



(A SAFECOIL COMPANY)

DATE: **3/31/2022**

- APPLICANT
- JURIS.

JURISDICTION: **CITY OF LEMON GROVE**

PLAN CHECK #: **LG-B22-0166**

SET: **I**

PROJECT ADDRESS: **2169 ENSENADA ST.**

PROJECT NAME: **ESENADA GARAGE CONVERT TO ATTACHED ADU**

- The plans transmitted herewith have been corrected where necessary and substantially comply with the jurisdiction's _____ codes.
- The plans transmitted herewith will substantially comply with the jurisdiction's _____ codes when minor deficiencies identified below are resolved and checked by building department staff.
- The check list transmitted herewith is for the applicant's information. The plans are being held at Interwest until corrected plans are submitted for recheck.
- The applicant's copy of the check list is enclosed for the jurisdiction to forward to the applicant contact person.
- The applicant's copy of the check list has been sent to the jurisdiction at:
- Interwest staff **did not** advise the applicant that the plan check has been completed.
- Interwest staff **did** advise the applicant that the plan check has been completed.

Person contacted: _____ Telephone #: _____

Date contacted: _____ (by: _____) Email: _____

Mail Telephone Fax In Person

REMARKS:

By: **David Yao**
Interwest

Enclosures:

3/17/2022

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3/31/2022**

**PLAN REVIEW CORRECTION LIST
SINGLE FAMILY DWELLINGS AND DUPLEXES**

PLAN CHECK #: LG-B22-0166	JURISDICTION: CITY OF LEMON GROVE
PROJECT ADDRESS: 2169 ENSENADA ST.	
FLOOR AREA: ADU 400 SF	STORIES: 1 HEIGHT:
REMARKS:	
DATE PLANS RECEIVED BY JURISDICTION:	DATE PLANS RECEIVED BY ESGIL CORPORATION: 3/17/2022
DATE INITIAL PLAN REVIEW COMPLETED: 3/31/2022	PLAN REVIEWER: David Yao

FOREWORD (PLEASE READ):

This plan review is limited to the technical requirements contained in the California Residential Code, California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code and state laws regulating energy conservation, noise attenuation and access for the disabled. This plan review is based on regulations enforced by the Building Department. You may have other corrections based on laws and ordinance by the Planning Department, Engineering Department, Fire Department or other departments. Clearance from those departments may be required prior to the issuance of a building permit.

Present California law mandates that construction comply with the 2019 edition of the California Code of Regulations (Title 24), which adopts the following model codes: 2019 CRC, 2019 CBC, 2019 CPC, 2019 CMC and 2019 CEC.

The above regulations apply, regardless of the code editions adopted by ordinance.

The following items listed need clarification, modification or change. All items must be satisfied before the plans will be in conformance with the cited codes and regulations. Per Sec. 105.4 of the 2019 California Building Code, the approval of the plans does not permit the violation of any state, county or city law.

To speed up the recheck process, please note on this list (or a copy) where each correction item has been addressed, i.e., plan sheet number, specification section, etc. Be sure to enclose the marked up list when you submit the revised plans.

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1. Please make all corrections and submit **three new complete sets of** prints, to:

The jurisdiction's building department.
2. Provide item-by-item responses on an 8-1/2-inch by 11-inch sheet(s) clearly and specifically indicating where and how each correction item has been addressed (**vague responses, such as "Done" or "See plans," are unacceptable**)
3. All sheets of plans must be signed by the person responsible for their preparation. (California Business and Professions Code).
4. Provide table or summary on plot plan of the HERS FEATURE SUMMARY indicated on the CF1R form (CBES 10-103): **REFER TO NEW TABLE ON SHEET A1.0 AND TITLE 24, SHEET T-1.**
 - a. Duct sealing
 - b. Cooling system refrigerant charge
 - c. Cooling system minimum airflow
 - d. Cooling system fan efficacy
 - e. Cooling system SEER and/or EER above minimum
 - f. Indoor air quality (IAQ) mechanical ventilation
 - g. Building envelope air leakage
 - h. Quality insulation installation
 - i. Other:
5. Specify on plot plan the **REQUIRED SPECIAL FEATURES** indicated on the CF1R form. **REFER TO NEW TABLE "ENERGY EFFICIENCY REQUIRED SPECIAL FEATURES" ADDED ON SHEET A1.0**
6. Wall assemblies separating units in a duplex or attached accessory unit shall be of one-hour fire resistive construction. Provide details of the assemblies. Section R302.3. **The 1hr wall should have 5/8" gyp bd on each sides of the studs per table 721.1.(2) of 2019 CBC. The note on the A1.1 is not quite clear.** **REFER TO NEW DETAIL #5 ON SHEET A3.0**
7. Show the required ventilation for attics (or enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters). The minimum vent area is 1/150 of attic area (or 1/300 of attic area if at least 40% (but not more than 50%) of the required vent is located no more than 3' below the ridge) and remaining vents located at the lower third of the of the attic space. **Show on the plans the area required and area provided. Section R806.2. Please clearly show where is the roof vent too?** **REFER TO NEW TABLE "REQUIRED VENTILATION FOR ATTICS" ON SHEET A1.2, AND SHEET A1.2 FOR ROOF VENT LOCATIONS.**
8. **If no vent provided, provide detail to show which option was used to not provide vent? Print all the notes on the plan is not clear.** **VENT PROVIDED, SEE NOTE #7 ABOVE.**
9. Note on the plans: "Attic ventilation openings shall be covered with corrosion-resistant metal mesh with 1/16" minimum to 1/4" maximum openings. Section R806.1. **REFER TO NOTE #8, SHEET A1.2**

