC), 2022 California Fire Code, 2022 California Mechanical Code, 2022 California Electrical Code, 2022 California Plumbing Code, 2022 California Building Energy Efficiency Standards, 2022 California Green Building Standards Code, 2022 California Existing Building Code, Huntington Beach Municipal Code (HBMC), H.B. Municipal Code 17.05, and HBZSO 230.84"*
5. Provide the following Building Information on first sheet of plans:
 - Type of construction
 - Number of stories
 - Maximum building height
 - Occupancy group
6. Provide the followings, where Photovoltaic system (solar and / or storage systems) are required. Show location of the new solar panels on architectural roof plans
 - a) Add the following note in **BOLD** fonts on the first sheet of plans:
"Deferred submittal: New Photovoltaic system to be installed per requirements of provided energy compliance forms. Approved solar plans and issued solar permit must be presented to Building Inspector prior to rough framing inspections."
 - b) Deferred submittals for any element of a single family dwelling, except fire sprinklers, roof truss, and solar photovoltaic shall not be allowed. All building elements shall be submitted and reviewed as a part of the plan review process prior to any permit issuance. Remove any reference to deferred submittals from the plans.
7. A statement shall be provided on the cover of the plans identifying that structural design and details fully conform to all appropriate requirements of this code, the California Residential Code. Should a portion or all of the structural design conform to the requirements of the California Building Code, as allowed in the CRC, the statement shall clearly identify which portions of the structural design conform to the CBC or that the full structural design is in conformance with the structural requirements of the California Building Code. (R301.1.3)
8. Building shall have address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. Numbers shall contrast with background, be Arabic or alphabetical letters and be a minimum of 4" high with a minimum stroke of 12". (R319.1)



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PART C. PLOT PLAN

1. Complete plot plan showing yard setbacks, easements, lot dimensions, all attached or detached structures, distances between buildings, size of building, etc.
2. Show exterior walls and allowable openings in walls for fire separation distance requirements per table R302.1 (1) and/or R302.1 (2).
3. Show eaves/overhangs/projections for fire separation distance requirements per table R302.1 (1) and/or R302.1 (2).
4. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6" within the first 10'. (R401.3)

PART D. FLOOR PLAN

1. Wall legend to distinguish between new / existing / demo walls.
2. List the use of each room on architectural floor plans.
3. Every dwelling unit shall have at least one room of minimum 70 s.f. of net floor area. (R304.1)
4. Other habitable rooms shall not have a net floor area of less than 70 s.f., except kitchens. (R304.1)
5. Habitable rooms shall not be less than 7 feet in any horizontal dimension, except kitchens. (R304.2)
6. Portions of a room with a sloping ceiling measuring less than 5' or a furred ceiling measuring less than 7' shall not be considered as contributing to the minimum required habitable area for that room. (R304.3)
7. Habitable space, hallways shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (R305.1).

Exception:

1. *For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet.*
2. *The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches above an area of not less than 30 inches by 30 inches at the showerhead.*
3. *Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6 feet 4 inches of the finished floor.*
4. *Beams and girders spaced apart not less than 36 inches in clear finished width shall project not more than 78 inches from the finished floor.*
5. *Basements that do not contain habitable spaces shall have a ceiling height of not less than 6'-8". Beams, girders, ducts or other obstructions may project to within 6'-4" of the floor. (R305.1.1 + exception)*
6. *Provide at least one side-hinged door with clear width of 32" and a clear height of 78" on floor plan. (R311.2)*
8. Thresholds:
 - ☐ 3/4" maximum at sliders ☐ 1/2" maximum for other doors ☐ Thresholds > 1/4" shall be beveled at 1:2



