

CITY OF MILPITAS

Building & Safety Department
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ARCHITECTURAL PLAN REVIEW CHECKLIST

SINGLE FAMILY RESIDENTIAL (Group R-3)

The intent of this checklist is to provide a general guideline for the architectural plan review. This checklist may not include items related to all possible projects. This checklist may include more items than specific set of architectural plans may encompass.

Referenced Codes:

- 2013 California Building Code (CBC)
- 2013 California Plumbing Code (CPC)
- 2014 Milpitas Municipal Code (MMC)

* Code section referenced is CBC unless noted otherwise.

	Code Requirements	Code section	Req'd
A. GENERAL			
Application			
1.	Applicable codes shall be 2013 California Building Code (CBC), 2013 California Residential Code (CRC), 2013 California Mechanical Code (CMC), 2013 California Electrical Code (CEC), 2013 California Plumbing Code (CPC), 2010 California Energy Code (CEnC) and 2014 Milpitas Municipal Code (MMC).		
2.	Engineer or Architect licensed in the State of California shall prepare the plans. The final 2 sets of structural design calculations and plans shall be wet signed and stamped prior to building permit issuance. Plans for elements of the structure designed by others must be reviewed and signed by the Engineer or Architect of record. [California Business and Professional Code 5536.1, 6735]		
3.	Applicant shall apply for new building addresses prior to submitting for building permit.		
4.	Permit application for the demolition of any structure at the site shall be submitted and approved either prior to building permit issuance or as a part of the building permit application. It is highly recommended that demolition permit application be submitted as soon as possible in order to avoid any delays in building permit issuance.		
5.	Deferred submittal items shall be listed on the Title sheet of the permit set of plans and shall be submitted to the Building and Safety Department for review and approval to Building and Safety Department prior to installation. Submittal documents for deferred submittal items shall be reviewed by the Architect or Engineer of record with a notation indicating that the deferred submittal documents have been reviewed and in general conformance with the design of the building.		
Submittal Plan Requirements			
6.	Show finish floor elevations, elevations of finish grade adjacent to buildings, established street grades, drainage patterns, locations, and gradients of cut or fill slopes.		
7.	Finish grade around the structure/addition shall slope away from the foundation a minimum of 5% for a minimum distance of 10 feet. Include a note on the site plan or show on a foundation detail.	1804.3	
8.	On graded sites, the top of any exterior foundation detail shall extend above the elevation of the street gutter at point of discharge at the inlet of an approved drainage device a minimum 12 inches plus 2%. Provide elevations on the site plan to show compliance.	1808.7.4	
9.	Provide a statement on the title sheet of the plans that this project shall comply with 2013 CBC, CMC, CPC, CEC, CEnC and 2014 MMC.		
10.	Plans shall be quality blue or black ink line drawings with uniform light background color 22"X17" minimum in size.		

