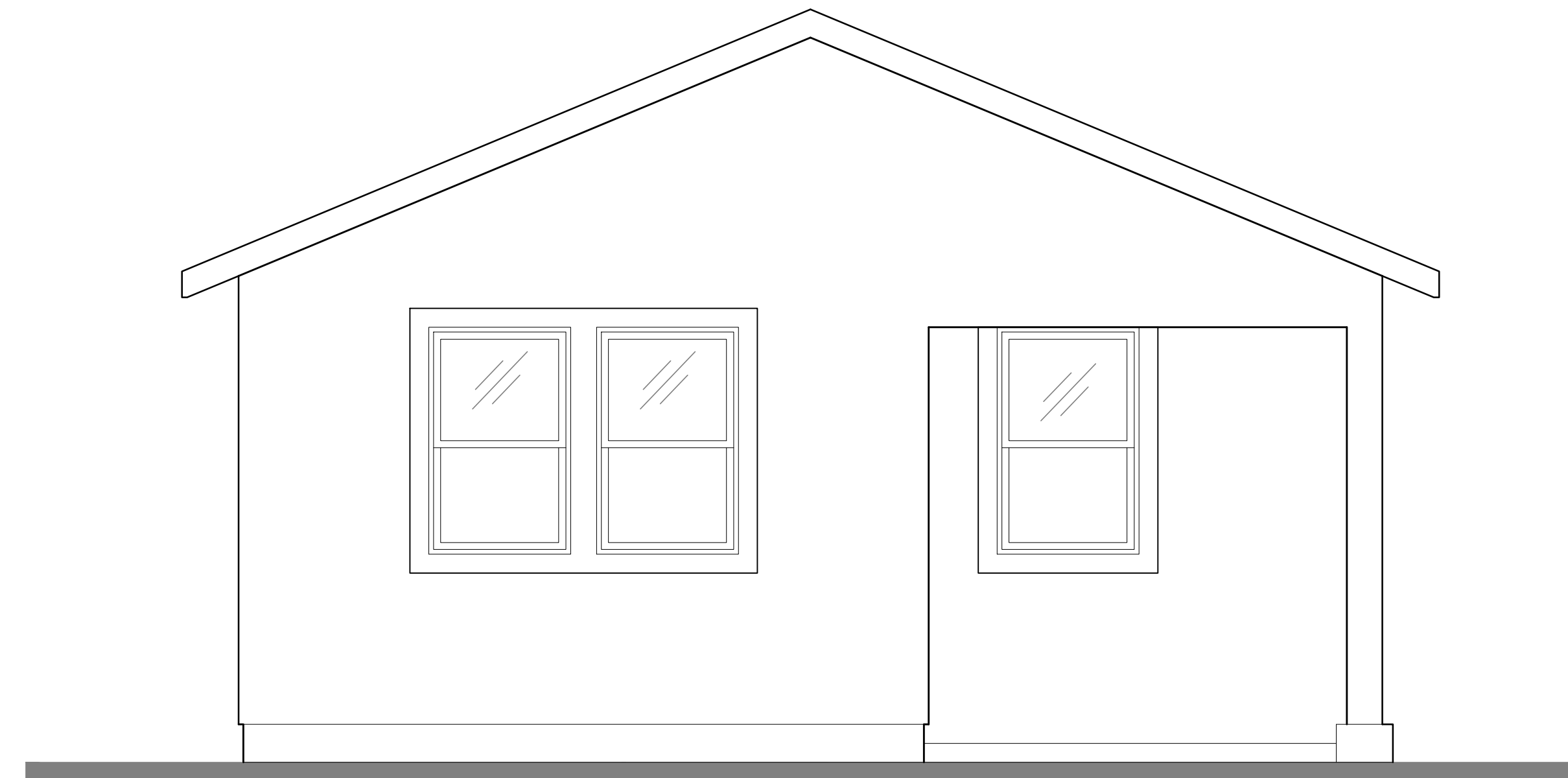


ADDITIONAL NOTES

City of  
SACRAMENTO  


---

Community Development



PROJECT DATA

\* REFER TO ATTACHED OWNER CERTIFICATION FORM CDD-0438 FOR ADDRESS, PARCEL NUMBER, PROPERTY OWNER OR ANY ADDITIONAL SITE SPECIFIC PROJECT DATA.

