

**COUNTY OF LAKE  
COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING and SAFETY DIVISION**

**RESIDENTIAL PLAN CODES AND ORDINANCES**

Owner: \_\_\_\_\_ Site Assessor's parcel# \_\_\_\_\_ Permit# \_\_\_\_\_

1. Prior to the start of work install and maintain a Storm Water Management System per the attached Erosion Control details sheet attached. [Co. of Lake Ordinance §29-24.1]
2. Prior to the first inspection:
  - a. Post min. 4" high job site **identification numbers** visible from the road, min ½" width in a color contrasting to the Background. (CBC 501 .2 ) (CRC 319.1)
  - b. Identify and clearly mark the property line boundaries to verify required setbacks (survey recommended) (CBC107.2.5) (CRC 106.2)
3. Prior to the final inspection obtain approval for final from the following [Co. of Lake Ordinance 5-8.22]
  - a. The County Environmental Health Dept. (for septic systems and/or wells)
  - b. The County Dept. of Public Works (for driveway encroachment permits)
  - c. The County Special Districts Department (for water and/or sewer connections)
  - d. The California Dept. of Forestry (for access and roof cover)
  - e. The Hidden Valley C.S.D. (for sewer and water connections)
4. **Construction plans** and documents (including the building permit and inspection record card) will be on site and available to the building inspector for all inspections (CRC 105.7) (CRC 106.3.1)
5. Provide minimum one (1) #4 (1/2") rebar placed horizontal at the top and bottom in **foundation** and spaced max. 18"o/c minimum 3" from dirt and 1.5" from air, if stem wall is masonry also place vertical #4 rebar at max. 32"o/c when masonry are used they shall be fully grouted stem wall exceeds 24" in height, provide vertical rebar at max. 18"o/c (CRC 403) (CRC 404.1.3.3.7.4)
6. **Foundation bolts** are to be min. 1/2" diameter (CRC 403.1 .6) min. 2" sill board min. 4-3/8"/Max. 12" from ends and max. 6'-o/c with min 7" embedment into concrete with tight nut & plate washer min. 3"x3"x0.229" with diagonal slot and a standard washer between the plate and nut (CRC 602. 11.1). (CRC 317.3.1) Galvanized steel bolts.
7. **Slab floors** to be poured on top of a minimum 6 mil moisture barrier over minimum 4" clean base. (CRC R506.2)
8. All **reinforcement** shall be held in place to prevent displacement during the concrete or grout pour (ACI 318.7.5.1) (CRC 404.1.2.3.7.4) (CRC 506.2.4)
9. Install a **grounding electrode** at the electrical service panel properly connected to grounding buss (CEIC 250.1) (CEIC 250.52)
10. **Under-floor vents** 1 square foot for each 150 square feet of under-floor space area within 3 feet of corner. (CRC 408.1)
11. Provide min. 18"X 24" **under floor access doors** or 16"x24" access thru walls within 20 feet of required plumbing clean-out. Vents min. 1/150 sq. ft. with 1/4" mesh screen w/ minimum one vent within 3'-0" of each corner and providing cross ventilation. (CRC 408.2) (CRC 408.4)
12. Provide an unobstructed **attic access** min. 20"X30" where there is min. 30" clear head room with attic & rafter space vents min. 1/150 s.f. w/80% of vents min. 3'-0 above eave vents. Vents to be screened with min. 1/8"- 1/4" Max. wire mesh. Attic doors permanent insulation attached, gasketed. (CRC 806.1) (CRC 807.1)
13. Install **insulation baffles** at eave vents (min, 1" clear between roof sheathing and baffle) and foundation vents to prevent insulations from shifting to block the flow of air. (CRC 806.3)
14. Install **building wrap** under the Siding at conditioned exterior walls. Caulk all plates, framing at Windows and doors and other potential sources of leakage in exterior walls, Weather strip all door and windows in walls between conditioned and unconditioned areas. (CRC 703.2)
15. Install **Smoke detectors**, electrically wired with battery back-up and interconnected so that when one is activated-all are activated, they shall be installed in bedrooms, centrally located in the corridor or area giving access to each separate sleeping area, on each story near the stairway and in basements. (CRC 314)
16. Install **Carbon Monoxide detectors** outside each separate sleeping area, on every occupiable level of a dwelling unit, including basements, and where a fuel burning appliance is installed within a bedroom. (CRC 315)
17. Provide **emergency egress opening** to the outside in all sleeping rooms by means of a door or window min. 5sq. ft. (720 sq.in.) in opening area at ground level and min, 5.7 sq. ft. (821 sq. in.) of opening area at second and third story min, 20" clear width 24" clear height. Finish sill to be max. 44" above finish floor. (CRC Section 310)