ARCHITECTURAL PLAN REVIEW CHECKLIST SINGLE FAMILY RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
11.	Provide a separate existing and proposed floor plan for all altered areas within an existing building. Plans shall be dimensioned or scaled.		
B. BUILDING ANALYSIS			
Chapter 3 - Use and Occupancy Classification			
12.	Structures or portions of structures shall be classified with respect to occupancy in one or more of the occupancy groups. Specify proposed occupancy classification.	302.1, 310.1	
13.	A room or space that is intended to be occupied at different times for different purposes shall comply with all of the requirements that are applicable to each of the purposes for which the room or space will be occupied.	302.1	
14.	Specify the existing and proposed use of all rooms and areas.	302.1	
15.	Buildings that do not contain more than two dwelling units where the occupants are primarily permanent in nature shall be classified as Group R-3 occupancy.	310.1	
16.	Townhouses constructed in a group of three or more attached units in which each unit extends from foundation to roof and with open space on at least two sides shall be classified as single family dwelling unit Group R-3 occupancy.	202.	
17.	A family day care home licensed to provide day care for periods less than 24 hours per day for 14 or fewer persons in the provider's own home shall be classified as Group R-3 occupancy.	310.5	
18.	A licensed residentially based 24 hr care facility providing accommodations for six or fewer clients of any age shall be classified as Group R-3.1 occupancy.	310.5.1	
19.	Private garages or carports not exceeding 3,000 sq ft or one story in height where no repair work is completed or fuel is dispensed shall be classified as Group U occupancy.	312.1, 406.3.2	
Chapter 4 - Special Detailed Requirements Based on Use and Occupancy			
20.	Carports shall be open on at least two sides or shall be considered as garage when open on one side only.	406.3.3	
21.	Private garage shall be separated from the dwelling unit and its unoccupied attic area by a min. 1/2" gypsum board on the garage side.	406.3.4	
22.	Garages beneath habitable rooms shall be separated from all habitable rooms above by a min. 5/8" Type X gypsum board or equivalent.	406.3.4	
23.	Doors between private garage and dwelling unit shall be min. 1-3/8" thick solid wood or solid or honeycomb core steel doors; or 20 min. fire rated door.	406.3.4 & 716.5.3	
24.	Doors between private garage and dwelling unit shall be self-closing and self-latching.	406.1.4	
25.	Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.	406.1.4	
26.	Ducts in a private garage and ducts penetrating walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019" sheet steel and shall have no openings into the garage.	406.1.4	
27.	Group R-3.1 occupancies where clients are housed above the first story, having more than two stories in height or having more than 3,000 square feet of floor area above the first story shall not be of less than 1-hour fire-resistance-rated construction throughout.	425.3.2	
28.	Group R-3.1 occupancies housing a bedridden client, the client sleeping room shall not be located above or below the first story except when clients who become bedridden as a result of a temporary illness as defined in Health and Safety Code sections 1566.45, 1568.0832 and 1569.72. A temporary illness is an illness that persists for 14 days or less. A bedridden client may be retained in excess of the 14 days upon approval by the Department of Social Services and may continue to be housed on any story in a Group R-3.1 occupancy classified as a licensed residential facility.	425.3.2	
29.	Group R-3.1 occupancies housing a bedridden client shall comply with interior wall and ceiling finish requirements specified for Group I-2 occupancies in Table 803.9.	425.6.1	
30.	Minimum two exits are required in Group R-3.1 occupancies.	425.8.2.1	

ARCHITECTURAL PLAN REVIEW CHECKLIST SINGLE FAMILY RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
31.	Egress through adjoining dwelling units shall not be permitted in R-3.1 occupancy.	425.8.3.1	
32.	The egress arrangements in Group R-3.1 occupancies housing nonambulatory clients shall meet the requirements of sec. 425.8.3.2.		
33.	The egress arrangements in Group R-3.1 occupancies housing only one bedridden clients shall meet the requirements of sec. 425.8.3.3.		
34.	In Group R-3.1 occupancies, a means of exit shall not pass through more than one intervening room. A means of egress shall not pass through kitchens, storerooms, closets, garages or spaces used for similar purpose except when kitchens do not form separate rooms by construction.	425.8.3.4	
35.	In Group R-3.1 occupancies housing nonambulatory clients, changes in level up to 0.25" may be vertical and without treatment. Changes in level between 0.25" and 0.5" shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal. Changes in level greater than 0.5" shall be accomplished by means of a ramp.	425.8.5	
36.	Group R-3.1 occupancies may continue to use existing stairways (except for winding and spiral stairways which are not permitted as a required means of egress) provided the stairs have a maximum rise of 8" with a minimum run of 9". The minimum stairway width may be 30".	425.8.6	
37.	Group R-3.1 occupancies shall be provided with a non-fire resistance constructed floor separation at stairs, which will prevent smoke migration between floors. Such floor separation shall have equivalent construction of 0.5" gypsum wallboard on one side of wall framing.	425.8.7	
38.	In Group R-3.1 occupancies, doors within the floor separations shall be tight fitting solid wood at least 1.375" in thickness. Door glazing shall not exceed 1,296 sq in with no dimension greater than 54". Such doors shall be positive latching, smoke gasketed and shall be automatic-closing by smoke detection.	425.8.7.1	
39.	Grounds of a residential care for the elderly facility serving Alzheimer's clients may be fenced and gates therein equipped with locks, provided safe dispersal areas are located not less than 50' from the buildings. Dispersal areas shall be sized to provide an area of not less than 3 square feet per occupant. Gates shall not be installed across corridors or passageways leading to such dispersal areas unless they comply with egress requirements.	425.8.8	
Chapter 5 - General Building Heights and Areas			
40.	Perform an analysis to verify that the maximum building area and height, occupancy and type of construction are in compliance with Table 503, Sec. 504 & 506. Mixed use and occupancies shall comply with sec. 508. The analysis shall be performed for each floor and for the building as a whole.	506.4.1 & 508.4	
41.	Clearly show the maximum building height based on the definition in sec. 502.		
42.	Clearly show if the lower level is a basement or story, based on the definitions in sec. 502.		
43.	Indicate how mezzanine complies with area, openness and exit requirements.	505	
Chapter 6 – Type of Construction			
44.	The building elements based on type of construction shall have a fire-resistance rating not less than that specified in Table 601.		
45.	Exterior wall fire resistance rating and opening protection shall be determined based on fire separation distance as defined in sec. 702 and Tables 601, 602, 705.8.		
46.	Automatic sprinkler system is not permitted to substitute for the 1-hour fire resistance of exterior walls required.	Table 601 note d	
47.	Provide 1-hour rated construction for exterior walls less than 5' from property line.	Table 602	
C. FIRE-RESISTANCE CONSTRUCTION AND FIRE PROTECTION SYSTEM			
Chapter 7 - Fire Resistance Rated Construction			