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10. Show location of attic access with a minimum size of 22"x30", unless the maximum vertical headroom height in the attic is less than 30". Access must be provided to each separated attic area (if over 30 sq. ft.), shall be located in a hallway or other readily accessible location and 30" headroom clearance is required above the opening. Section R807.1. **ACCESS PANEL ADDED OUTSIDE BATHROOM, SEE SHEET A1.1**
11. For garage conversions: CRC Section R506 requires a vapor retarder for all slabs below conditioned space. Please provide verification that a vapor retarder was installed at the time of construction; or demonstrate how slab will be moisture proofed. Include product manufacturer, method of application, and ICC (or equal) approval. **The note on sheet A1.1 shows "drylok clear...ASTM D7088". The ASTM D7088 is the standard for evaluation of coating used for concrete block not concrete slab.. Provide listing data for drylok clear (UL#?) for the concrete slab. REFER TO NEW DETAIL #6, SHEET A3.0**
12. Show on the plan the amperage of the electrical service, the location of the service panel and the location of any sub-panels. If the service is over 200 amperes, submit a single line diagram, panel schedules, and provide service load calculations. **What is the main service size? What is the sub-panel size for ADU? REFER TO SITE PLAN SHEET A1.0 FOR SERVICE PANEL LOCATION, AND SHEET A1.1 & E1.0 FOR LOCATION OF 100-AMP SUB-PANEL.**
13. Note on the plans that receptacle outlet locations will comply with CEC Article 210.52. **REFER TO SHEET E1.0, NEW NOTE #18.**
14. A receptacle outlet must be installed in every kitchen, family room, dining room, living room, sunroom, parlor, library, den, bedroom, recreation room, and similar room or area so that no point along the wall space is more than 6 feet, measured horizontally along the floor line, from a receptacle outlet CEC 210.52(A). **RECEPTACLE OUTLETS ADDED TO ELECTRICAL PLAN E1.0**
15. Include on the plans the following specifications for electrical devices installed in dwellings: CEC Article 210 & 406
NEW TABLE "SPECIFICATIONS FOR ELECTRICAL DEVICES" ADDED, REFER TO E1.0
 - a) **Tamper resistant receptacles** for all locations described in 210.52 and 550.13.(i.e. all receptacles in a dwelling).
 - b) **Weather resistant type** for receptacles installed in damp or wet locations (outside). 406.4(D)(6).
 - c) **Arc-fault protection** for **all outlets** (not just receptacles) located in rooms described in NEC 210.12(A): **Kitchens, laundry areas**, family, living, bedrooms, dining, halls, etc.
 - d) **GFCI protected** outlets for locations described in NEC 210.8(A): **Laundry areas, kitchen dishwashers**, kitchens, garages, bathrooms, outdoors, within 6' of a sink, etc.
16. For a single-family dwelling unit (and for each unit of a duplex), show that at least one receptacle outlet accessible at grade level will be installed outdoors at the **front and back of the dwelling**. CEC Article 210.52(E). This receptacle must be GFCI protected.
(2) GFCI PROTECTED RECEPTACLE OUTLETS ADDED TO FRONT AND BACK OF DWELLING, REFER TO ELECTRICAL PLAN E1.0