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- ☐ 7 ¾" threshold drop for exterior doors not a component of a means of egress not to swing over landing or step
9. Provide a floor or landing on the each side of every exterior door. Landing shall have a width not less than the width of the door and be a minimum of 36" in length. (R311.3)
- a) The landing at required out-swinging door shall not be more than 1-½" lower than the top of the threshold. (R311.3.1)
- b) The landing at in-swinging doors and doors other than the required egress shall not be more than 7-¾" below the top of the threshold. (R311.3.1 Exception)
10. Minimum hallway width shall be not less than 3 feet. Revise plans. (R311.6)
11. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Such openings shall open directly into a public way, yard or court that opens to a public way, provide details on plans: (R310.1). Emergency escape and rescue openings shall have a net clear opening of 5.7 s.f. (R310.2.1)
- Exception: Minimum clear opening for grade floor openings shall be 5 s.f. (R310.2.1)*
1. *Minimum net clear opening height dimension shall be 24". (R310.2.2)*
2. *Minimum net clear opening width dimension shall be 20". (R310.2.2)*
3. *Emergency escape and rescue opening shall have a sill height not more than 44" above the floor. (R310.2.3)*
4. *Emergency escape and rescue openings with finished sill height below adjacent ground level (basements) shall be provided with a window well. (R310.4)*
5. *Minimum horizontal area of a window well shall be 9 s.f. with a minimum horizontal dimension of 36" and shall be fully open. (R310.4.1)*
12. Window wells with a vertical depth of more than 44" shall be equipped with a permanently affixed ladder or steps. (R310.4.2)
13. Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the California Building Code. Such separation shall be provided regardless of whether a lot line exists between the two dwelling units or not. Fire-resistance rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing (R302.3). Provide details on the plans of a listed 1-hr rated assembly.
- Exception:*
1. *A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section R313.*
2. *Wall assemblies need not extend through attic spaces where the ceiling is protected by not less than 5/8-inch Type X gypsum board, an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than 1/2-inch gypsum board or equivalent.*
14. Where floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating (R302.3.1).



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15. Penetrations in wall or floor/ceiling assemblies in two-family dwellings shall comply with Section R302.2 or R302.3. Provide complete details on the plans.
16. Walls separating townhouse units shall be constructed in accordance with Section R302.2.1 or R302.2.2 and shall comply with Sections 302.2.3 through 302.2.5.
17. Each townhouse unit shall be structurally independent. Provide complete details on the plans (R302.2.6).
Exceptions:
 1. Foundations supporting exterior walls or common walls.
 2. Structural roof and wall sheathing from each unit fastened to the common wall framing.
 3. Nonstructural wall and roof coverings.
 4. Flashing at termination of roof covering over common wall.
 5. Townhouse units separated by a common wall as provided in Section R302.2.2, Item 1 or 2.
 6. Townhouse units protected by a fire sprinkler system complying with Section R313 or NFPA 13D.
18. New one and two family dwellings and townhomes shall install an automatic residential fire sprinkler system. Note on the plans. (R313.1 & R313.2)
19. Fixtures shall be spaced in accordance with the California Plumbing Code (R307.1). Show the following dimensions on proposed floor plans:
 - Show clearances and dimensions around water closet: 30 inches clear width and 24 inches clearance in front of water closets (CPC 402.5).
 - Shower: Net area of shower receptor shall be not less than 1,024 square inches of floor area and encompass 30 inch diameter circle (CPC 408.6.) R307.
20. Bathtub and shower floors and walls above bathtubs with showers and shower compartments shall be finished with a nonabsorbent surface to a height of 6 feet above finished floor (R307.2)
21. Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.
22. Safety or tempered glazing (R308.4): Denote location where required per the following code section:
 - R308.4.1 Glazing in doors
 - R308.4.2 Glazing adjacent to doors
 - R308.4.3 Glazing in windows
 - R308.4.4 Glazing in guards and railings
 - R308.4.5 Glazing and wet surfaces
 - R308.4.6 Glazing adjacent to stairs and ramps
 - R308.4.7 Glazing adjacent to the bottom stair landing
23. Smoke alarms shall comply with NFPA 72 and Section R314 (R314).Smoke Alarms (R314.3): 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 bedroom.
 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwelling or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper



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level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

4. Not less than 3 feet horizontally 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 this section.
5. In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24 inches or more.
24. Smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection (R314.6).
25. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (R314.4).
26. Carbon monoxide alarms shall comply with Section R315.
27. Carbon monoxide alarms in dwelling units shall be installed and maintained in accordance with the manufacturer's published instructions in the following locations (R315.3):
 1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
 2. On every occupiable level of a dwelling unit, including basements.
 3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
28. Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with Section R315.3, 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 dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
29. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection (R315.6).
30. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms. Combination carbon monoxide/smoke alarms shall comply with Section R315 and all requirements for listing and approval by the Office of the State Fire Marshal for smoke alarms (R315.4).
31. Provide complete detailing for masonry: Masonry fireplaces shall be constructed in accordance with this section (R1001) and the applicable provisions of Chapters 3 and 4.
32. List manufacturer's name and approved listing number are required for Factory-built fireplaces. Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with UL 127 (R1004.1).



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Factory-built chimneys shall be listed and labeled and shall be installed and terminated in accordance with the manufacturer's installation instructions (1005.1).

33. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m²). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See the California Mechanical Code for access requirements where mechanical equipment is located in attics (R807.1).
34. Under floor access: Access shall be provided to all under-floor spaces. Access openings through the floor shall be not smaller than 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). Where any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See California Mechanical Code for access requirements where mechanical equipment is located under floors (R408.4).
35. Patio cover openings shall be permitted to be enclosed with insect screening, approved translucent or transparent plastic not more than 0.125" thick or glass. (A-H103.1)
36. Patio covers shall not exceed 12' in height, the open or glazed area of the longer wall and one additional wall is at least 65% of the wall area below 6'-8" of each wall. (A-H104.1)
37. Patio Cover: Exterior openings required for light and ventilation into a patio structure conforming to Section AH101 shall be unenclosed where such openings serve as emergency egress or rescue openings from sleeping rooms. Where such exterior openings serve as an exit from the dwelling unit, the patio structure, unless unenclosed, shall be provided with exits conforming to the provisions of Section R311 (R103.2).
38. Patio covers shall be designed for all dead loads plus a minimum live load of 10 psf. (AH106.4.3)
39. Patio cover screen enclosures supported on a concrete slab-on-grade without footings shall conform to the provisions of Section R506, be not less than 3 ½ inches thick and the columns shall not support loads in excess of 750 pounds per column. (AH106.5)

PART E. EXTERIOR WALLS

1. Exterior walls of dwelling units and garages less than 5' from a property line shall be 1-hr. rated in unsprinklered buildings. In fire sprinklered buildings, exterior walls less than 3' from a property line shall be 1-hr. rated. Provide complete details on the plans for all exterior walls. (Tables R302.1(1) & 302.1(2))
2. On site plan show roof overhangs and their distances from property line. Projections beyond the exterior wall in non-fire sprinklered buildings shall have 1-hr. fire protection on the underside for projections greater than or equal to 2' up to less than 5' from the property line. No protection is



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required when the projection is 5' or greater from a property line. Provide complete details on the plans for all projections. (Table R302.1(1))

3. On site plan show roof overhangs and their distances from property line. Projections beyond the exterior wall in fire sprinklered buildings shall have 1-hr. fire protection on the underside for projections at 2'. No protection is required when the projection is at 3' from a property wall. (see footnote) Provide complete details on the plans for all projections. (R302.1(2))

Footnote (a): For residential subdivisions where all dwellings and accessory buildings are equipped throughout with an automatic sprinkler system installed in accordance with Section R313, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0', and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6' or more on the opposite side of the property line. Provide complete details on the plans for all projections. (R302.1 (2))

4. In non-fire sprinklered buildings no openings are permitted in an exterior wall less than 3' from the property line. Exterior walls may have 25% maximum of wall area in openings when the exterior wall is from 3' to 5' from a property line. Exterior walls 5' or greater from a property line may have unlimited openings. Provide complete details on the plans for all openings in a wall. (Table R302.1(1))
5. In fire sprinklered buildings no openings are permitted in exterior walls less than 3' from a property line. Exterior walls located at 3' or more from a property line may have unlimited openings. (see footnote A) Provide complete details on the plans for all openings in a wall. (R302.1(2)-A)

Footnote (a): For residential subdivisions where all dwellings and accessory buildings are equipped throughout with an automatic sprinkler system installed in accordance with Section R313, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0', and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6' or more on the opposite side of the property line. Provide complete details on the plans.

6. In non-fire sprinklered buildings all penetrations in exterior walls less than 5' from the property line shall comply with Section R302.4. Provide complete details on the plans for all penetration. (Table R302.1(1))
7. In fire sprinklered buildings all penetrations in exterior walls less than 3' from the property line shall comply. Fire-resistance rating is not required at 3' (see footnote). Provide complete details on the plans for all penetrations. (Table R302.1(2))

Footnote (a): For residential subdivisions where all dwellings and accessory buildings are equipped throughout with an automatic sprinkler system installed in accordance with Section R313, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0', and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6' or more on the opposite side of the property line. Provide complete details on the plans.