ARCHITECTURAL PLAN REVIEW CHECKLIST SINGLE FAMILY RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
48.	Clearly label and identify on the plans the fire-resistive corridors, fire walls, shaft enclosures, fire barriers, fire partitions, smoke barriers and smoke partitions along with their hourly fire ratings.		
49.	Provide approved assembly numbers for all fire rated assemblies.		
50.	When two or more buildings are on the same property, the buildings shall have an assumed property line between them for the purpose of determining the required wall and opening protection and roof cover requirements. An exception is provided if the combined area of the buildings is within the limits specified in Chapter 5 for a single building based on the most restrictive occupancy.	705.3	
51.	For all walls, at or near a property line or assumed property line, provide a complete wall section from the foundation to the roof and locate the property line or assumed property line with distance to the building face.		
52.	Where building is separated by fire walls, indicate the assumed property line from the termination of the fire walls at the building exterior wall to the legal property line. Indicate the fire separation distances from the assumed property line to the building face as defined in sec. 702. Verify compliance of percentage of permitted unprotected openings or provide protected openings.	Table 705.8	
53.	No exterior wall openings are permitted less than 3' from the property lines and no more than 25% of unprotected and protected exterior wall openings is permitted between 3' to 5' from property lines.	Table 705.8	
54.	The wall separating dwelling units in the same building shall be 1 hr fire rated fire partition, which shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing unless the ceiling is protected by not less than 5/8" type "X" gypsum board and an attic draftstop constructed as specified in sec. 718.3.1.	709.1, 709.4	
55.	Projections beyond the exterior wall shall not extend more than 12 in. into the area where openings are prohibited (<3') nor beyond a point one-third the distance to the lot line from an assumed vertical plane located where protected openings are required (3' for fire-sprinklered buildings, 5' for non-sprinklered buildings). Projection materials shall be in accordance with sec. 705.2.	705.2	
56.	In buildings over 3 stories high and not provided with automatic sprinkler system provide min. 3 ft of 1 hour fire rated vertical separation between exterior openings in adjacent stories that are within 5 ft horizontally and when the lower opening is less than ¾ hr protected. Flame barrier of 1 hr fire rating extending 30" beyond the exterior walls may also be used.	705.8.5	
57.	Provide ¾ hr opening protection for openings that are less than 15 ft vertically above the roof of an adjacent building, which is within a fire separation distance of 15ft of the wall in which the openings are located when building is not provided with one-hour fire-rated roof.	705.8.6	
58.	Parapets shall be provided on exterior walls unless one of the exceptions of sec. 705.11 applies. The parapet shall be 30" min. high and have noncombustible faces at the uppermost 18".	705.11.1	
59.	Openings are not permitted in party walls.	706.8	
60.	Provide detail of the party wall at the floor and roof levels to show how the structural stability is maintained under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating.	706.2	
61.	Party walls shall be 2 hr fire rated.	Table 706.4	
62.	Party walls shall be continuous from exterior wall to exterior wall and shall extend 18" beyond the exterior surface of exterior walls.. The party wall shall be permitted to terminate at the interior surface of non-combustible exterior sheathing when one of the exceptions of sec.705.5 applies.	706.5	

