

Residential Plan Checklist

LAKE COUNTY, CA.

The following is only a partial list of required checklist items. Full compliance is required by Reference to the following:

Adopted Codes:

2019 California Residential Code (CRC)
2019 California Building Code (CBC)
2019 California Mechanical Code (CMC)
2019 California Electrical Code (CEC)
2019 California Plumbing Code (CPC)
2019 California Energy Code (CEC)
2019 California Fire Code (CFC)
2019 California Green Building Code (Cal Green)

**** PLEASE NOTE: ****

Sections 2-7 of this document are considered Life-Safety sections. They apply to all one- and two-family dwellings and their accessory structures as defined by CRC R202.

Sections 8-11 address building structural design and are applicable to non-engineered structures and non-engineered elements of partially engineered structures. Residential structures in Lake County are subject to seismic activity (earthquakes) and require engineering.

All applicable and referenced codes can be accessed through the California Building Standards Commission Website: <http://www.bsc.ca.gov/codes.aspx>

1. GUIDELINES FOR ALL SUBMITTALS

Items to be considered at earliest possible stage of project development which could affect project:

- A. Land use limitations – County zoning ordinances, contact Planning Division
- B. Geological hazards – Landslides, geotechnical report (if needed)
- C. Flood zone – waterways, creeks, etc...

Submit two sets of all drawings, and two sets of all supporting documentation such as structural calculations, energy compliance forms, etc. Preliminary review with staff is encouraged to ensure complete applications. Omission of any items in the following list may result in delay of plan check, requiring resubmission of documents or information. All documents must be signed by the person responsible for preparing them.

Lake County CDD/Building and Planning Department
255 N. Forbes St. Lakeport, CA. 95453

The individual preparing and signing plans is responsible to be knowledgeable of all applicable codes and capable of preparing plans drawn to recognized architectural standards. Drawing sheets shall be large enough to accommodate a drawing scale of 1/4" per foot. All drawing sheets shall be the same size.

1.1 COVER SHEET: Identify all applicable codes, type of construction, building address, parcel number, parcel size, and itemized square footages of all existing, proposed, and altered building areas (e.g. dwelling area, garage area, covered porches, decks, retained square footage retained at the face of retaining walls, storage areas, basements, etc.)

1.2 SITE PLAN: Show property lines, easements and new and existing building locations. Dimension front, side and rear distances to property lines and between structures. Indicate finished and existing grade elevations, i.e. contour lines. Provide adequate drainage information, e.g. sub-drain and dissipation locations. Show other relative information such as driveways, wells, septic systems, source of emergency water supply, and dimension emergency vehicle access. Provide North Arrow and drawing scale. Print job title or description, address and assessor's parcel number and drawing index on the cover sheet.

1.3 FLOOR PLAN: Show all proposed building dimensions (outside wall dimensions) and label use of each room. Cross reference locations and sizes of windows and doors to window and door schedules, show electric outlets, plumbing and heating fixtures (identify furnace size), carbon monoxide, and smoke detectors. Show location and type of all braced panels or shear walls.

1.4 FOUNDATION PLAN: Completely dimension plan including interior footings. Label and locate porches, patios, decks, garage, etc. Locate and note size and spacing of anchor bolts, straps and tie downs on plan. Note size, number and position of crawl space vents.

1.5 EXTERIOR ELEVATIONS: Provide a minimum of four elevation views showing all openings, wall and roof finish materials, original and finished grades, stepped footing outline, under floor vents and roof pitch.

1.6 FRAMING PLANS: Identify framing members and sheathing for floor and roof and ceiling plans. Show size and spacing of joists and rafters and nail types and spacing for all plywood diaphragms, identify all beams with grade of lumber or engineered wood type and dimensions to be used. Show how all gravity and lateral loads are carried to foundation through specific, cross-referenced connection details.

1.7 WALL BRACING: Provide diagrams and adequately dimension all braced wall lines for non-engineered plans. Justify the amount of bracing provided at each wall line, per wind and seismic requirements of the CRC.

1.8 CROSS SECTIONS: Provide sections through building showing structural elements, and other sections as needed, including earth to wood clearances, floor to ceiling heights, roof slopes, etc. Note typical finishes, call out insulation type and value.

1.9 DETAILS: Submit foundation, floor and roof details, beam connections, special framing and flashing details as necessary for construction.

