



Plan Check Corrections

Building Division

City of Oceanside
Building Division
300 N Coast Hwy
Oceanside, CA 92054
(760) 435-3950

Job Address: 4852 Luna Dr.

APN: 157-182-07-00

Owner: Audelio Landeros

Contact: Ernesto Estrada

Date of Resubmittal: 08/20/2019

Phone: (714) 501-9975

Schools: Oceanside Unified

PermitTRAK No.: BLDG19-2454

Plans Reviewed by: John Gomez

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Date: 08/27/2019

Project description: Convert existing 1-car garage and laundry room into 404 sf accessory dwelling unit

Notice: The 2016 California Existing Building Code (CEBC) Sections 402, 403, 404, & 407 requires all additions, alterations or repairs, changes of occupancy to existing structures to comply with current codes. This also means that any alterations, repairs or additions adding new loads to the existing structure or removing portions of the existing structure will require the existing/remaining portions supporting the new loads (vertically or laterally) will be required to be "brought up to Code".

Additional plan check fees may be required due to:

1. Insufficient progress.
2. Changes to the scope of work.
3. Plan set from original submittal not returned.

Many of the comments/corrections from the first plan review were not addressed on the plans at the second submittal. Please address the remaining comments/corrections on the plans and provide a written response for each item on a separate document at the next plan submittal. Additional comments/directions may be noted at next plan check. In addition to the comments below, also address the redlined comments on the plans marked "City II". Plan approval is also required from the City of Oceanside Planning Division prior to permit issuance.

- ~~1. Revise the codes section on the coversheet of the plan to state that the applicable Code for this project is the 2016 edition of the California Code of Regulations (Title 24) which include:~~
- ~~2. Provide the Assessor's Parcel Number (APN) on the coversheet of the plan. 157-182-07-00~~
3. Provide a sheet index. **SECOND REVIEW: The sheet index is incomplete. Please list all sheets in the plan set on the sheet index, including notes and CF1R forms. The CF1R forms were not attached the second submittal. Please include these sheets at the next submittal.**
4. Provide separate area calculations for both the existing residence and the accessory dwelling unit (ADU). Provide the area of the existing residence before and after the ADU conversion. The area of the ADU shall include the portion of the existing residence that is being converted into the ADU. **SECOND REVIEW: Please provide an area analysis for the following:**
 - a. Existing residence before garage/ADU conversion
 - b. Existing garage before garage/ADU conversion
 - c. Proposed ADU
 - d. Main residence after garage/ADU conversion
- ~~5. Include the covered porch at the back of the house in the lot coverage calculations. Lot coverage includes all structures that are at least 30 inches above grade including roof eaves and overhangs.~~
6. Provide a Waste Management Plan in accordance with CALGreen Section 4.408.1. A minimum of 65% of nonhazardous construction and demolition debris shall be recycled or salvaged for reuse in accordance with either Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. **SECOND REVIEW: Submit prior to permit issuance.**