ARCHITECTURAL PLAN REVIEW CHECKLIST SINGLE FAMILY RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
63.	Where the party wall intersects the exterior walls, a 1-hour fire rating with $\frac{3}{4}$ hr opening protection is required on the exterior walls for a min. of 4ft on both sides of the party wall, unless the angle between the exterior walls at the party wall intersection is greater than 180 degrees or buildings or spaces on both sides of the intersecting fire wall shall assume an imaginary lot line at the fire wall and extending beyond the exterior of the fire wall.	706.5.1	
64.	Fire walls shall extend to the outer edge of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees and similar projections that are within 4 feet of the party wall unless one of the exceptions applies.	706.5.2	
65.	Fire walls shall extend from the foundation to a termination point at least 30 inches above both adjacent roofs unless one of the exceptions applies.	706.6	
66.	Provide details of the fire barrier at the floor and roof levels to show how the continuity of fire barrier is maintained.	707.5	
67.	The supporting construction for the fire barriers shall have the same fire resistance rating as the fire barrier supported.	707.5.1	
68.	Provide details of fire partition to show that the continuity of the partition is maintained.	708.4	
69.	Walls and floor assemblies separating dwelling or sleeping units are required to be of one-hour fire resistive construction. Corridors walls shall be 1 hr fire rated.	420, 708	
70.	The supporting construction for fire partition shall be protected with minimum 1 hr fire rating.	708.4	
71.	Smoke barrier shall be minimum 1 hr fire rated.	709.3	
72.	Provide details of smoke barriers to show that the continuity is maintained.	709.4	
73.	Provide details of smoke partition to show that the continuity is maintained.	710.4	
74.	Doors in smoke partitions shall not include louvers per sec. 710.5.1.		
75.	Air transfer openings in smoke partitions shall be provided with a smoke damper.	710.8	
76.	Provide approved protection details for through penetrations and membrane penetrations at recessed fixtures on fire-resistive assemblies. Also, provide a note on the plans stating: "Penetrations of fire-resistive walls, floor-ceiling and roof-ceiling assemblies shall be protected as required by CBC Sec. 713.3 & 713.4."	714.3, 714.4	
77.	Provide approved assembly numbers for all fire resistant joint systems.	715.1	
78.	Provide details and the approved assembly numbers of the individual fire protection for structural members required to be fire-resistive that support more than 2 floors or one floor and roof, or support a wall more than two stories high.	704.3	
79.	Glazing in fire doors in exit enclosures and exit passageways shall not exceed 100 sq. in. unless tested.	716.5.5.1	
80.	Glazing in 1-1/2 hr rated fire doors shall not exceed 100 sq. in.	716.5.5.1	
81.	Fire doors shall be self- or automatic closing.	716.5.9	
82.	Glazing is not allowed in interior fire partitions and fire barriers with fire-rating over 1 hr.	716.6.7	
83.	The total area of windows in fire rated walls shall not exceed 25% of the common wall area.	716.6.7.2	
84.	Fire dampers, smoke dampers, combination fire/smoke dampers and ceiling radiation dampers shall be provided at the locations prescribed in sec. 717.5.1 - 717.5.6 with applicable rating shown on the plans.		
85.	Provide means of access to the fire and smoke dampers for inspection and maintenance.	717.4	
86.	Ducts and air transfer openings shall be protected.	717	