18. **Showers** tub/shower combinations provided w/ valves that limit water temperature to not more than 120 °F. (CPC 408.3)
19. Provide an **approved handrail** at all open sides of stairs with more than four or more risers minimum one side (CRC 311.7.8)
20. Provide **guardrails** on all decks, stairs and ramps where the walking surface exceeds 30" above the adjacent walking surface or ground min. 42" high min.34"- 38" max. when handrail is the top of the guard in residential units with openings spaced so that a sphere 4" in diameter sphere 6" at steps under guards cannot pass through (may be 4.375" in guards along stairs in residential units). All guards to be able to withstand 200 pounds lateral force (CRC Section 312) (CBC1607A.8)
21. Provide **level landings** at exit doors, min. same width as the door opening, min. 36" in direction of travel (CRC 311.7.6) (CRC 311.8.2) The maximum threshold height at sliding doors may be 0.75" and 0.5" at all other doors except when the door does not swing over the landing, then the landing may be a maximum of 7-3/4" below the top of the threshold.
22. Install **safety glazing** in windows within 24" of doors, glazed panels in excess of 9 square feet in area when the bottom edge of the panel is within 18" of the walking surface, in tub and shower enclosures when the bottom edge of the glazing is within 60" of the standing surface of the tub or shower, in windows in stairways when the bottom edge of glazing is within 60" of the walking surface and in windows within 5'-0" of the top or bottom of stairs. Safety glazing shall be permanently labeled so that the label cannot be removed. (CRC Section 308)
23. Provide min. two (2) 20 amp **small appliance circuits** for kitchen and dining area. Provide a separate 20 amp circuit for the garbage disposal and dishwasher with the outlets labeled. Also provide separate dedicated 20 amp circuits to the laundry area and to the bathrooms. (CEIC 210.52(a)-(f))
24. **Kitchen counter top outlets** are to be located at all counter tops 1'-0" long or longer, within 2'-0" of the ends of counters or obstructions in counters such as sinks and cook-tops and spaced max. 4'-0" O.C. along the wall adjacent to the counter top. A minimum of one GFCI electric Outlet is to be at each kitchen island and at the end of peninsula counters tops. (C.E.I.C. 210-52(C) (3))
25. Ground-Fault Interrupter (**GFCI**) protection is to be provided for all electrical 120 volt 15 and 20 amp outlets located in kitchens, bathrooms, laundry rooms, garages, crawl spaces, unfinished basements, and boathouses, outdoors weather proof and a minimum of two. (C.E.I.C. 210.8(A)-(C))
26. Arch-fault Interrupter (**AFCI**) protection to be provided on all 120 volt, 15 and 20 amp electrical outlets in hallways, bedrooms, living rooms and other living areas. (C.E.I.C. 210.12)
27. **High efficacy lighting** is required in all light fixtures, in kitchens up to 50% of the total kitchen lighting by wattage may be incandescent if on a separate switch, in bathrooms, laundry rooms and garages. Incandescent lighting may be used if controlled by an occupancy sensor(s) that complies with CEC section 119(d) lighting fixtures in all other rooms may be incandescent if controlled by a dimmer switch, or occupancy sensor(s) or in closets less than 70 sq. feet in floor area. All outdoor lighting shall be high efficacy incandescent lighting may be used when controlled by a motion sensor(s) with integral photo control. **Note: high efficacy lighting fixtures may not contain medium screw base sockets.** (C.E.C. 150(k))
28. **Secure all appliances** in place. Strap water heaters in the top 1/3 bottom 1/3 min. 4" above the controls and install a pressure/temperature relief valve with drain to outside building. (CMC 303.4) (CPC 507.2) (CPC 507.13)
29. **Water heaters**, elevate devices in the garage capable of flame, spark or glow min. 18" above floor. (CPC 507.13) Appliances installed in garages shall be guarded behind protective barriers (CPC 507.13.1)
30. Install a **self closing door** at the garage with minimum ½" gypsum wall board on common walls between dwelling and garage. Garage ceiling to be min. 5'8" type "X" gypsum wall board when there is living area above the garage or carport with minimum ½" gypsum wall board on all garage walls (CRC 302.5.1) (CRC Table 302.6)
31. Provide a **mechanical ventilation** system in all bathrooms containing a bathtub, shower or spa which provides a minimum of 50 cubic feet per minute intermittent or 25 cubic feet per minute continuous exhaust fans (CRC 303.3.1)(CMC 402.5) Humidity control needed in bathrooms if not part of whole house ventilation system. (CGC 4.506.1)
32. Provide a **cloths dryer exhaust duct** minimum 4 inches (102mm) in diameter, maximum 14 feet long w/ max. 2-90° elbows (CMC 504.4.2)
33. Provide **backflow prevention devices** on all exterior hose faucets. (CPC 603.3.3)
34. Mechanical **equipment** (HVAC) mounted outside to be secured to prevent lateral and horizontal motion with an electrical disconnect device located within sight. WP/GFCI protected electrical outlet within 25'-0" and for fuel burning appliances (LP Gas) a quick-disconnect device and a shut-off valve within 3'-0" (CEIC 210.63) (CMC 303.4)
35. Slope **grade** away from foundations a minimum 5% slope or 6" over a 10'-0" run. (CRC 401.3)