PART F. ROOF PLAN

1. Roofing Material: Specify roofing material, current approved listing number, weight, and provide specifications. Roof covering for new and reconstruction shall be a Class 'C' roof assembly. (R902.1.2)



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2. Roof Ventilation calculation is required on plans (R806.1). Enclosed attic and enclosed rafter spaces shall have cross ventilation for each separate attic space. A net free ventilating area of not less than 1/150 of the space ventilated. (R806.2)
3. Coordinate all locations of required roof and roof attic vents on roof and elevation plans.
4. Where eave or cornice vents are installed, blocking, bridging and insulation shall not block the free flow of air. Not less than a 1-inch space shall be provided between the insulation and the roof sheathing and at the location of the vent. (R806.3)

PART G. 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.
4. A minimum 26 ga. Corrosion –resistant or plastic weep screed with a minimum vertical flange of 3 ½” shall be provided at or below foundation plate line on exterior stud walls. Screed shall be a minimum of 4” above earth or 2” above paved areas. (R703.7.2.1 CRC)

PART H. LIGHT AND VENTILATION

1. All habitable rooms shall have an aggregate glazing area of not less than 8% of the floor area of the room. Natural ventilation shall be through windows, skylights, doors, louvers or other approved openings to the outdoor air. The minimum openable area to the outdoors shall be 4% of the floor area being ventilated. (R303.1)

Exception:

1. *For habitable rooms other than kitchens, the glazed areas need not be openable where the opening is not required by Section R310 and a whole-house mechanical ventilation system or a mechanical ventilation system capable of producing 0.35 air changes per hour in the habitable rooms is installed in accordance with the California Mechanical Code.*
2. *For kitchens, the glazed areas need not be openable where the opening is not required by Section R310 and a local exhaust system is installed in accordance with the California Mechanical Code.*
3. *The glazed areas need not be installed in rooms where Exception 1 is satisfied and artificial light is provided that is capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches above the floor level.*
4. *Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.*
5. *The windows, doors, louvers and other approved closeable openings not required by Section R310 may open into a passive solar energy collector for ventilation required by this section. The area of ventilation openings to the outside of the passive solar energy collector shall be increased to compensate for the openings required by the interior space.*
6. *Glazed openings may open into a passive solar energy collector provided the area of exterior glazed opening(s) into the passive solar energy collector is increased to compensate for the area required by the interior space.*



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2. For the purpose of determining light and ventilation requirements, rooms shall be considered to be a portion of an adjoining room where not less than one half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room and not less than 25 square feet (R303.2).
Exception: Openings required for light or ventilation shall be permitted to open into a sunroom with thermal isolation or a patio cover, provided that there is an openable area between the adjoining room and the sunroom or patio cover of not less than one-tenth of the floor area of the interior room and not less than 20 square feet (2 m²). The minimum openable area to the outdoors shall be based on the total floor area being ventilated.
3. Bathrooms, water closet compartments and other similar rooms shall be provided with glazed area in windows of not less than 3 s.f., one half shall be openable. (R303.3)
Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be 50 cubic feet per minute for intermittent ventilation or 20 cubic feet per minute for continuous ventilation in accordance with the California Mechanical Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.
4. Bathroom Exhaust fans: Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5. (R303.3.1)
Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control.
5. Required glazed openings shall open directly onto a street or public alley, sunroom additions, yard or court located on the same lot. (R303.9)
 - a) Required glazed openings may face into a roofed porch where the porch abuts a street, court or yard and the longer side of the porch is at least 65% unobstructed and the ceiling height is not less than 7 feet.
 - b) Eave projections shall not be considered as obstructing the clear open space of a yard or court.
 - c) Required glazed openings may face into an area under a deck, balcony, bay or floor cantilever provided a clear vertical space at least 36 inches high is provided.
 - d) Sunroom addition: Required glazed openings shall be permitted to open into sunroom additions or patio covers that abut a street, yard or court if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening, and the ceiling height of the sunroom is not less than 7 feet. (R303.9.1)
6. Every dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of not less than 68°F (20°C) at a point 3 feet (914 mm) above the floor and 2 feet (610 mm) from exterior walls in habitable rooms at the design temperature. The installation of one or more portable space heaters shall not be used to achieve compliance with this section. (R303.10)
7. Under-floor ventilation: Show location of under floor ventilations on building elevations and foundation plans. The under floor space between the bottom of the floor joist and the earth shall be provided with ventilation openings through foundation or exterior walls. Ventilation openings through foundation or exterior walls surrounding the under-floor space shall be provided in



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accordance with this section. The minimum net area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under-floor area. One ventilation opening shall be within 3 feet of each external corner of the under-floor space. Ventilation openings shall be covered for their height and width with any of the following materials provided that the least dimension of the covering shall not exceed 1/4 inch. (R408.1).