JURISDICTION: CITY OF SACRAMENTO  
 OCCUPANCY: R-3  
 TYPE OF CONSTRUCTION: V-B  
 FIRE SPRINKLERS: NO  
 PV REQUIRED: NO (PER SECTION 150.1(c)140, EXCEPTION 2 < 1.8kWdc)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ENERGY CODE (CENC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
- 2022 CALIFORNIA REFERENCE STANDARDS CODE
- CURRENT CITY OF SACRAMENTO CODES AND ORDINANCES

PROJECT DESCRIPTION

NEW SINGLE STORY 20'x30' ACCESSORY DWELLING UNIT:

BEDROOMS: 1  
 BATHROOMS: 1  
 HABITABLE LIVING AREA: 600 SQ FT  
 COVERED PORCH: 24 SQ FT  
 UTILITY CLOSET: 9 SQ FT

NOTES TO OWNER/BUILDER

1. ALL WORK SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY CODES AND REGULATIONS LISTED HEREIN AND AS REQUIRED BY THE STATE OF CALIFORNIA AND ALL RELEVANT REGULATORY BODIES.
2. FLOOR PLAN DIMENSIONS SHOWN ARE FACE OF FRAME UNLESS OTHERWISE NOTED AT NEW CONSTRUCTION. DIMENSIONS NOTED AS "CLEAR" ARE TO PRECISELY MAINTAINED.
3. DO NOT DRILL OR CUT JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. MAKE OPENINGS OF PROPER SIZE FOR CONDUITS, DUCTS, PIPES, AND OTHER ITEMS PASSING THROUGH OPENINGS.
4. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
5. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
6. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
7. BLOCKING TO BE PROVIDED BEHIND ALL WALL-MOUNTED ACCESSORIES.

NOTES TO OWNER/BUILDER

1. BUILDER TO VERIFY THAT THE SANITARY SEWER SERVING THE ADU WILL HAVE A MINIMUM SLOPE OF 2% FROM THE LOWEST PART OF THE SYSTEM IN THE ADU TO THE POINT IT CONNECTS TO THE SEWER SYSTEM OF THE MAIN HOUSE. IF EXISTING SLOPE IS LESS THAN 2%, A PUMP MAY BE USED.
2. AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY. THE GROUND IMMEDIATELY ADJACENT TO THE ADU FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6" (5% SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM BUILDING.
3. ADDRESS ASSIGNMENT IS REQUIRED PRIOR TO FINAL INSPECTION OF THE BUILDING PERMIT.

NOTE TO PERSONS WITH DISABILITIES

PLANS HAVE BEEN DESIGNED TO ACCOMMODATE CBC, CHAPTER 11B ACCESSIBLE FEATURES, AND PLANS ARE INCLUSIVE OF COMMONLY UTILIZED DETAIL DRAWINGS. THESE MAY BE INCORPORATED INTO THE CONSTRUCTION AT THE OWNER'S DISCRETION, AND ARE CONSIDERED COMPLETELY VOLUNTARY ON PART OF THE PERMIT HOLDER.

RESTRICTIONS AND REQUIREMENTS FOR USE OF THESE PLANS

1. THIS STRUCTURE MUST BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 5' FROM ALL LOT LINES, WITH THE EXCEPTION OF WALL LINE "1" (SEE SHEET FSD.1 FOR WALL LINE "1" OPTIONS).
2. THIS STRUCTURE MUST BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 4' FROM ANY RESIDENTIAL STRUCTURE (OR STRUCTURES ACCESSORY TO ON THE SAME LOT), WITHOUT EXCEPTION.
3. ALL PORTIONS OF THIS STRUCTURE MUST BE LOCATED WITHIN 150 FEET FROM THE STREET ACCESS TO THIS LOT.
4. THESE PLANS ARE NOT VALID FOR USE WHEN THE MAIN RESIDENCE ON THE PARCEL IS, OR IS REQUIRED TO BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.
5. THESE PLANS MAY ONLY BE USED FOR CONSTRUCTION ON LOTS WITHIN THE CITY OF SACRAMENTO AND ONLY IF ALL PROPERTY OWNERS EXECUTE A HOLD HARMLESS AGREEMENT TO THE SATISFACTION OF THE CITY OF SACRAMENTO.
6. APPLICANT IS REQUIRED TO PROVIDE A SITE PLAN AND INCORPORATE IT INTO THIS PLAN SET PRIOR TO SUBMITTING PLANS