36. **Class "A" roof. (CBC 1505.2)**
37. **5/8" Roof sheathing** when members are 2'-0" O.C. **(CRC T.803)(CBC T.2304.8.(1))**
38. **Drip Edge** on all eaves and gables **(CRC 905.2.8.5)**
39. **Floor sheathing. (CRC T. 503.1)**
40. **Spark arrestor. (CRC 1003.9.2)**
41. **Flood- resistant materials. (CRC 322.1.8) FEMA T3-2;** Fasteners Hot dipped galvanized or Stainless Steel.
42. **Windows** tempered both panes in wet areas **(CBC 2406.4.5)**
43. **Minimum Girder** dimensions. **(CBC 2308.7)**
44. **Cripple Walls. (CRC 602.9)**
45. **Tamper resistant outlets. (CEIC 406.12)**
46. **Receptacle heights. (CBC 1136A)**
47. **Outlets 1 rear, 1 front. (CEIC 210.52(E)(1))** Decks a min. of one outlet per. **(CEIC 210.52(E)(3))**
48. **Vents foundation. (CRC 408.1)**
49. **Sub-panel** with disconnect at each building. **(CEIC 230.70)**
50. **Receptacle at Island Countertop (CEIC 210.52(C)(2))**
51. **Combustion air vents (CMC 701.6)(CPC 509)**
52. **Glass replacement** shall be as required for new installations. **(CBC 3407)**
53. **Minimum size of doors 28"** **(CFC 1104.7)**
54. **Deferred submittals (CBC 107.3.4.1)**
55. **CWMP - Construction Waste Management Plan (CGC 4.408.2)**