7. Note on the coversheet of the plan that the residence shall be provided with approved address identification in accordance with Section R319 of the 2016 California Residential Code. **SECOND REVIEW: Same comment. Note not provided on the plan.**
8. ~~On the site plan, show the location of the existing utilities (gas, electric, water, and sewer). Indicate on the plan if any of these utilities will be relocated or upgraded during construction. Provide a work order from San Diego Gas & Electric if the gas and/or electric meters will be moved or modified.~~
9. Show all existing structures on the site plan. The attached aerial image indicates that an accessory structure exists at the rear of the property. Please provide permit records for this structure or indicate on the plan if the building will be demolished as part of this permit. If the building is proposed to remain, either provide permit records or include the construction of the building on this permit application. Approval from the Planning Division is required. **SECOND REVIEW: Include the demolition of the accessory structure on the Scope of Work Statement on the coversheet of the plan.**
10. Provide an existing/demolition plan showing all existing conditions and identifying all elements to be demolished. Provide a wall legend to identify all existing, proposed, and demolished walls. **SECOND REVIEW: Same comment. Provide an existing plan before the garage/ADU conversion. Label all walls, doors, windows, and fixtures that will be demolished. Show changes in finished floor elevations on the existing and proposed floor plans.**
11. Identify on the plan how the clothes dryers will exhaust to the exterior in accordance with Sections 504.4 and 504.4.2 of the 2016 California Mechanical Code. **SECOND REVIEW: Same comment. Identify the dryer exhaust on the plan.**
12. Provide a building sections (cross and transverse) through the ADU and identify all building elements (walls, ceiling and roof framing, insulation, interior and exterior finishes, finished grade, etc.). **SECOND REVIEW: Provide a building section through the new bathroom and ADU and the existing residence. Identify/label the fire-resistive construction between the ADU and main residence.**
13. Dwelling units in two-family dwellings shall be separated from each other by wall assemblies having not less than a 1-hour fire-resistance rating. The wall assembly shall extend to the exterior walls and shall extend from the foundation to the underside of the roof sheathing (2016 CRC Sections R302.3 (see exception #2 of this code)). Provide details for the 1-hour fire resistive rating between the ADU and the main residence. *Note: Refer to Table 721.1(3) of the 2016 CBC or the Gypsum Association Fire Resistance Design Manual (21st Ed.) for minimum protection construction methods for 1-hour rated assemblies.* **SECOND REVIEW: Show the 1-hour fire-resistive rating between the ADU and main residence.**
14. Note on the plan that the electrical wiring for each separate dwelling unit shall not be intermixed per Section 6.15 of the Oceanside Municipal Code. *Note: This means that when power is shut off to one unit, it shall not shut off power to any other units. The circuits for each unit can share a distribution panel, but the circuits must be dedicated to each separate unit. A subpanel can also be utilized.* **SECOND REVIEW: Same comment. Note not provide on the plan.**
15. Clarify on the plan if the driveway will be removed. Detail D2 on Sheet S1 indicates that the finished grade will be 8 inches below finished floor at the driveway. If the driveway will remain, revise the detail to show the waterproofing at the new wall. **SECOND REVIEW: Provide a written response to this correction. Will the driveway remain or be demolished? Detail F1 indicates a new footing and slab at the garage but the foundation plan denotes an existing garage slab. Please clarify in writing and revise the plan as necessary.**
16. Show the location of the instantaneous water heater for the ADU on the plan per the CF1R report. **SECOND REVIEW: Same comment.**

17. Show the location of the mini-split heat-pump/cooling system on the plan per the CF1R report. **SECOND REVIEW: Same comment.**
 18. Provide an evaluation report from a nationally recognized testing laboratory (NRTL) for the vapor barrier membrane to show that the proposed product is suitable for all flooring types. ICC-ESR 1413 indicates that the Redgard product is approved to be used in ceramic tile and dimensional stone flooring installations, and as a shower sub-pan lining. **SECOND REVIEW: Same comment.**
 19. Provide the following notes on the electrical plan:
 - a. Recessed light fixtures in insulated ceilings shall be a listed zero-clearance insulation cover (IC) type, Certified Air Tight (ASTM E283) and sealed with a gasket or caulked between the housing and ceiling. Fixtures shall be certified to comply with Section 110.9 and allow ballast maintenance and replacement to be readily accessible to building occupants from below (CEnC 150.0(k)1C). **Same comment. Note not provide on the plan.**
 - b. Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in CEnC 150.0(k)1C. A JA8-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed ceiling downlight luminaires. **Same comment. Note not provide on the plan.**
 20. Note on the plan that a temperature-limiting device shall be provided at the soaking tubs in conformance with the 2016 CPC section 409.4. The maximum hot water temperature discharging from the bathtub filler shall be limited to 120°F (49°C) by a device that conforms to ASSE 1070, Standard For Water Temperature Limiting Devices, or CSAB125.3, Standard for Plumbing Fittings. The water heater thermostat shall not be considered a control for meeting this provision. **Same comment. Note not provide on the plan**
 21. Provide updated Green Building Residential Mandatory Measures notes from the July 1, 2018 supplement. **Same comment.**
 22. Imprint the Required Special Features and HERS Feature Summary shown on the CF1R report onto the coversheet of the plan. **Same comment.**
 - ~~23. Remove all hand-written notes from the plans and replace them with permanent markings.~~
 24. Make all changes on the original drawings and submit **4 new sets** of corrected plans **and the previous set** that was date stamped at the second submittal.
 25. Submit a written response (on a separate document) for each correction item. **Do not write your responses on this document.** The written response shall indicate **how** the correction item has been addressed and **where** on the plan the correction items can be found (“see plans” and “ok” are not acceptable responses). The plans will not be reviewed without a written response.
 26. Indicate on the written response if changes have occurred to the scope work that are not related to the plan check comments. Describe the changes to the scope of work if applicable.
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