SHEET INDEX

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. T1.1</li> <li>2. C1.1</li> <li>3. FSD.1</li> <li>4. A1.1</li> <li>5. A2.1</li> <li>6. A2.2</li> <li>7. A3.1</li> <li>8. S1.1</li> <li>9. S1.2</li> <li>10. S2.1</li> <li>11. SN.1</li> <li>12. SD.1</li> <li>13. EN.1</li> <li>14. EN.2</li> <li>15. EN.3</li> <li>16. GB.1</li> <li>17. GB.2</li> <li>16. AD.1</li> </ol> | TITLE SHEET, PROJECT DATA<br>SITE PLAN (PROVIDED BY APPLICANT)<br>FIRE SEPARATION DISTANCE DETAILS<br>RESIDENTIAL CODE REQUIREMENTS<br>FLOOR PLAN, DIMENSIONED FLOOR PLAN<br>ROOF PLAN, ELECTRICAL PLAN<br>ELEVATIONS<br>FOUNDATION PLAN, WALL BRACING PLAN<br>ROOF FRAMING PLAN, CEILING FRAMING PLAN<br>STRUCTURAL SECTION<br>STRUCTURAL NOTES<br>STRUCTURAL DETAILS<br>ENERGY COMPLIANCE DOCUMENTS<br>ENERGY COMPLIANCE DOCUMENTS<br>ENERGY COMPLIANCE DOCUMENTS<br>2022 CALIFORNIA GREEN BUILDING STANDARDS<br>2022 CALIFORNIA GREEN BUILDING STANDARDS<br>ACCESSIBILITY DETAILS |