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17. **Show on** the plans that countertop receptacle outlets comply with CEC Article 210.52(C): In kitchens a receptacle outlet shall be installed at each counter space 12 inches or wider; Receptacles shall be installed so that no point along the wall line is more than 24 inches; Island and peninsular countertops 12 inches by 24" long (or greater) shall have at least one receptacle. (Counter top spaces separated by range tops, refrigerators, or sinks shall be considered as separate counter top spaces). **RECEPTACLE OUTLET DIMENSIONS ADDED TO ELECTRICAL PLAN E1.0**
18. Per CEC Article 210.11(C)1, **note** on the plans that there will be a minimum of 2 small appliance branch circuits within the locations specified in Article 210.52(B), i.e., kitchen and dining areas. **REFER TO NEW NOTE #19, SHEET E1.0**
19. Per CEC Article 210.11(C)3, **note** on the plans that bathroom circuiting shall be either: **REFER TO NEW NOTE #20, SHEET E1.0**
 - a) A 20-ampere circuit dedicated to each bathroom, *or*
 - b) At least one 20 ampere circuit supplying only bathroom receptacle outlets.
20. Show on the plans a wall receptacle within 36" of each lavatory in the bathroom. CEC 210.52(D). **REFER TO NEW WALL RECEPTACLE ADDED ON SHEET E1.0**
21. An ADU may have a separate utility service installed, or sub fed via existing service with adequate capacity. ADU's require electrical load calculations per CEC 220.83 to justify existing electrical service size is adequate. **NEW 100-AMP SERVICE TO BE PROVIDED, WILL NOT USE EXISTING SERVICE.**
22. Dimension on the plans the 30" clear width required for the water closet compartment and the (minimum) 24" clearance required in front of the water closet. CPC 402.5. **DIMENSIONS ADDED TO WATER CLOSET COMPARTMENT, REFER TO SHEET A1.1**
23. Provide a note on the plans: The control valves in showers, tub/showers, bathtubs, and bidets must be pressure balanced or thermostatic mixing valves. CPC Sections 408, 409, 410. **REFER TO NEW PLAN NOTE #15, SHEET A1.1**
24. Specify on the plans: Water conserving fixtures: showerheads may not exceed 1.8 GPM of flow. CPC Sections 407, 408, 411, 412. Note 13 and 19 on sheet A0.2 under green code is wrong. **REFER TO SHEET A0.2, REVISED NOTES 13 AND 19.**
25. Specify on the plans whether the existing house was built before or after 1994. For additions or improvements to a residence built before 1994, note on the plans that existing "noncompliant" fixtures (toilets that use more than 1.6 gallons of water per flush, urinals that use more than one gallon of water per flush, showerheads that have a flow capacity of more than 2.5 gallons of water per minute, and interior faucets that emit more than 2.2 gallons of water per minute) shall be replaced. Certification of compliance shall be given to the building inspector prior to final permit approval. California SB407. **REFER TO NEW NOTE 21 UNDER "GREEN BUILDING CODE NOTES" TABLE, A0.2.**
26. Note on the plans that **landscape irrigation water** use shall have weather or soil-based controllers. CGC Section 4.304.1. **REFER TO A1.0, NEW NOTE #22 "UNDER GREEN BUILDING CODE" TABLE.**

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27. **Recycling.** Note on the plans that a minimum of 65% of construction waste is to be recycled. CGC Section 4.408.1. **REFER TO SHEET A1.0, NEW NOTE #5.**
28. **Recycling.** Note on the plans that the contractor shall submit a Construction Waste Management Plan, per CGC Section 4.408.2. **REFER NEW NOTE #23 UNDER "GREEN BUILDING CODE", SHEET A0.2**
29. **Interior moisture control.** Note on the plans that the moisture content of wood shall not exceed 19% before it is enclosed in construction. The moisture content needs to be certified by one of 3 methods specified. Building materials with visible signs of water damage should not be used in construction. The moisture content must be determined by the contractor by one of the methods listed in CGC Section 4.505.3. **REFER TO NEW NOTE #24 UNDER "GREEN BUILDING CODE", SHEET A0.2**
30. Note on the plans that prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official **written verification** that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3. **REFER TO SHEET A0.2, NEW GENERAL NOTE #23.**

Residential Energy Lighting Requirements: ES 150.0(k)

31. All installed luminaires shall be high-efficacy in accordance with ES TABLE 150.0-A. **REFER TO NEW NOTE #21, SHEET E1.0**
- a) Luminaires must have a label certified for airtight construction.
- b) Light sources that are not marked "JA8-2019-E" shall not be installed in enclosed luminaires. ES 150.0(k)

Residential ventilation requirements: ES 150.0(o)/ASHRAE 62.2

32. Kitchens require exhaust fans with a minimum 100 cfm ducted to the exterior. Detail compliance by including a complying exhaust fan or a ducted range hood to the exterior. **HAIER OVER THE RANGE MICROWAVE, 300-CFM, 24" WIDE IS NOW NOTED, REFER TO PROPOSED PLAN ON A1.1**
33. Mechanical whole house ventilation must be provided. Identify the fan providing the whole house ventilation (complete with CFM and Sone rating) on the floorplans. **FAN IDENTIFIED: 40MBDQ12---3 12K DUCTED MINISPLIT. MECHANICAL WHOLE HOUSE VENTILATION: 177-353 CFM. 1-SONE. REFER TO PROPOSED PLAN A1.1**
- a) *All fans installed to meet all of the preceding ventilation requirements must be specified at a noise rating of a maximum 1 "Sone" (continuous use) or 3 "Sone" (intermittent).*
34. Please indicate here if any changes have been made to the plans that are not a result of corrections from this list. If there are other changes, please briefly describe them and where they are located in the plans.

- Have changes been made to the plans not resulting from this correction list?
Please indicate:

Yes

No

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35. The jurisdiction has contracted with Interwest, located at 9320 Chesapeake Drive, Suite 208, San Diego, California 92123; telephone number of 858/560-1468, to perform the plan review for your project. If you have any questions regarding these plan review items, please contact **Error! Reference source not found.** at Interwest. Thank you.