1.10 CALCULATIONS: Provide engineers' or architects' design calculations for engineered plans. Design Methodology and loading criteria shall be taken from ASCE 7-10 or other applicable referenced documents.

1.11 The job address must be posted at the job site and at the county road, and the building location shall be staked prior to submitting for the permit application.

1.12 Specific Lake County Design Requirements:

- A. Wind: Basic LRFD wind speed for dwellings is 85 mph; most sites will be classified as Exposure C.
- B. Seismic: Seismic Design Category is typically D2.
- C. Allowable soil bearing pressure for sites not requiring a geotechnical report is 1500 psf.
- D. Climate Zone: Climate Zone 2.
- E. Snow Load: 5lb/sq. ft.

2. LIGHT, VENTILATION, ROOM DIMENSIONS

2.1 Required window area for light shall be not less than 8% of the floor area of the room served; the minimum operable area to the outdoors shall be 4% of the area being ventilated. The glazed area need not be openable for ventilation when a whole house ventilation system is installed.

2.2 Every sleeping room and any basement must have at least one openable window or door approved for Emergency rescue with a minimum net clear opening of 5.7 square feet, except the windows at the grade floor shall have a minimum net area of 5.0 square feet. The minimum net vertical opening dimension shall be 24". The minimum net clear opening width dimension shall be 20". The bottom of the clear opening shall be no more than 44" from the floor. (CRC 310.1)

2.3 Bathrooms, water closet compartments and similar rooms shall have a window at least 3 sq. feet in area, half of which must be openable, or mechanical ventilation must be provided. (CRC 303.3)

2.4 Each bathroom containing a bathing facility shall be mechanically ventilated for the purposes of humidity control. (CRC 303.3.1)

2.5 Provide ventilation for products of combustion to outside air. (CMC 802.2)

2.6 Attic ventilation: 1/150sf of attic area. If class I or II vapor barrier is applied to warm-in-winter side of ceiling, or if 40%-50% of the vents are no more than 3 feet below the ridge or highest point of the roof area then the ratio can be reduced to 1/300. (CRC 806.2) Unvented attics may be allowed if meeting the requirements of (CRC 806.5)

2.7 Enclosed rafter spaces shall have a minimum 1" space between the insulation and roof sheathing and at the location of all eave and cornice vents. (CRC 806.3)

2.8 Underfloor space shall have a ventilation opening area of 1/150 square feet of underfloor area. If a class I vapor retarder is used the ratio may be reduced to 1/1500. One opening shall be placed within 3 feet of each building corner. Openings shall be covered with a covering having openings no greater than 1/4". (CRC 408.2)

2.9 Heating system is required to maintain 68 degrees at 3 feet above floor level and 2 feet from exterior walls in all habitable rooms. (CRC 303.9)

2.10 Air infiltration, insulation, space heating, space cooling, water heating, etc. shall meet CA Energy Commission Standards.

2.11 Habitable rooms shall have a floor area of not less than 70 square feet. (CRC 304.1)

Minimum ceiling height shall be 7 feet. See CRC for exceptions. (CRC 304/R305)

3. DOORS, STAIRWAYS, AND LANDINGS (INCLUDING DECKS)

3.1 Required egress door shall be side hinged and have a minimum net clear width of 32" and a minimum height of 78". (CRC 311.2)

3.2 *There shall be a landing at each side of all doors not more than 1 1/2" lower than the threshold at the required egress door, and not more than 7 3/4" for other exterior doors. The landing shall be at least as wide as the door served and 36" minimum length measured in the direction of travel. A landing is not required at doors other than required egress door where a stairway of two or fewer risers is located on the exterior of the door, and the door does not swing over the stairway.* (CRC 311.3)

3.3 Stairway rise shall be 4" min. and 7 3/4" max. Run shall be 10" min. Headroom shall be 80" minimum. Width shall be 36" minimum. Handrails shall provide graspability and be 34"-38" above tread nosing with openings less than 4 3/8" clear, except openings formed by the riser, tread, and bottom rail of the guard may be 6" maximum diameter. (CRC 311.7 & CRC 312)

3.4 Enclosed useable space under interior stairs shall be finished with 1/2" gypsum board. (CRC 302.7)

3.5 Fireblocking is required in concealed spaces between stair stringers at the top and bottom of the run. (CRC 302.11)

3.6 There shall be a floor or landing at the top and bottom of each stairway. Width and length of landings shall be not less than the width of the stairway served. 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. (CRC 311.7.6)

