

THE CITY OF IRVINE



RESIDENTIAL ADDITIONAL/ALTERATION PLANS

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC INPUT WHERE INDICATED BY INSTRUCTIONS IN BOLD AND BRACKETED BY THE FOLLOWING SYMBOL <>

(VERSION 2022.3 EFFECTIVE NOVEMBER 2024)

<INSERT LOCATION MAP>

LOCATION MAP



VICINITY MAP

PROJECT INFORMATION REQUIREMENTS

PROJECT LOCATION: <INSERT STREET ADDRESS AND/OR MAJOR CROSS-STREETS>

PROJECT DESCRIPTION: <INSERT BRIEF DESCRIPTION OF PROJECT, INCLUDING AREA (SQ. FT.) OF ADDITION AND/OR REMODEL>

SPRINKLERS: INDICATE YES OR NO. IF YES, SPECIFY NFPA-13D WHERE THE EXISTING BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS. ANY NEWLY CREATED LIVING, SLEEPING, EATING, COOKING, OR SANITATION AREA SHALL BE EQUIPPED WITH AUTOMATIC FIRE SPRINKLERS, INCLUDING, BUT NOT LIMITED TO, CONVERTED ATTICS, CARPORTS WITH NEW HABITABLE SPACE ABOVE, AND ENCLOSED PATIO COVERS/CALIFORNIA ROOMS.

ANY ADDITION OR MODIFICATION TO AN EXISTING FIRE SPRINKLER SYSTEM IS SUBJECT TO A SEPARATE APPROVAL AND PERMIT FROM THE ORANGE COUNTY FIRE AUTHORITY (OCFA).

CITY OF IRVINE MUNICIPAL CODE (IMC) AND INFO. BULLETINS (IB)

[NOTE: COMPLETE IMC TEXT IS AVAILABLE ON THE INTERNET AT WWW.MUNICODE.COM]

THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE IRVINE MUNICIPAL CODE PROVISIONS AND/OR PUBLISHED INFORMATION BULLETINS INCLUDING BUT NOT LIMITED TO:

LIMITS OF PROJECT DURATION [IMC SECT. 5-9-205]

ABSOLUTE MAXIMUM DURATIONS FOR CONSTRUCTION PROJECTS RELATING TO EXISTING RESIDENCES:

- 18 MONTHS - APPLIES TO ANY IMPROVEMENT LOCATED ON A RESIDENTIAL PROPERTY CONTAINING A GROUP R-3 RESIDENTIAL BUILDING

THESE DURATIONS COMMENCE ON THE DAY A PERMIT IS ISSUED. PROJECTS FAILING TO FINISH ON TIME ARE SUBJECT TO LEGAL ACTION INCLUDING THE ASSESSMENT OF FINES. THE BUILDING OFFICIAL MAY GRANT ONE EXTENSION OF TIME FOR AN ADDITIONAL PERIOD NOT TO EXCEED SIX MONTHS. REQUEST FOR EXTENSION MUST BE COMPLETED IN WRITING.

LOT DRAINAGE AND EXTERIOR WALL REQUIREMENTS [IB 273]

LOTS SHALL SHEET FLOW AWAY FROM RESIDENCE A MINIMUM OF 5 FEET AT 2 PERCENT SLOPE. EXTERIOR WALL COVERING OF PLASTER OR STUCCO SHALL BE PROVIDED WITH A WEEP SCREED LOCATED AT OR BELOW THE FOUNDATION PLATE LINE, AND 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVEMENT.

SURVEY REQUIREMENTS TO ESTABLISH PROJECT LINE SETBACKS [IB 302]

THE PROPOSED RESIDENTIAL ADDITION <IS/IS NOT> LOCATED WITHIN ONE FOOT OF A REQUIRED EXISTING SIDE, FRONT, AND/OR REAR YARD SETBACK AS DEFINED IN CITY OF IRVINE BULLETIN NO. 302.

SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR SITE SURVEY, PREPARED BY A CALIFORNIA-LICENSED LAND SURVEYOR OR CIVIL ENGINEER.