8. For attic ventilation, see Roof Plan section in Part F of this correction list.
9. Skylights: List manufacturer name and approved listing number. Show size, opening framing and flashing details. Skylights and sloped glazing shall comply with R308.6

PART I. GARAGES

1. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Revise the plans. (302.5.1)
2. Other door openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honey-comb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. Doors shall be self-latching and equipped with a self-closing or automatic-closing device. (302.5.1)
3. Ducts penetrating wall or ceiling separations between a garage and a dwelling unit shall be constructed of minimum 26 gage sheet metal and shall have no openings into the garage. Show on plans. (R302.5.2)
4. Garage and/or carport shall be separated from the dwelling unit by a vertical wall from the slab thru the attic to the roof sheathing with minimum 1/2" gypsum board on the garage side. Attachment of gypsum board shall comply with Table R702.3.5. Show on plans. (Table R302.6)
Exception: A separation is not required between a carport and the dwelling provided the carport is open on two or more sides and there are not enclosed areas above. Also coordinate to cross-section plans if applicable.
 1. Garages beneath habitable rooms above shall be separated by 5/8" gypsum board on the garage side. Show on plans. (Table R302.6) Also coordinate to cross-section plans if applicable.
 2. Structures supporting floor/ceiling assemblies in a garage or carport (columns or beams in the garage) shall have not less than
 3. 1/2 " gypsum board protection. (Table R302.6)
 4. Garages located less than 3' from a dwelling on the same lot shall have not less than 1/2" gypsum board applied to the interior side of all exterior walls that are within that area. (Table R302.6)
Exception: Dwellings protected by an automatic fire sprinkler system need only be self closing and self latching.
5. Garage floors shall be of noncombustible material. The area of the floor used for parking of vehicles shall be sloped to drain toward the main vehicle entry door. (R309.1)
6. Carports shall be open on at least two sides. Carport floor surfaces shall be of noncombustible material or asphalt. The area of the floor used for parking of vehicles shall be sloped to drain toward the main vehicle entry. (R309.2)



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PART J. STAIRWAYS (R311.7) AND GUARDS (R312)

1. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with ½ inch gypsum board. (R302.7)
2. Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 Lux) as measured at the center of treads and landings. There shall be a wall switch at each floor level to control the light source where the stairway has six or more risers. (R303.7)
Exception: A switch is not required where remote, central or automatic control of lighting is provided.
3. Stairways. (R311.7).
 - a) Width - Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. The clear width of stairways at and below the handrail height, including treads and landings, shall be not less than 31 ½ inches where a handrail is installed on one side and 27 inches where handrails are installed on both sides.
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.
 - b) Headroom - The headroom in stairways shall be not less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway. (R311.7.2)
Exception:
 1. *Where the nosing of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom a maximum of 4 ¾ inches.*
 2. *The headroom for spiral stairways shall be in accordance with section R311.7.10.1*
 - c) Vertical rise - A flight of stairs shall not have a vertical rise larger than 12 feet 7 inches between floor levels or landing. (R311.7.3)
 - d) Walkline - The walkline across winder treads shall be concentric to the curve direction of travel through the turn and located 12 inches from the side where the winders are narrower. The 12 inch dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used. (R311.7.4)
 - e) Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners. (R311.7.5)
 - f) Riser. The riser height shall be not more than 7 ¾ inches. The Riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches, as measured vertically, to the floor or grade below. Do not permit the passage of a 4-inch-diameter sphere. (R311.7.5.1 CRC)
Exception:
 1. *The opening between adjacent treads is not limited on spiral stairways*



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2. *The riser height of spiral stairways shall be in accordance with section R311.7.10.1*

- g) **Treads.** The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (R311.7.5.2 CRC)
- h) **Winder treads.** Winder treads shall have a minimum tread depth of not less than 10 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winders treads shall have a tread depth of not less than 6 inches at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch. Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch of the rectangular tread depth. (R311.7.5.2.1)

Exception: the tread depth at spiral stairways shall be in accordance with section R311.7.10.1

- i) **Nosings.** The radius of curvature at the nosing shall be not greater than 9/16 inch. A nosing projection not less than 3/4 inch and not more than 1 1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projections by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2 inch. (R311.7.5.3)

Exception: A nosing is not required where the tread depth is a minimum of 11 inches.

- j) **Exterior plastic composite stair treads.** Plastic composite exterior stair treads shall comply with the provisions of this section and section R507.3. (R311.7.5.4)
- k) **Landing for stairways.** There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the line and the total area is not less than that of a quarter-circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36" (R311.7.6)

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs.