ARCHITECTURAL PLAN REVIEW CHECKLIST SINGLE FAMILY RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
87.	In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fireblocking shall be installed in the locations specified in sec. 718.2.2 - 718.2.7. Provide details on plans, or complete notes on the drawings.		
88.	Provide/detail draftstops in attics and concealed roof spaces such that any horizontal area does not exceed 3,000 sq ft unless NFPA 13 sprinkler system is installed throughout the building.	718.4.3	
Chapter 9 - Fire Protection Systems			
89.	Specify the type of system on the cover sheet (i.e. NFPA 13 or 13R).		
90.	Provide hardwired listed smoke alarms complying with UL 217 in all locations listed in sec. 907.2.11.2 and carbon monoxide alarms complying with UL2034 in all locations listed in sec.420.4.3.	907.2.11 and 420.4	
91.	An automatic sprinkler system shall be provided throughout all new residential buildings per MMC Title V, Public Health, Safety & Welfare chapter V-300-2.65.		
92.	An automatic sprinkler system shall be provided throughout all existing buildings when modifications are made that increases the gross floor area to more than 3600 square feet, except one-time additions to existing buildings that do not exceed 1,000 square feet in gross floor area per MMC Title V, Public Health, Safety & Welfare chapter V-300-2.65.		
93.	Protective social care facilities in Group R-3.1, which house persons who are hearing impaired, shall be provided with notification appliances for the hearing impaired installed in accordance with NFPA 72 and which shall activate upon initiation of the fire alarm system or the smoke alarms.	907.5.2.3.5	
D. MEANS OF EGRESS			
Chapter 10 – Means of Egress			
94.	Provide doors hardware schedule on the plans.		
95.	Exit doorway shall provide a min. clear width sufficient for the occupant load per sec. 1005.1 but not less than 32" and a clear height of 6'-8"min.	1008.1.1, 1003.2	
96.	When change of elevation of less than 12" exists a single step having a maximum riser height of 7" is permitted at the exterior door, where such door is not required to be accessible.	1003.5	
97.	When a stair with a single or two risers is provided for an elevation change of less than 12", the riser height shall be 4"-7" and the tread depth shall be 13" min. One handrail shall be provided within 30" of the centerline of the egress travel.	1003.5	
98.	Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50% of the required capacity.	1005.5	
99.	Indicate the location of emergency means of egress illumination in Group R-3.1 occupancy.	1006.3	
100.	Door at the top step of an interior flight of stairs shall not swing out over the top of the step.	1008.1.5	
101.	Provide level landing on each side of the door with not more than 0.75" threshold at sliding doors or 0.5" for other doors per sec. 1008.1.6. Raised thresholds and floor level changes greater than 0.25" at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50% slope).	1008.1.5	
102.	The landing at an exterior door shall not be more than 7.75" below the top of the threshold and the door shall not swing over the landing.	1008.1.5	
103.	Landing length in the direction of travel shall not exceed 36".	1008.1.6	
104.	Doors fully open shall not reduce the width of the landing by more than 7".	1008.1.6	
105.	The threshold height at exterior doors shall be 7.75" maximum only if the door is an exterior door and not a component of the required means of egress, and, other than screen door, does not swing over the landing or step.	1008.1.7	

ARCHITECTURAL PLAN REVIEW CHECKLIST SINGLE FAMILY RESIDENTIAL (Cont'd)