WATER CONSERVING PLUMBING FIXTURES [IB 321]

RESIDENTIAL BUILDINGS FOR WHICH AN INITIAL FINAL INSPECTION WAS RECEIVED ON OR BEFORE JANUARY 1, 1994 SHALL HAVE ALL NONCOMPLIANT PLUMBING FIXTURES REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES IN ACCORDANCE WITH IB 321 OR SHALL BE SELF-CERTIFIED USING THE CITY WATER CONSERVING PLUMBING FIXTURE CERTIFICATION FORM.

ATTIC AND UNDERFLOOR VENT COVERS [IMC SECT. 5-9-401 E. & 5-9-402 L.]

ALL NEW ROOF AND UNDER-FLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. (CBC 706A.2) SEE DETAIL <PROVIDE DETAIL REFERENCE>

ROOFING [IMC SECT. 5-9-401 F. & 5-9-402 M.]

ALL NEW ROOF COVERING MATERIAL SHALL BE CLASS A AS TESTED IN ACCORDANCE WITH UL 790 OR ASTM E108.

SECURITY DESIGN STANDARDS [IMC SECT. 5-9-501 THROUGH 5-9-520]

SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

CONSTRUCTION WASTE [IMC SECT. 6-7]

RECYCLING OF MATERIALS SHALL CONFORM TO THE CONSTRUCTION AND DEMOLITION MATERIALS RECYCLING REQUIREMENTS OF THE CITY OF IRVINE MUNICIPAL CODE (IMC) SECTIONS 6-7-1001 THROUGH 6-7-1012.

CONSTRUCTION WORK HOURS [IMC SECT. 6-8-205]

MON-FRI 7 AM TO 7 PM
SAT 9 AM TO 6 PM
NO WORK ON SUNDAYS OR FEDERAL HOLIDAYS

SPECIAL INSPECTION

THIS PROJECT IS SUBJECT TO THE FOLLOWING SPECIAL INSPECTIONS PER CALIFORNIA BUILDING CODE (CBC) CHAPTER 17 AND SHALL FOLLOW THE REQUIREMENTS AS DEFINED IN CITY OF IRVINE INFORMATION BULLETIN NO. 278. IB 181 INCLUDES CITY OF IRVINE SPECIAL INSPECTION REQUIREMENTS FOR CONCRETE PLACEMENT IN FOUNDATIONS AND SLAB ON GRADE FOR RESIDENTIAL PROJECTS.

<INSERT ITEMS SUBJECT TO SPECIAL INSPECTION HERE OR INDICATE 'N/A'>

VERY HIGH FIRE HAZARD SEVERITY (VHFS) AREA (CRC SECTION R337)

<SELECT ONE OF THE FOLLOWING OPTIONS. THE FOLLOWING REQUIREMENTS APPLY IN THEIR ENTIRETY; THE FOLLOWING REQUIREMENTS ARE NOT APPLICABLE AS THE PROJECT IS NOT WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE; THE FOLLOWING REQUIREMENTS APPLY AS INDICATED BY THE APPROVED FIRE PROTECTIONS PLAN>

FOR APPROVED FIRE PROTECTION PLAN, SEE <INSERT PLAN SHEET WHERE APPROVED FIRE PROTECTION PLAN IS PROVIDED>

FOR ADDITIONAL INFORMATION, CALL 949-724-8522 OR 949-724-6524.