- l) **Handrails** shall be provided on not less than one side of each continuous run of treads or flight with four or more risers. (R311.7.8)
1. **Height.** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or: finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches. (R311.7.8.1)

Exception:

1. *The use of a volute, turnout easing shall be allowed over the lowest tread*
2. *Where handrail fittings or bending are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches.*



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- m) **Handrail projection.** Handrails shall not project more than 41 / 2 inches (114 mm) on either side of the stairway. (R311.7.8.2)
- n) **Handrail clearance.** Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrails. (R311.7.8.3)
- o) **Continuity.** Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned toward a wall, guard walking surface continuous to itself, or terminate to a post. (R311.7.8.4)

Exception:

- 1. *Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread.*
- 2. *A volute, turnout or starting easing shall be allowed to terminate over the lowest tread and over the top landing.*

- p) **Grip size.** Required handrails shall be of one of the following types or provide equivalent graspability (311.7.8.5).
 - 1. (Type I) Handrails with a circular cross section shall have an outside diameter of not less than 1 ¼ inches and not greater than 2 inches. If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches and not greater than 6 ¼ inches with a cross section of dimension of not more than 2 1/7 inches. Edges shall have a radius of not less than 0.01 inch.
 - 2. (Type II) Handrails with a perimeter greater than 6 ¼ inch shall have a graspable finger recess area on both sides of the profile. The Finger recess shall begin within a distance of ¾ inch measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch within ⅞ inch below the widest portion of the profile. This required depth shall continue for not less than ¾ inch to a level that is not less than 1¾" below the tallest portion of the profile. The width of the handrail above the recess shall not be less than 1½ inch and not more than 2 ¾ inch. Edges shall have a radius of not less than 0.01 inch.
- 4. Exterior plastic composite handrails. Plastic composite exterior handrails shall comply with the provisions of Section R507.3. (311.7.8.6)
- 5. **Special Stairways.** Spiral stairways and bulkhead enclosure stairways shall comply with the requirements of section R311.7 except as specified in sections R311.7.10.1 and R311.7.10.2 (R311.7.10)
- 6. Stairways shall be provided with illumination in accordance with Sections R303.7 and R303.8. (R311.7.9)
- 7. **Guards.** Guards shall be provided in accordance with sections R312.1.1 and 312.1.4 (R312.1)
 - a) Where required. Guards shall be provided for those portions of open-sided walking surfaces, including floors, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard. (R312.1.1)



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- b) Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings shall be not less than 42 inches in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads. (R312.1.2)

Exception:

1. Guards on the open side of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.

- c) Opening limitations. Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches in diameter (R312.1.3)

Exception:

1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches in diameter.
2. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4 3/8 inches in diameter.

- d) Exterior plastic composite guards. plastic composite exterior guards shall comply with the requirements of Section R317.4.

8. **Window fall protection**. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

- a) Window opening height. In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade or other surface fellow on the exterior of the building, the operable window shall comply with one of the following(R312.2.1):

1. Operable window openings will not allow a 4-inchdiameter (102 mm) sphere to pass through where the openings are in their largest opened position.
2. Operable windows are provided with window opening control devices or fall prevention devices that comply with ASTM F2090.

- b) Emergency escape and rescue openings. Where an operable window serves as an emergency escape and rescue opening, a window opening control device or fall prevention device, after operation to release the control device or fall prevention device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Sections R310.2.1 and R310.2.2. (R312.2.2.).

PART K. CALIFORNIA ENERGY CODE

1. The plans must show conformance with the latest State Title 24 Energy Standards for Climate Zone 6. Either prescriptive or performance methods of Energy calculations shall be submitted. Include ENV forms on approved Building Plan.
2. Title 24 Part 6, Energy compliance forms must be printed on full set of drawings. Provide T-24 energy compliance forms for new ADU and altered building envelope of the existing residence for the area of alteration.



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3. Title 24 Part 6, Energy compliance forms: Complete the section for responsible designer and sign the required section. Architect or engineer stamping architectural drawings must complete this section.