3.7 Guards shall be located along open sided walking surfaces, including stairs, ramps, landings, and decks, that are more than 30" above the floor or grade, measured at any point within 36" horizontally. Required guards shall not be less than 42" above the adjacent walking surface. Except that handrails may be considered as guards at stairways. Openings in guards shall not exceed 4". (CRC 312)

3.8 Exterior deck support posts shall be cross braced in two directions for lateral stability.

3.9 For posts over 30" in height provide mechanical connection at post base.

3.10 Provide detail at junction of exterior decking, wall and interior floor framing. Show elevations, flashing, and anchorage. Deck framing shall be positively attached to building framing at a minimum of 2 locations with hold-down tension devices having an allowable design capacity of not less than 1500 pounds each. (CRC 507.2)

3.11 Deck framing and support posts to be of preservative treated or naturally durable lumber. (CRC 317.1) Hardware and fasteners shall be hot-dipped galvanized, stainless steel, silicon bronze, or copper. (CRC 317.3.1)

4. WEATHER AND CORROSION DAMAGE PREVENTION MEASURES

4.1 Naturally durable wood or preservative treated wood. Per AWPA U1, shall be required in the following locations (CRC 317.1):

- A. Wood joists and girders closer than 18" or 12", respectively, to the exposed ground.
- B. Wood framing members that rest on concrete or masonry and are less than 8" from the exposed ground.
- C. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated by an impervious moisture barrier.
- D. Wood siding, sheathing and wall framing on the exterior of the building having a clearance of less than 6" from the ground or less than 2" from a horizontal concrete surface.
- E. All wood in contact with the ground.
- F. All wood embedded in concrete that is in direct contact with the ground or exposed to weather and that supports structures intended for human occupancy.

4.2 Exposed glu-lams shall be preservative treated, applied by manufacturer, or made from naturally durable wood.

4.3 Waterproofing of foundation surfaces above and below grade is required. (CRC 406 & CRC 703)

4.4 Concrete slabs shall be separated from earth by a minimum 6-mil vapor retarder, with edges lapped a minimum of 6". This may be omitted if the space above is not heated and is not likely to become heated in the future. (CRC 506.2.3)

4.5 A capillary break shall be installed when concrete slab-on-ground floors are required to have a vapor retarder. This capillary break shall be a 4" thick base of 1/2" or larger clean aggregate with a vapor retarder in direct contact with the concrete. The concrete mix design shall address bleeding, shrinkage, and curling, in accordance with ACI 302.2R-06. As an alternative the slab design may be prepared by a licensed design professional. (CalGreen 4.505.2.1)(CPC 506.2.3.1)

4.6 The ground adjacent to the foundation shall be sloped so that the grade shall fall a minimum of 6" within the first 10 feet. Impervious surfaces may be sloped at 2% minimum. (CRC 401.3)

4.7 All fasteners used for attachment of siding shall be corrosion-resistant. (CRC 703.3.2)

4.8 Corrosion resistant flashing shall be provided at openings and intersections/attachments. (CRC 703.8)

4.9 Provide adequate roof slope for drainage (1/4" per foot, min.) or submit deflection and ponding calculations. Provide gutters for roof drains. (CRC 337.5.4)

5. GARAGE AND CARPORT

5.1 Common wall between garage and dwelling shall have 1/2" gypsum board applied on the garage side. Garage ceiling with habitable space above shall have 5/8" type X gypsum board applied to the ceiling. Carports with no enclosed uses above do not need protection. (CRC 302.6)

5.2 No openings may be provided between a garage and a sleeping room. Other openings shall be equipped with solid wood or steel doors 1 3/8" thick and self-closing, self-latching. (CRC 302.5.1)

5.3 Garage and carport floor surfaces shall be approved noncombustible material. Asphaltic surfaces shall be permitted at ground level in carport. (CRC 309)

5.4 Appliances and receptacles installed in garages and carports generating a glow, spark, or flame shall be located 18" minimum above the floor. Provide protective bollard or other impact barrier. (CPC 507.13.1)

6. ELECTRICAL

6.1 Do not install electrical panels larger than 16 square inches fire rated walls. Garage to dwelling unit separation is not a rated fire wall. (CRC 302.4.2) Never install electrical panels in a closet. Maintain a clearance of 36" in front of panels, 30" each side of panel. (CEC 110.26)