NATURAL GAS SYSTEM GENERAL NOTES

- ACCEPTABLE PIPE MATERIALS:
 - BLACK STEEL SCHEDULE 40 - ASME B36.10, ASTM A53, OR ASTM A106
 - ALUMINUM ALLOY - ASTM B241, MUST BE COATED TO PROTECT AGAINST EXTERNAL CORROSION; NOT ALLOWED IN EXTERIOR LOCATIONS OR UNDERGROUND.
 - CORRUGATED STAINLESS STEEL - CSA LC-1
 - POLYETHYLENE (PE) PLASTIC - ASTM D2513, ALLOWED FOR INSTALLATION OUTDOORS, UNDERGROUND ONLY; INSTALL TRACER WIRE (THICKNESS AWG 14) TO FACILITATE LOCATING.
- METALLIC PIPE JOINTS AND FITTINGS SHALL BE THREADED, FLANGED, BRAZED, WELDED, OR PRESS-CONNECT FITTINGS. (CPC 1208.6.10.1)
- PLASTIC PIPE JOINTS AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (CPC 1208.6.11)
- UNDERGROUND PIPING INSTALLATION.
- METALLIC PIPING IS PROHIBITED FOR UNDERGROUND INSTALLATION IN THE CITY OF IRVINE.
 - MINIMUM 18 INCHES BELOW GROUND. (CPC 1210.1.1)
 - WHERE INSTALLED THROUGH THE OUTER FOUNDATION OR BASEMENT WALL, ENCASE IN A PROTECTIVE SLEEVE. THE SPACE BETWEEN THE PIPE AND THE SLEEVE, AND THE SLEEVE AND THE WALL MUST BE SEALED. (CPC 1210.1.5)
 - WHERE INSTALLED UNDERGROUND BENEATH BUILDINGS, ENCASE IN A CONDUIT DESIGNED TO WITHSTAND THE IMPOSED LOADS. (CPC 1210.1.6)
- APPLIANCES CONNECTED TO THE GAS PIPING SYSTEM SHALL HAVE AN ACCESSIBLE MANUAL SHUT-OFF VALVE EACH SERVING A SINGLE APPLIANCE AND INSTALLED WITHIN 6 FEET OF THE APPLIANCE IT SERVES. (CPC 1212.6)

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT. SEE SHEET <SPECIFY SHEET ON WHICH CERTIFICATES OF COMPLIANCE ARE LOCATED> FOR COMPLETE COMPLIANCE DOCUMENTATION.

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL RESIDENTIAL ALTERATIONS THAT INCREASE THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE. SEE SHEET <INSERT SHEET NUMBER OR N/A> FOR APPLICABLE GREEN BUILDING STANDARDS NOTES AND REQUIREMENTS.

PRE-CONSTRUCTION MEETING REQUIREMENT

ALL CONSTRUCTION PROJECTS INVOLVING ADDITIONS TO RESIDENTIAL STRUCTURES OVER 500 SQ.FT. SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. THESE MEETINGS, WHILE NOT REQUIRED BY CITY CODE FOR RESIDENTIAL IMPROVEMENTS, ARE BENEFICIAL FOR THIS TYPE OF RESIDENTIAL ADDITIONS. TO SCHEDULE A PRE-CONSTRUCTION MEETING, PLEASE CONTACT THE RESIDENTIAL INSPECTIONS SUPERVISOR AT (949)724-6666.

KITCHEN REMODEL GENERAL NOTES

- THE MAXIMUM FLOW RATE STANDARD FOR NEW SINK FAUCETS SHALL BE 1.8 GPM AT 60 PSI, IN COMPLIANCE WITH THE CALIFORNIA PLUMBING CODE.

KITCHEN RANGE HOOD AIRFLOW RATES

- CALIFORNIA ENERGY CODE (CEC) TABLE 150.0-B; KITCHEN RANGE HOOD AIRFLOW RATES (CFM) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS ACCORDING TO DWELLING UNIT FLOOR AREA AND KITCHEN RANGE FUEL TYPE.

DWELLING UNIT FLOOR AREA (ft ²)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
> 1500	50% CE or 110 cfm	70% CE or 180 cfm
> 1000 - 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 - 1000	55% CE or 130 cfm	85% CE or 280 cfm
< 750	65% CE or 160 cfm	85% CE or 280 cfm

KITCHEN LIGHTING

- ALL NEW OR ALTERED LIGHTING SHALL COMPLY WITH CURRENT MANDATORY FEATURES PER CALIFORNIA ENERGY CODE (CEC) SECTION 150.0(k).
- ALL NEW AND ALTERED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.
- RECESSED DOWN-LIGHT LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE PROVIDED WITH ZERO RECESS INSULATION COEFFICIENT (ZRC) OF 1.0 OR GREATER AND A SHORT DIMENSION OF AT LEAST 12 INCHES. (CEC 210.52(C))
- LED LUMINAIRES SHALL BE INSTALLED IN LED FIXTURES RATED FOR THE SPECIFIC WATTAGE.
- LIGHTING FROM ADJACENT KITCHEN AREA SUCH US DINING AND NOOK AREAS SHALL HAVE SEPARATE CONTROLS IF NOT PART OF THE AREA OF REMODEL.