Code Requirements		Code section	Req'd
106.	Door hardware in buildings not required to be accessible shall be centered between 34" and 48" above the floor.	1008.1.9.2	
107.	The stairway width shall be 36" minimum.	1009.1	
108.	Stairways shall have a min. 80" headroom clearance.	1009.5	
109.	Provide stairway rise and treads details. The maximum rise shall be 7.75" and the minimum run shall be 10" for each step on any stairway.	1009.7	
110.	Indicate exterior stair landing dimensions complying with sec. 1009.8.		
111.	Spaces under stairways serving and contained within a single residential dwelling unit shall be protected on the enclosed side with 1/2" gypsum board.	1009.9.3	
112.	The open space under exterior stairways shall not be used for any purpose.	1009.9.3	
113.	Vertical distance between stairway landings is limited to 12 ft.	1009.1.0	
114.	Stairways shall have handrails on each side unless located within dwelling unit.	1012	
115.	The ramp landings within dwelling units shall be 36" min. wide.	1010.7.3	
116.	The ramp landing at change of direction in dwelling units shall be 36"x36" min.	1010.7.4	
117.	Provide guards at floor and roof openings landings, balconies, and at open sides of stairs, which are more than 30" above grade or floor below. Guardrails shall be not less than 42" in height.	1013	
118.	Guards along stairway in dwelling unit serving as a handrail shall be at 34" to 38" above the stair tread nosing.	1013.3	
119.	Open guards shall have intermediate rails or an ornamental pattern such that a sphere 4" in diameter cannot pass through.	1013.4	
120.	Open guards on sides of stair treads shall have intermediate rails or an ornamental pattern such that a sphere 4-3/8" in diameter cannot pass through.	1013.4	
121.	Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.	1014.2	
122.	The common path of egress travel shall not exceed 75 ft.	1014.3	
123.	Provide two exits or exit access doorways from any space when one of the conditions as noted in sec. 1015.1 exists.	1015.1	
124.	Provide adequate exit separation between required exits.	1015.2	
125.	Exit access travel distance from the most remote point within a story to the entrance to an exit shall not exceed 200 ft in buildings without sprinkler system and 250 ft with sprinkler system.	1016.1	
126.	Show that the corridor width is complying with sec. 10178.2.		
127.	Dead ends more than 20 ft in length are not permitted in a corridor when more than one exit or exit access doorway is required.	1018.4	
128.	Corridor shall have a min. width of 36" and be protected with 1-hr fire partition when serving occupant load of more than 10.	1018.1 & 1018.2	
129.	Fire resistance rated corridors shall be continuous and shall not be interrupted by intervening rooms.	1018.6	
130.	Provide min. no. of exits from the building on each floor.	Table 1021.1	
131.	Exterior balconies, stairways and ramps shall be located at least 10 ft from adjacent lot lines and from other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with sec.705 based on the fire separation distance.	1027.4.2	
132.	Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening open directly into a public way or to a yard that opens to a public way.	1029.1	

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Code Requirements		Code section	Req'd
133.	Show the size and dimensions of the emergency escape and rescue openings in compliance with sec. 1029.2.		
134.	The bottom of the clear opening of the emergency escape and rescue openings shall be no less than 44" from the floor.	1029.3	
135.	When the depth of a window well exceeds 44", a ladder or steps from the window well are required. The minimum size shall be 9 square feet with a minimum dimension of 36".	1025.5	
E. INTERIOR ENVIRONMENT			
Chapter 8 – Interior Finishes			
136.	When walls and ceilings are required to be fire-resistive or non-combustible, the finish material shall be applied directly against such fire-resistive or non-combustible construction or to furring strips not exceeding 1-3/4 inches. The furred space shall be filled with inorganic or Class A material or fire blocked not to exceed 8 feet in any direction.	803.11	
137.	An interior wall or ceiling finishes (except Class A) less than 1/4" thick shall be applied directly against a non-combustible backing unless it is in accordance with an approved tested assembly.	803.11.4	
Chapter 12 – Interior Environment			
138.	Provide cross ventilation calculations for attic and enclosed rafter spaces. Ventilating area shall not be less than 1/1300 of the area of the ventilated space, with 50% located at least 3 ft. above eave or cornice vents with the balance of the required area provided by eave or cornice vents. A min. of 1" airspace shall be provided between insulation and the roof sheathing.	1203.2	
139.	For all occupied spaces, provide exterior openings for natural light (8% of floor area) or artificial lighting. Natural ventilation (4% of floor area) or a mechanical system for all occupied spaces is also required.	1205.2, 1205.3, 1203.4	
140.	Provide a mechanical ventilation system in bathrooms containing a bathtub and/or shower.	1203.4.2.1	
141.	Exterior openings for natural light shall open directly into a public way, yard or court unless they open into a roofed porch which abuts a public way, yard or court and has a ceiling height of 7 ft min. and is 65% minimum open on the longer side.	1205.2.2	
142.	Provide emergency escape in basements and in every sleeping room below the fourth story, which opens directly into a public way or to a yard or court leading to a public way. Escape openings shall be have a minimum net clear opening of 5.7 sq. ft., min. net clear openable height of 24" and min. net clear width of 20" and min. 44" to the bottom of clear opening above the floor.	1029.1,2, 3 and 1206	
143.	Provide a minimum of 7 ft dimension (in any direction) in all habitable rooms other than kitchen per sec. 1208.1 and at least one room of min. 120 sq. ft. net floor area and all other habitable rooms of min. 70 sq. ft.	1208.2.1	
144.	Required ceiling height is 7'-6" min. and 7'-0" min. in kitchens, bathrooms, storage rooms and laundry rooms.	1208.2	
145.	In one- and two-family dwellings, beams or girders spaced not less than 4ft on center shall not project more than 6" below the required ceiling height.	1208.2	
146.	If any room in a building has a sloped ceiling, the prescribed ceiling height for the room is required in one-half the area thereof.	1208.2	
147.	Any portion of the room measuring less than 5ft from the finished floor to the ceiling shall not be included in any computation of the minimum area thereof.	1208.2	
148.	Indicate the location of crawl space access with a min. of 18"x24" opening.	1209.1	
149.	Indicate the location of attic accesses with a min. of 20"x30" opening and min. 30" clear headroom.	1209.2	
150.	Showers and walls above bathtubs with showerheads shall be finished with a smooth, non-absorbent surface to a height not less than 70" above drain inlet.	1210.2.3	
151.	Provide a clear space of 24" in front of the water closet and a min. 15" from its center to side wall and a min. of 30" center to center to any fixture.	CPC 402.5	