6.2 Provide a minimum of one 20 Amp receptacle in laundry areas. (CEC 210.52F)

6.3 Kitchens and dining areas must have a minimum of two 20 Amp circuits. Kitchen counter outlets must be installed in every counter space 12" or wider, not greater than 4' o.c. and within 24" of the end of any counter space. (CEC 210.52)

6.4 GFCI outlets are required for all kitchen receptacles that are designed to serve countertop surfaces, in bathroom, in underfloor spaces at or below grade level, in exterior outlets, and in all garage outlets not dedicated to a single device or appliance. (CEC 210.8) All dwellings must have at least one exterior outlet at the front and the back of the dwelling. (CEC 210.52)

6.5 Receptacles must be installed at 12" o.c. max. in walls. Walls longer than 2 feet and halls longer than 10' must have a receptacle. A receptacle must be provided within 3' of bathroom sinks. (CEC 210.52)

6.6 Bond all metal gas and water pipes to ground. All ground clamps must be accessible and of an approved type. (CEC 250.104)

6.7 Furnaces installed in attics and crawl spaces must have an access platform (catwalk in attics), light on a switch and receptacle in the space. (CMC 904.10)

6.8 New dwellings must have a 120V powered smoke alarm in every sleeping room, outside each sleeping room, on every story of the dwelling, including basements and habitable attics, but not in crawl spaces or uninhabitable attics. When more than one smoke alarm is required the alarm devices shall be interconnected. (CRC 314.3)

6.9 When alterations, repairs, or additions require a permit smoke alarms shall be installed where required in new dwellings. (CRC 314)

6.10 For new construction and work in an existing dwelling carbon monoxide alarms shall be installed in all dwelling units and in sleeping rooms within which fuel-burning appliances are installed and in dwelling units that have attached garages. (CRC 315)

6.11 AFCI protected 120V 15 and 20 amp outlets are required in hallways, bedrooms, living rooms and other living areas. (CEC 210.12)

6.12 Receptacles on 120V 15 and 20 Amp circuits shall be tamper resistant. Except when located more than 5' 5" above floor, within cabinets or cupboards, or when part of a luminaire or appliance. (CEC 406.12)

7.1 Provide pressure relief valve with drain to outside for water heater. (CPC 608.5) Provide seismic strapping for water heater. (CPC 508.2)(CRC 301.2.2.3.7)

7.2 Liquefied petroleum gas (LPG) appliances shall not be installed in a pit, basement or similar location. LPG appliances shall not be installed in an above grade underfloor space or basement unless such location is provided with an approved means for removal of unburned gas. (CMC 303.8.1)

7.3 Provide combustion air for all gas fired appliances. (CMC Chapter 7)

7.4 Fuel burning water heater is not allowed in bedrooms or bathrooms unless direct vent type or complying with (CPC 504.1)

7.5 Vent clothes dryer to outside of building (not underfloor area or attic). Vent length shall be 14' maximum or vent size shall be increased. (CMC 504.4.2)

7.6 Water closet shall be located in a space not less than 30" in width with 24" minimum clearance in front. (CPC 407.5)

7.7 Showers and tubs with showers require a non-absorbent surface up to 72" above the floor. (CRC 307.2) Provide curtain rod or approved enclosure material.

7.8 Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)

7.9 Safety glazing shall be required within 24" of a door edge or within 36" of a stairway, landing or ramp when the bottom edge of the glazing is less than 60" from the door or walking surface. Required in all fixed and operable panels of swinging, sliding and bi-fold doors. Required in enclosures and walls facing hot tubs, saunas, steam rooms, showers and tubs where the bottom edge of the glazing is less than 60" from any standing or walking surface. (CRC 308.4.1 CRC 308.4.2 CRC308.4.5)

7.10 Wood burning appliances shall be a direct vent sealed-combustion type meeting U.S. EPA NSPS standards. (CGC 4.503.1)

7.11 Provide 18"X24" foundation access within 20 feet of all plumbing cleanouts. (CRC 408.4 CPC 707.9)

7.12 Fireblocking shall be provided in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, vertically at floor and ceiling levels, horizontally at intervals not to exceed 10'. (CRC 302.11)

7.13 Show minimum 22"X 30" access opening to attic. (CRC 807.1) In attics in which an appliance is installed, an opening and passageway at least as large as the largest component of the appliance shall be required. (CMC 904.10)

7.14 Roof construction and covering shall comply with (CRC 905) and local ordinance. All roofing shall be of Class A fire resistive material, supported by solid sheathing. (CRC T. 803.1)

7.15 Storage use or placement of a fuel burning appliance in an underfloor area may trigger the requirement for a 1/2" gypsum or 5/8" wood panel membrane on the underside of the floor framing member.