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PART L. STRUCTURAL

1. **Conventional Construction:** Where a building of otherwise conventional construction contains structural elements exceeding the limits of Section R301 or otherwise not conforming to this code, these elements shall be designed in accordance with accepted engineering practice. The extent of such design need only demonstrate compliance of nonconventional elements with other applicable provisions and shall be compatible with the performance of the conventional framed system. Engineered design in accordance with the California Building Code is permitted for buildings and structures, and parts thereof, included in the scope of this code. (R301.1.3)
2. Wind design speed is per the following Design Criteria:
3. https://www.huntingtonbeachca.gov/files/users/building_and_safety/Design-Criteria-.pdf
4. The Seismic Design Category shall be C, Do, D1, D2 or E. Clearly show seismic design category on the plans and calculations. (R301.2.2)
5. The maximum allowable height for laterally unsupported bearing wall studs shall not exceed 10'. Provide full design of bearing stud walls. (R301.3, Table R602.3(5))
6. Roof design live load shall conform to Table R301.6. Revise design.
7. Soils Report (HBMC 17.07.100 and Soils Investigation Report Exemptions): A soils report is required for all new foundation work unless where exempted for the following, and where the "Alternative Minimum Foundation Construction Requirements" are met:
8. https://www.huntingtonbeachca.gov/files/users/building_and_safety/Solis-Report-Exemptions-.pdf
9. Provide ICC ESR approvals or other nationally recognized approved agencies for all alternate materials used or provide general notes that detail the necessary procedures and installation instructions per ICC ESR Evaluation Reports other nationally recognized approved agencies.
10. The plans shall provide a statement specifically listing all required special inspections for the project. Special inspections shall be as required by Section 1704 of the CBC.
11. **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."*
12. **Pre-fabricated trusses:** Provide truss plans, roof and floor, for all portions of the proposed structure(s). Plans shall include design for each individual truss, an overall truss layout plan and erection details. Plans shall be stamped, signed and dated by an engineer registered in the State of California. (R802.10.2)
13. Truss plans shall be submitted to the engineer of record for the overall building for review prior to submittal to the Building Division. The engineer of record shall provide a note on the truss plans or a shop drawing approval stamp stating that the truss plans are in general conformance with the design of the building. The plans submitted to the Building Division shall contain no red line revisions or corrections to the truss package. (R106.1)
14. **Construction Documents** (R106 or CBC 1603.1): The design loads and other information pertinent to the structural design required by the CRC or Sections 1603.1.1 through 1603.1.9 CBC shall be indicated on the construction documents.
15. **Calculations:**
 1. Provide complete calculations for vertical & lateral loads based on the CBC.



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2. Provide key plan sketches cross-referencing all design elements, and details to the plans.
3. **Foundation:** Check foundation stability due to overturning moment from shear walls. Add pad footings or design continuous footings/ grade beams as required.
4. **Handrails/Guards** (1607.9): design the handrails/guards for:
5. Concentrated Load (1607.9.1): 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.
6. Components (1607.8.1.2): Design the intermediate rails, balusters and panel fillers for a horizontally applied normal load of 50 psf, including openings and space between rails).
7. The glass handrails and assemblies railing shall comply with CBC 2407. Provide design and details.

16. Foundation:

- a) Provide complete specifications for the concrete slab-on-grade, continuous footings, and pads.
- b) Foundations must be per designed per soil or geotechnical report. See Link below for further information:
https://www.huntingtonbeachca.gov/files/users/building_and_safety/Solis-Report-Exemptions-.pdf
- c) Where a geotechnical report is required, geotechnical engineer must review, sign and stamp all foundation plans and details.
- d) Show all shear walls, call out anchor bolt size & spacing, hold-downs & required 3x sills areas on the foundation plan.
- e) Provide typical foundation details for two-pour system OR note on the plans that the foundation will be mono-pour only.
- f) Foundation attachments: Provide minimum 3" x 3" x 0.229" thick plate washer for the anchor bolts. (R602.11.1)
- g) Buildings and structures placed adjacent to descending slopes steeper than 1:3 shall be set back from the slope a distance equal to the height of the slope divided by 3, but need not exceed 40'. (R403.1.7.2)
- h) Building or structure setbacks required by this section of the code may only be varied as specified by an engineer registered in California and justified by a soils report addressing slope stability and building or structure foundation requirements.
- i) Buildings or structures placed adjacent to ascending slopes steeper than 1:3 shall be set back from the slope a distance equal to the height of the slope divided by 2, but need not exceed 15'. (R403.1.7.1 CRC)
- j) Building or structure setbacks required by this section of the code may only be varied as specified by an engineer registered in California and justified by a soils report addressing slope stability and building or structure foundation requirements.
- k) Post tensioned slabs on grade shall be designed to the standards adopted by the Post Tensioning Institute (PTI). Provide calculations and plans to the PTI standard.