KITCHEN ELECTRICAL OUTLETS

- ALL ELECTRICAL 125V THROUGH 250V OUTLETS INSTALLED TO SERVE THE COUNTERTOP SURFACE IN A KITCHEN OR WITHIN 6 FT FROM THE TOP INSIDE EDGE OF THE SINK BOWL, SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION (GFCI) PER CEC 210.8 (A)(6).
- ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES IN KITCHENS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR BY OTHER METHOD IN ACCORDANCE WITH CEC 210.12(A). (CEC 210.12(A)(1))
- RECEPTACLE OUTLETS SHALL BE INSTALLED ON OR WITHIN 20 INCHES ABOVE COUNTERTOPS AND WORK SURFACES SUCH THAT:
 - NO POINT ALONG THE WALL LINE ADJACENT TO COUNTERTOPS AND WORK SURFACES AT LEAST 12 INCHES IN WIDTH IS MORE THAN 24 HORIZONTAL INCHES FROM A RECEPTACLE OUTLET. COUNTERTOP BEHIND A RANGE OR SINK IS EXEMPT UNLESS SUCH COUNTERTOP IS AT LEAST 12 INCHES WIDE OR 18 INCHES WIDE FOR A CORNER INSTALLATION.
 - AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF AT LEAST 24 INCHES AND A SHORT DIMENSION OF AT LEAST 12 INCHES. (CEC 210.52(C))
 - AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP WITH A LONG DIMENSION OF 2 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC SECTION 210.52(C)(2).
 - AT LEAST ONE GFCI PROTECTED RECEPTACLE OUTLET IS TO BE INSTALLED AT EACH PENINSULAR COUNTERTOP WITH A LONG DIMENSION OF 3 FEET OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER PER CEC 210.52(C)(3).
- RECEPTACLE OUTLETS SHALL BE LOCATED ON OR ABOVE, BUT NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP PER CEC 210.52(C)(3)(1).
- PROVIDE A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS FOR RECEPTACLES IN THE KITCHEN PER CEC 210.11(C)(1).

BATHROOM REMODEL GENERAL NOTES

- THE MAXIMUM FLOW RATE STANDARDS FOR NEW PLUMBING FIXTURES SET BY THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGSBC 4.303) ARE AS FOLLOWS:
 - WATER CLOSETS 1.28 GALLONS PER FLUSH (SEE NOTE 2)
 - SHOWER HEADS 1.8 GPM @ 80 PSI (SEE NOTE 1)
 - LAVATORY FAUCETS 1.2 GPM @ 60 PSI

NOTES:

- (1) WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME.
 - THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINE AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE FLOOR. (CRC R307)
- ALL GLAZING LESS THAN 60 INCHES ABOVE A SHOWER OR TUB FLOOR SHALL BE SAFETY GLAZING TYPE. (CRC R308.4.5)
- ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM RECEPTACLES SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION.
- BATHROOM BRANCH CIRCUITS; AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS, OTHER EQUIPMENT, SUCH US LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY (CEC 210.11(C)(3)).
- BATHROOM ELECTRICAL OUTLETS; AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN (CEC 210.52 (D)).
- RECEPTACLES AT BATHTUBS AND SHOWER SPACES SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTAL AND 8 FEET VERTICAL FROM THE TOP OF THE BATHTUB RIM OR THE SHOWER THRESHOLD. (CEC 408.8(C)).
- PRIVATE BATHROOMS WITH A BATHTUB OR SHOWER SHALL BE PROVIDED WITH ENERGY STAR COMPLIANT EXHAUST FANS CONTROLLED BY A HUMIDITY CONTROL, AND HAVING A MINIMUM CAPACITY OF 20 CFM CONTINUOUS OR 50 CFM INTERMITTENT. (CMC TABLE 403.7, CGSBC 4.506.1)
- WATER CLOSETS AND BIDETS SHALL BE INSTALLED A MINIMUM OF 15 INCHES FROM ANY WALL OR OBSTRUCTION MEASURED TO THE CENTERLINE OF THE FIXTURE, AND 30 INCHES TO A SIMILAR FIXTURE MEASURED CENTERLINE TO CENTERLINE. THE CLEAR FLOOR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC 402.5)
- FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS SHALL BE PROVIDED WITH AN ACCESS PANEL OR UTILITY CLEAR SPACE NOT LESS THAN 12 INCHES IN ITS LEAST DIMENSION. (CPC 402.10)
- SHOWERS SHALL HAVE A WASTE OUTLET AND FIXTURE TALLPIECE (P-TRAP) NOT LESS THAN 2 INCHES IN DIAMETER. (CPC 408.4)
- SHOWER THRESHOLD (WHERE PROVIDED) SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCHES DOOR. SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS. (CPC 408.5)
- SHOWER COMPARTMENTS, REGARDLESS OF THE SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. (CPC 408.6)
- CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR OTHERWISE

- ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE OF THE COMPARTMENT. (CPC 408.9)
- WHERE TWO SEPARATE HANDLES CONTROL THE HOT AND COLD WATER, THE LEFT-HANDED HANDLE SHALL CONTROL HOT WATER. (CPC 417.5)
- THE NUMBER OF WATER CLOSETS SERVED BY A 3-INCH DRAIN SHALL NOT EXCEED FIVE. (CPC TABLE 703.2)
- NEWLY INSTALLED LUMINAIRES IN A BATHROOM:
 - SHALL BE HIGH EFFICACY AND MEET THE APPLICABLE REQUIREMENTS OF CEC TABLE 150.0-A. (CEC 150.0(k)(1) A)
 - WHEN RECESSED, SHALL BE LISTED FOR ZERO CLEARANCE, LABELED TO CERTIFY AIR LEAKAGE LESS THAN 2 CFM, SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING, AND SHALL NOT CONTAIN SCREW BASE SOCKETS. (CEC 150.0(k)(1) C)
 - SHALL BE CONTROLLED SEPARATELY FROM EXHAUST FANS. (CEC 150.0(k)(2) G)
 - SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS ALLOWING THE LIGHTS TO BE MANUALLY TURNED ON AND OFF. (CEC 150.0(k)(2) A)
- SHALL NOT HAVE CONTROLS THAT BYPASS A DIMMER, OCCUPANT SENSOR, OR VACANCY SENSOR. (CEC 150.0(k)(2) B)
- MUST HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. (CEC 150.0(k)(2) E.)
- THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JAB REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR, SHALL HAVE DIMMING CONTROLS. (CEC 150.0(k)(2) D)

OUTDOOR COOKING APPLIANCE

REFER TO CALIFORNIA MECHANICAL CODE SECTION 923.0 FOR OUTDOOR COOKING APPLIANCES.

923.1 LISTED UNITS: LISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTION.
923.2 UNLISTED UNITS: UNLISTED OUTDOOR COOKING APPLIANCES SHALL BE INSTALLED OUTDOORS WITH CLEARANCES TO COMBUSTIBLE MATERIALS OF NOT LESS THAN 36 INCHES AT THE SIDES AND BACK AND NOT LESS THAN 48 INCHES AT THE FRONT. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION.

OUTDOOR DECORATIVE APPLIANCES

REFER TO CALIFORNIA MECHANICAL CODE SECTION 923.0 FOR OUTDOOR OPEN FLAME DECORATIVE APPLIANCES.

923.1.1 LISTED UNITS: LISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION (NFPA 54-10.32.3.1)
923.1.2 UNLISTED UNITS: UNLISTED OUTDOOR OPEN FLAME DECORATIVE APPLIANCES SHALL BE INSTALLED OUTDOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION AND CLEARANCES TO COMBUSTIBLE MATERIALS OR NOT LESS THAN 36 INCHES FROM THE SIDES. IN NO CASE SHALL THE APPLIANCE BE LOCATED UNDER OVERHEAD COMBUSTIBLE CONSTRUCTION. (NFPA 54-10.32.2)