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Code Requirements		Code section	Req'd
152.	Shower stalls shall have a clear interior finish area of 7.1 sq. ft. and be able to accommodate a min. 30" circle at the threshold level. These clearances shall be maintained up to a height of 70" above shower drain outlet.	CPC 408.6	
F. BUILDING ELEMENTS			
Chapter 14 – Exterior Walls			
153.	Specify on elevations the proposed exterior wall finish. Specify material and thickness.		
154.	Exterior walls, including basement walls, shall provide the building with a weather-resistant exterior wall envelope. The exterior wall enveloped shall include flashing as described in sec.1405.4.	1403.2	
155.	Balconies and similar projections of combustible construction other than fire-retardant-treated wood shall be fire-resistance rated floor construction in accordance with Table 601 or of heavy timber. The aggregate length shall not exceed 50% of the building's perimeter on each floor. See exceptions in sec.1406.3.	602.4, 1406.3	
156.	Provide veneer design and installation details: thickness, anchors, backing, lintels and support systems.		
Chapter 15 – Roof Assemblies and Rooftop Structures			
157.	Provide details of roof assemblies and specify roof covering materials. Class A or B roof covering shall be required for all Hillside Construction.	Table 1505.1, MMC II-3-2.07	
158.	Fasteners for roof covering shall be corrosion resistant such as copper, brass, stainless steel or galvanized.	1507	
159.	Verify that the penthouse satisfies the provisions of sec.1509.2.		
160.	Roofs with a slope less than 1/4" per foot shall be designed for ponding effect.	1611A.2	
161.	Provide overflow drains. Over flow drain shall be installed with the inlet flow line 2" above the low point of the roof, and shall not be connected to the roof drain lines.	CPC 1101.11.2, 1101.11.2.2	
162.	Extend chimney above any part of the building within 10 ft, but shall not be less than 3 ft above the highest point where the chimney passes through the roof.	2113.9	
163.	Provide make, model and ICC report number for manufactured skylight(s) and fireplace(s).		
Chapter 24 – Glass and Glazing			
164.	Screens shall be provided below sloped glazing of heat-strengthened glass or fully tempered glass shall be provided.	2405.3	
165.	Skylights at angle less than 45 deg. from horizontal plane shall be mounted on a curb at least 4" above roof plane.	2405.4	
166.	Provide safety glazing in the locations as described in sec. 2406.3.		
Chapter 25 – Gypsum Board and Plaster			
167.	Indicate two layers of Grade D paper between plywood shear panel and exterior lath.	2510.6	
168.	Provide details for a corrosion-resistant weed screed on all exterior stud walls at or below the foundation plate line a minimum of 4" above the earth, or 2" above paved areas.	2512.1.2	