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- l) Retaining walls not laterally supported and retaining in excess of 24" of fill shall be designed for a safety factor of 1.5 against lateral sliding and overturning and designed against excessive foundation pressure. Revise design. (R404.4 CRC)
- m) All pier and pile foundation system designs shall be based upon recommendations provided in a formal soils investigation as specified in Sec. 1810 of the CBC. The required soils investigation shall be provided with the submittal of the pier or pile design and plan package.
- n) Unless designed by an engineer, all sill plates for exterior walls, interior braced wall panels, interior and exterior bearing walls and shear walls shall be provided with 1/2" x 10" anchor bolts spaced not more than 6' o.c., with a minimum of two bolts for each piece of sill plate and 7" minimum embedment. The maximum anchor bolt spacing shall be 4 feet for buildings over two stories in height. (R403.1.6)

17. Framing:

- a) Show size of headers and beams over all openings along with their posts & connecting hardware.
- 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.

18. Wall framing:

- a) Studs in bearing walls are limited to 10 feet in height unless an approval design is submitted. (R301.3, Table R602.3.1(5))
- b) Specify on plan, at vaulted ceiling areas, balloon (full height) studs at interior and exterior walls.
- c) Sleepers or sills on a concrete or masonry slab in direct contact with earth unless separated from such slab by an impervious moisture barrier shall be of naturally durable or preservative-treated wood. (R317.1)
- d) Protection of wood and wood-based products from decay shall be provided in the locations specified in Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA UI (R317).
- e) Subterranean termite control shall be provided by one of the following methods. Provide information on the plans. (R318.1 CRC):
 - 1) Chemical termiticide treatment.
 - 2) Termite baiting system.
 - 3) Pressure preservative treated wood.
 - 4) Naturally durable termite-resistant wood.
 - 5) Physical barriers as provided in Section R318.3.
 - 6) Cold formed steel framing.

19. 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.



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- c) **Pre-fabricated shear walls:** Note the ICC number or nationally recognized approved listing based on current building code 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) The braced wall panels at exterior walls and all interior braced wall panels in buildings with a plan dimension greater than 50' in Seismic Design Category Do, D1 & D2 shall be supported by continuous footings. (403.1.2 CRC)
- f) Braced wall lines and braced wall panels shall be designed in accordance with Section R602.10.
 - 7) Show locations and lengths of all braced wall panels on the plans.
 - 8) Show the braced wall panel type on the plans.
 - 9) Indicate braced wall panel length adjustment factors used.
- g) **Seismic Drift** (ASCE 7-16 Section 12.8.6): Calculate seismic drift based on deflections of each level with Cd and I factors using strength level forces.
- h) **Tie-downs:** Hold-downs are required for shear walls with any uplift force.
 - 1) Use (0.6 - 0.14SDS) D for earthquake [based on the critical load combination of 0.7(p QE) + D (0.6 - 0.14SDS)] and 0.6 D for wind to resist overturning (service level) forces.
 - 2) Check the shear wall overturning reactions on the beams/columns per CBC Chapter 16 for the special seismic load combinations. See also ASCE 7-16 Section 12.8.5.
- i) **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 7-16 Section 12.14.7.3 and 12.14.3.2.2. (1605.2, 1605.3)

20. **Details:** Detail all shear resistive elements on plans. Include nailing, blocking, hold-downs, 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.

21. Add notes to plan:

- a) Shear wall anchor bolts and hold-down hardware must be secured in place prior to foundation inspection.
- b) Fasteners, including nuts and washers, and connectors in contact with preservative-treated and fire-retard ant-treated wood shall be in accordance with Sections 2304.10.6.1 through 2304.10.6.4. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A153. Stainless steel driven fasteners shall be in accordance with the material requirements of ASTM F1667. (CBC 2304.10.6)

22. **Material Specification:** Provide complete material notes and specifications.



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2022 CALIFORNIA RESIDENTIAL CODE GENERAL CHECKLIST

PART M. CALIFORNIA GREEN BUILDING STANDARDS CODE (APPLICABLE FOR NEW CONSTRUCTION, ADDITIONS, AND/OR ALTERATIONS)

1. Project must comply with 2022 California Green Building Code.
2. Scope. Buildings shall be designed to include the green building measure specified as mandatory in the application checklist contained in this code (301.1):
Additions and alterations. 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. (Section 301.1.1)
3. Low-rise and high-rise residential buildings. The provisions of individual sections of CAL Green may apply to either low-rise residential buildings, high-rise residential buildings, or both. (section 301.2)
4. Plans must include residential mandatory measures of CalGreen building code that are applicable to the project.