8. FOUNDATIONS AND CONCRETE

8.1 Concrete shall be 3000 psi minimum for foundation and retaining walls including stem walls and 2500 psi minimum for all other concrete. (CRC 404 1.2.3.1 Table CRC 402.2)

8.2 Conventional Residential Foundation Requirements (CRC 404.1.4.2 Table CRC 403.1)

8.3

Foundations for Stud Bearing Walls -- Minimum Requirements

| No. of stories | Thickness of stem wall concrete * | Width of footing | Thickness of footing | Depth below undisturbed ground surface |
|----------------|-----------------------------------|------------------|----------------------|--|
| 1 | 6" | 12" | 6" | 12" |
| 2 | 6" | 12" | 6" | 12" |

*Foundation walls exceeding 4' 6" shall be minimum 7 1/2" thick.

8.4 Horizontal reinforcing at footing and stem wall one #4 rebar 1 1/2" from air, and one #4 rebar 3" from dirt. (CRC 403.1.3.1)

8.5 When the stem wall and footing are not poured monolithically #4 rebar shall be installed vertically at not more than 4'-0" o.c. The vertical bar shall extend to 3" clear from the bottom of the footing, have a standard hook and extend a minimum of 14" into the stem wall. (CRC 403.1.3)

8.6 Stepped footings shall be used when the slope of the bottom of the footing is greater than 10:1 Step footing details shall be shown on building elevations and foundation plans. (CRC 403.1.5)

8.7 Concrete slabs shall be minimum 3 1/2" thick. (CRC 506.1)

8.8 Provide adequate setbacks from slopes greater than 33% of half the height of the slope, not to exceed 15 feet for an adjacent ascending slope surface, and one third the height of the slope not to exceed 40 feet for an adjacent descending slope surface. If these setbacks cannot be met a geotechnical report justifying soil characteristics and suitability of the proposed building site shall be provided. (CRC 403.1.7.1)

8.9 Anchor bolts shall be a minimum 1/2" X 10" placed at 6'-0" max. Embed bolts 7" min. Locate end bolts either less than 3 1/2" or more than 12" from ends of sill members. (CRC 403.1.6) Provide 3"X 3" X 0.229" plate washers on each bolt. (CRC 602.11.1)

9. FLOORS

9.1 Floor joist size, spacing and grade shall conform to Table (CRC 502.3) or shall be designed by a licensed Professional.

9.2 Joists under and parallel to bearing partitions shall be doubled. (CRC 502.4)

9.3 Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth. (CRC 502.4)

- 9.4** Girders for single-story construction or supporting one floor shall be 4"X 6" for spans 6'-0" or less with girders spaced 8'-0" o.c. For span tables see (CRC T. 502.5(1) and (CRC T. 502.5(2)).
- 9.5** Nail spacing for floor plywood sheathing 6" at edges 12" in field, unless otherwise specified. (CRC T.602.3 (1))
- 9.6** Provide detail of connection of floor girder at foundation wall.
- 9.7** Solid block all joists at ends and intermediate supports with full-depth solid blocking not less than 2" nominal thickness. (CRC 502.7)
- 9.8** At floor openings where header joist exceeds 4' show double trimmer joists and headers. Approved hangers shall be used for the header joist to trimmer joist connections when the header joist span exceeds 6'. (CRC 502.10)