DOOR /WINDOW REPLACEMENT

REPLACEMENTS OF DOORS AND WINDOWS HAVING THE SAME DIMENSIONS OF THOSE BEING REPLACED SHALL MEET REQUIREMENTS FOR WEATHER PROOFING, SECURITY AND ENERGY EFFICIENCY.
REPLACEMENT OF EXTERIOR DOORS AND WINDOWS SHALL BE IN COMPLIANCE WITH SECURITY REQUIREMENTS DESCRIBED IN CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-511 THRU 5-9-516.
CALIFORNIA ENERGY CODE (CEC) SECTION 150.2(i)(1) B REQUIRES DOORS/WINDOWS TO MEET U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT (SHGC) IN PRESCRIPTIVE STANDARDS. PER TABLE 150.1A CLIMATE ZONE 8 REQUIREMENTS ARE AS FOLLOWS:

- MAXIMUM U-FACTOR = 0.30
- MAXIMUM SHGC = 0.23
- MAXIMUM TOTAL AREA = 20%
- MAXIMUM WEST FACING AREA = 5%

SPACE CONDITIONING SYSTEM CHANGE OUT

FOR REQUIREMENTS FOR ALTERATIONS MADE TO RESIDENTIAL SPLIT SYSTEM AIR CONDITIONER CONDENSING UNIT, HEATING OR COOLING COIL, OR FURNACE HEAT EXCHANGER REPLACEMENT, REFER TO IB 310.
ENTIRELY NEW OR COMPLETE REPLACEMENT OF SPACE-CONDITIONING SYSTEM SHALL BE PROVIDED WITH THE FOLLOWING:

- ALL NEW EQUIPMENT SHALL BE CERTIFIED WITH THE CALIFORNIA ENERGY COMMISSION.
- A/C EFFICIENCY-CENTRAL, SINGLE PHASE AIR CONDITIONERS AND AIR SOURCE HEAT PUMPS SHALL HAVE A MINIMUM SEASONAL ENERGY EFFICIENCY RATIO (SEER) OF 14.
- GAS-FIRED FURNACE EFFICIENCY SHALL BE AN ANNUAL FUEL UTILIZATION (AFUE) OF 80% FOR UNITS HAVING CAPACITY LESS THAN 225,000 BTU/H AND AN 81% FOR UNITS HAVING CAPACITY EQUAL OR GREATER THAN 225,000 BTU/H.
- SETBACK CAPABILITY THERMOSTAT THAT ALLOWS THE BUILDING OCCUPANT TO PROGRAM THE TEMPERATURE SET-POINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS.
- ALL DUCTS LOCATED IN UNCONDITIONED SPACE SHALL BE PROVIDED WITH DUCT INSULATION R-8.
- HOSE INSULATION FOR SPLIT SYSTEM AIR CONDITIONERS THE SUCTION LINE ONLY REQUIRES INSULATION HAVING A THICKNESS OF 1.5 INCHES FOR LINES HAVING A DIAMETER LESS THAN 1.5 INCHES AND A THICKNESS OF 1 INCH FOR LINES HAVING A DIAMETER OF 1.5 INCHES OR MORE. INSULATION MUST BE SUITABLE FOR OUTDOOR USE AND BE PROTECTED AGAINST DAMAGE FROM SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND.
- SEALING OF ALL DUCTS PART OF THE AIR DISTRIBUTION AND LEAKING TESTING. NOTE THAT IN RESIDENTIAL DUCT SYSTEM LEAKAGE TO OUTSIDE SHALL NOT EXCEED 5% OF THE NOMINAL SYSTEM AIRFLOW.

REFER TO IB 310 FOR TESTING AND INSPECTION REQUIREMENTS.

MECHANICAL VENTS AND EXHAUST TERMINATIONS AT ZERO LOT LINES AND YARD EASEMENTS

REFER TO CITY OF IRVINE INFORMATIONAL BULLETIN NO. 325 THAT PROHIBITS MECHANICAL APPLIANCES AND THEIR VENTS AND EXHAUSTS TERMINATIONS AT SUCH EASEMENTS.

SMOKE ALARM AND CARBON MONOXIDE ALARM REQUIREMENTS

WHERE ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING BUILDING PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. (CRC R314)

FOR EXISTING BUILDINGS AND NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS CONTAINING A FUEL-FIRE APPLIANCE OR FIREPLACE, OR THAT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT. (CRC R315)

POOL AND SPA NOTES

FOR GENERAL NOTES FOR SWIMMING POOLS AND SPAS, REFER TO <https://irvineca.seamlessdocs.com/IC020091000179472527>.

STORMWATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3, WATER, OF DIVISION 9 OF TITLE 6 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
- SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.

- TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS)

CALIFORNIA BUILDING CODE	2022
CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022
CALIFORNIA MECHANICAL CODE	2022
CALIFORNIA ELECTRICAL CODE	2022
CALIFORNIA PLUMBING CODE	2022
CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	2022

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE CITY SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY.

<INSERT COMPREHENSIVE LIST OF DEFERRED SUBMITTALS USING SEPARATE LINE PER ITEM>

FOR EXAMPLE:

- HAND RAILS/GUARD RAILS
- WOOD TRUSSES

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

BE ADVISED, SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTOS IN ALL RENOVATION AND DEMOLITION ACTIVITIES. PLEASE REFER TO RULE 1403 (<http://www.aqmd.gov/docs/default-source/rule-book/req-1403.pdf>) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT A DEMOLITION NOTIFICATION BE SUBMITTED TO SOUTH COAST AQMD PRIOR TO THE BEGINNING OF ANY DEMOLITION WORK. THE PROPOSED SCOPE OF WORK IN THIS SET OF PLANS INCLUDES DEMOLITION THAT MAY INCLUDE THE REMOVAL OF ASBESTOS CONTAINING MATERIALS AND/OR STRUCTURAL ELEMENTS. PER SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1403, NOTIFICATION TO SCAQMD WILL BE REQUIRED. I, <INSERT OWNER'S NAME>, THE OWNER OF THE PROPERTY AT <INSERT STREET ADDRESS> SHALL HAVE MY SELECTED CALIFORNIA LICENSED CONTRACTOR PERFORMING THE DEMOLITION WORK, OR MYSELF ACTING AS THE OWNER-BUILDER, FORMALLY NOTIFY SCAQMD PRIOR TO THE START OF ANY DEMOLITION WORK. THE SCAQMD RULE 1403 NOTIFICATION CONFIRMATION SHALL BE MADE AVAILABLE ON THE JOBSITE.

OWNER SIGNATURE _____ DATE _____

EPA RENOVATION, REPAIR, AND PAINTING (RRP) RULE

EPA REGULATIONS REQUIRE THAT ANY CONTRACTOR OR MAINTENANCE STAFF WHO DISTURBS LEAD-BASED PAINT IN A PRE-1978 RESIDENCE OR CHILD-CARE FACILITY MUST BE LEAD-SAFE CERTIFIED AND TRAINED IN LEAD-SAFE WORK PRACTICES.

NOTE: PLAN REVIEW IS LIMITED TO ARCHITECTURAL, STRUCTURAL AND ENERGY REQUIREMENTS. IT IS RESPONSIBILITY OF THE DESIGNER AND/OR CONTRACTOR TO ENSURE ALL PLUMBING, MECHANICAL AND ELECTRICAL FIXTURES AND APPLIANCES ARE INSTALLED PER CODE AND APPLICABLE LISTINGS.

PROPERTY EASEMENTS

IF THE PROPERTY CONTAINS ONE OR MORE EASEMENTS OF RECORD, CLEARLY IDENTIFY AND LABEL EACH EASEMENT (E.G. EASEMENT TO NEIGHBOR, WATER DISTRICT EASEMENT, ETC.), AND IDENTIFY THE WIDTH ON THE SITE PLAN, WHERE THE SUBJECT PROPERTY CONTAINS NO EASEMENTS, PLEASE COMPLETE THE FOLLOWING STATEMENT:

I, <INSERT OWNER OR AUTHORIZED AGENT NAME> PROPERTY OWNER/AUTHORIZED AGENT CONFIRM THE SUBJECT PROPERTY CONTAINS NO EASEMENT(S) RESTRICTING THE PROPOSED CONSTRUCTION AS SHOWN ON THESE PLANS.

SIGNATURE (OWNER OR AUTHORIZED AGENT) _____ DATE _____

SHEET INDEX