10. WALLS

- 10.1** Show stud size, height, grade and spacing. (CRC T.602.3 (5)) Exterior and interior studs shall be continuous floor to roof unless braced at ceiling.
- 10.2** Balloon frame gable end walls or provide soft wall bracing detail.
- 10.3** Minimum header sizes shall be according to (CRC T. 502.5)
- 10.4** Double top plates shall a minimum lap of 24". Nail with eight 16d nails on each side of the joint, unless additional nailing is specified. Plates at intersections with bearing walls and corners shall also be overlapped. (CRC T. 602.3)
- 10.5** Sole plate to joist or blocking shall be 16d at 16" o.c. and 3-16d at 16" at braced wall panels. (T. 602.3)
- 10.6** Foundation cripple walls shall be framed with studs not less in size than the studs of the above wall. Cripple walls exceeding 4'-0" in height shall be framed with studs as required for an additional story. Cripple walls shall be sheathed per CRC 602.10.9 and CRC 602.10.9.1 Cripple walls less than 14" in height shall be continuously sheathed or constructed of solid blocking. (CRC 602.9)
- 10.7** Minimum wood structural panel sheathing nailing is 6" at edges and 12" in field. (CRC T.602.3) Nailing shall be inspected prior to covering.
- 10.8** Provide one layer of No. 15 asphalt felt or other approved material under exterior siding. Material shall have upper layer lapped 2" minimum over lower layer with 6" minimum lap at joints. (CRC 703.2) Provide 2 layers of Grade D paper, or equivalent, between sheathing and stucco lath. (CRC 703.7.3)
- 10.9** Braced wall lines shall be sized and configured in accordance with section (CRC 602.10) in its entirety. Provide and label a layout of all braced wall lines complete with required values for wind and seismic for the specified wall type.
- 10.10** Spacing of braced wall lines shall not exceed 25', interior and exterior, unless length of required bracing per (CRC T. 602.10.3.(3)) is adjusted in accordance with (CRC T. 602.10.3.(4)).

11. ROOF

11.1 Show roof rafters and ceiling joists. Spans shall be per Tables (CRC 802.4.(1) and (2) for ceiling joists and Tables (CRC 802.5.1(1) and (2) for rafters. Include the size, spacing and grade of all members.

11.2 Nail rafters to adjacent parallel ceiling joists. Where not parallel, use rafter ties at 4'-0" o.c. max. (CRC 802.3.1) Connect ties per (CRC T. 802.5.1 (9)). Rafter ties shall use adjustment factor in footnote h., for the height above supporting wall and the location of the connection must be in lower third of attic space.

11.3 Where ceiling joists or rafter ties are not provided, trusses shall be used or engineering shall be provided. (CRC 802.3.1 and CRC 802.10)

11.4 Solid block all rafters and trusses at exterior walls. (CRC 802.8) Nail blocking to top plate with 3-8d toe nails per block or provide clips.

11.5 For roofs shallower than 3:12, ridges, hips and valleys shall require engineering. (CRC 802.2)

11.6 Wood structural panel sheathing when designed to be permanently exposed in outdoor applications, shall be of exterior exposure durability. Wood structural panel roof sheathing exposed to the underside may be identified as Exposure 1. (CRC 803.2) Minimum nailing per (CRC T. 602.3.(1) is 6" at edges and 12" in the field 8d common, box or casing. Nail panels to blocking between rafters.

12. GREEN BUILDING AND ENERGY

12.1 New construction and additions/alterations increasing a building's conditioned floor area shall comply with applicable provisions of Cal Green. (CGC 301.1) Mandatory provisions shall apply only to the specific area of the addition or alteration. (CGC 301.1.1)

12.2 The Residential California Green Building Checklist shall be filled out and all mandatory and elective features selected shall be identified with adequate notations and details on the proposed project plans.

12.3 Residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. (CGC 301.1.1)

12.4 Energy code documentation shall be provided for any additions and alterations to the conditioned envelope, space-conditioning systems, or lighting systems. (California Energy Code Section 100(b))

13. FIRE RESISTANT CONSTRUCTION

13.1 New structures, remodels, and additions to existing structures shall meet the requirements of the Lake County Planning Division, based on parcel specific zoning, use and setback requirements.

13.2 Exterior walls within 5' of an adjacent property line, or within 3' when structure is equipped with an automatic fire sprinkler system, shall be one hour rated.

13.3 The exposed underside of projections from exterior walls from 2' to less than 5' from an adjacent property line, or within 2 feet when the structure is equipped with an automatic fire sprinkler system, shall be 1 hour rated.

13.4 When a structure is located in Wildland Urban Interface (WUI) areas all new construction, remodels and additions shall comply with the applicable fire resistant construction requirements of (CRC 337).

13.5 Structures which are subject to Fire Safe Standards and located in the WUI on parcels 1 acre and larger shall have a minimum 1 hour rating at exterior walls and the underside of exterior projections within 10' from an adjacent property line.