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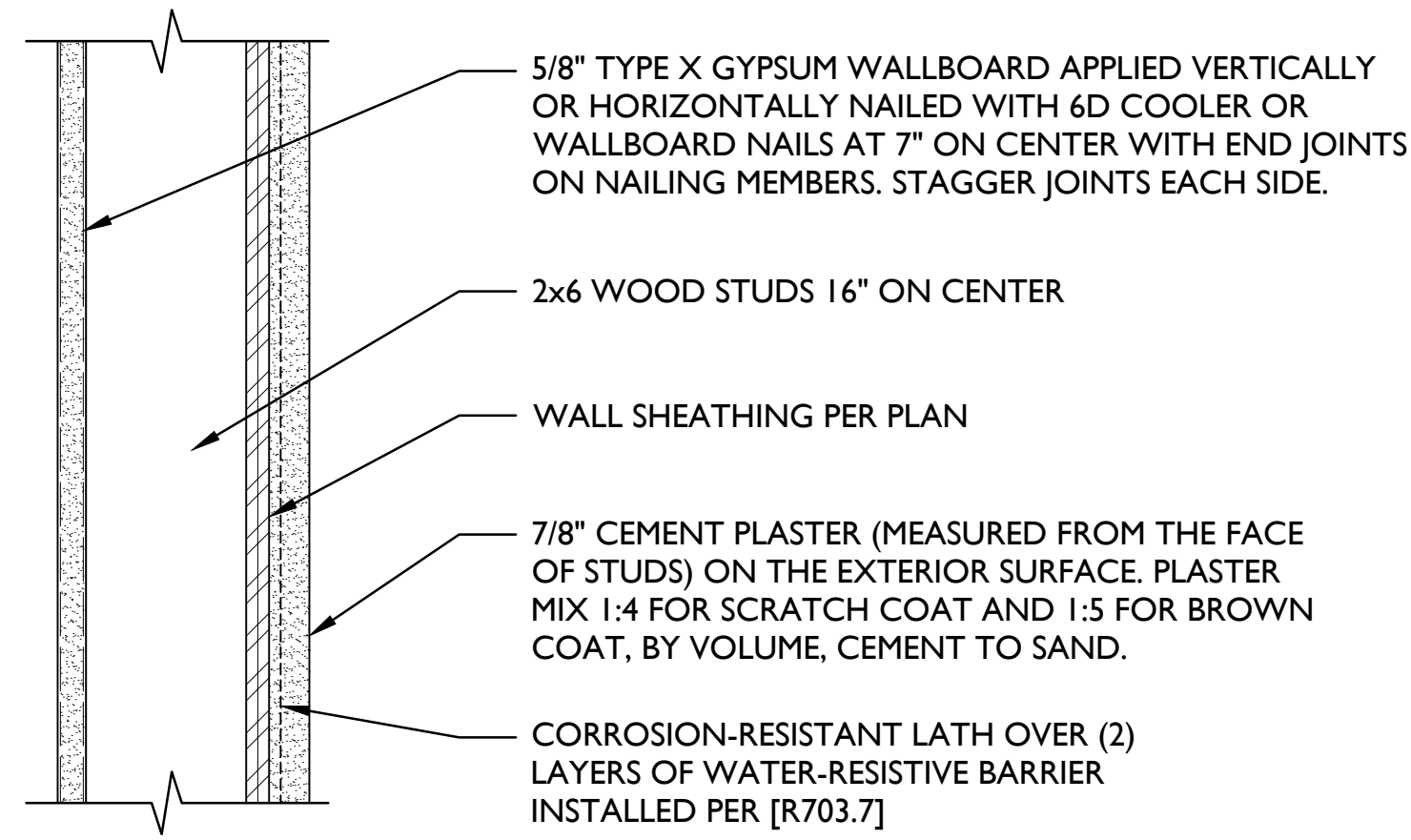
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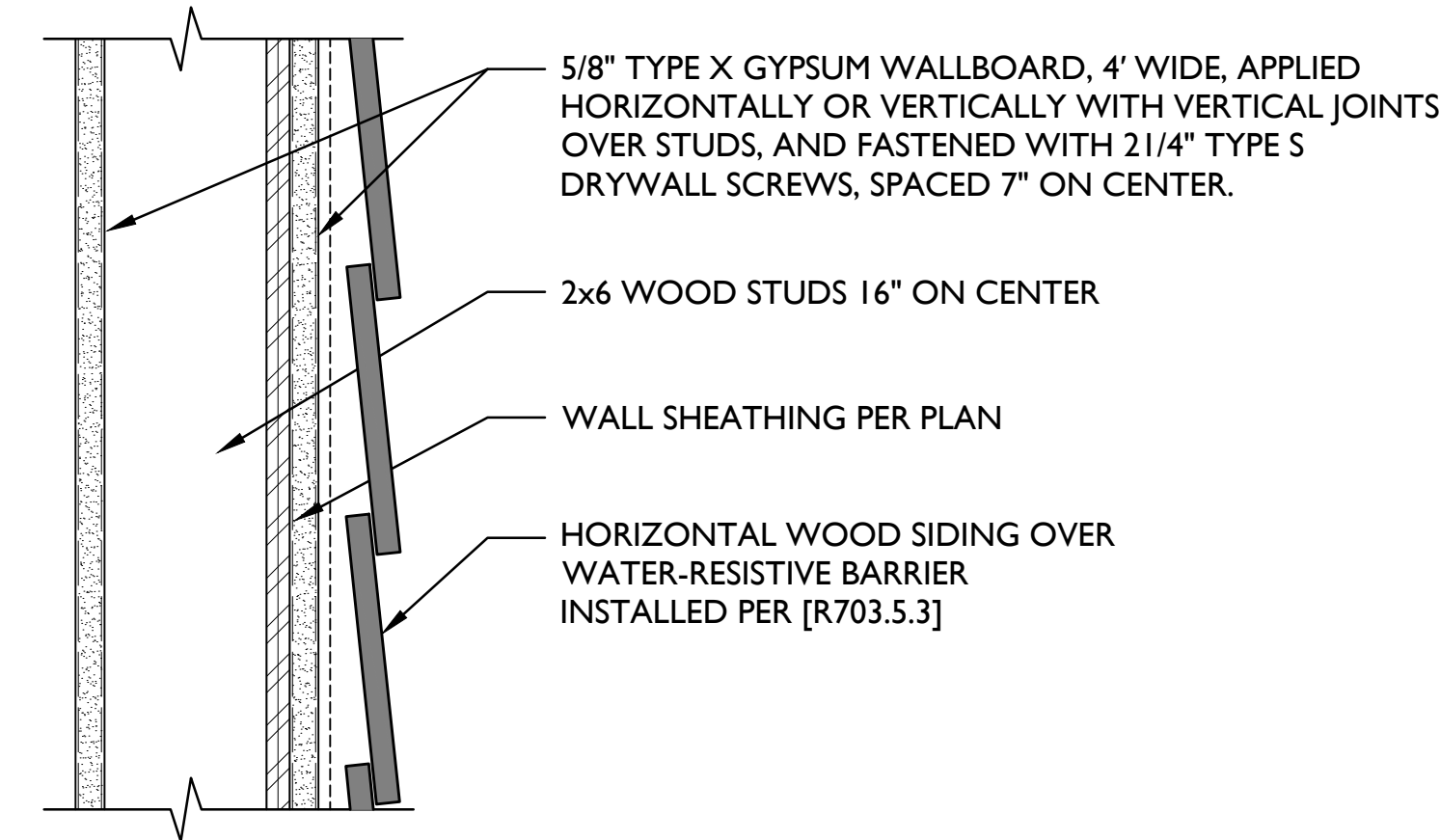
T1.1



**EXTERIOR SIDE:**  
 CBC TABLE 721.1(2), ITEM 15-1.3  
 2" x 4" WOOD STUDS 16" ON CENTER WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

**INTERIOR SIDE:**  
 CBC TABLE 721.1(2), ITEM 14-1.3  
 2" x 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.

NOTE: WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUDS ON EITHER THE INTERIOR OR EXTERIOR SIDE OF THE WOOD FRAME ASSEMBLIES IN THIS TABLE, PROVIDED THAT THE LENGTH OF THE FASTENERS USED TO ATTACH THE FIRE PROTECTION IS INCREASED BY AN AMOUNT NOT LESS THAN THE THICKNESS OF THE WOOD STRUCTURAL PANEL.

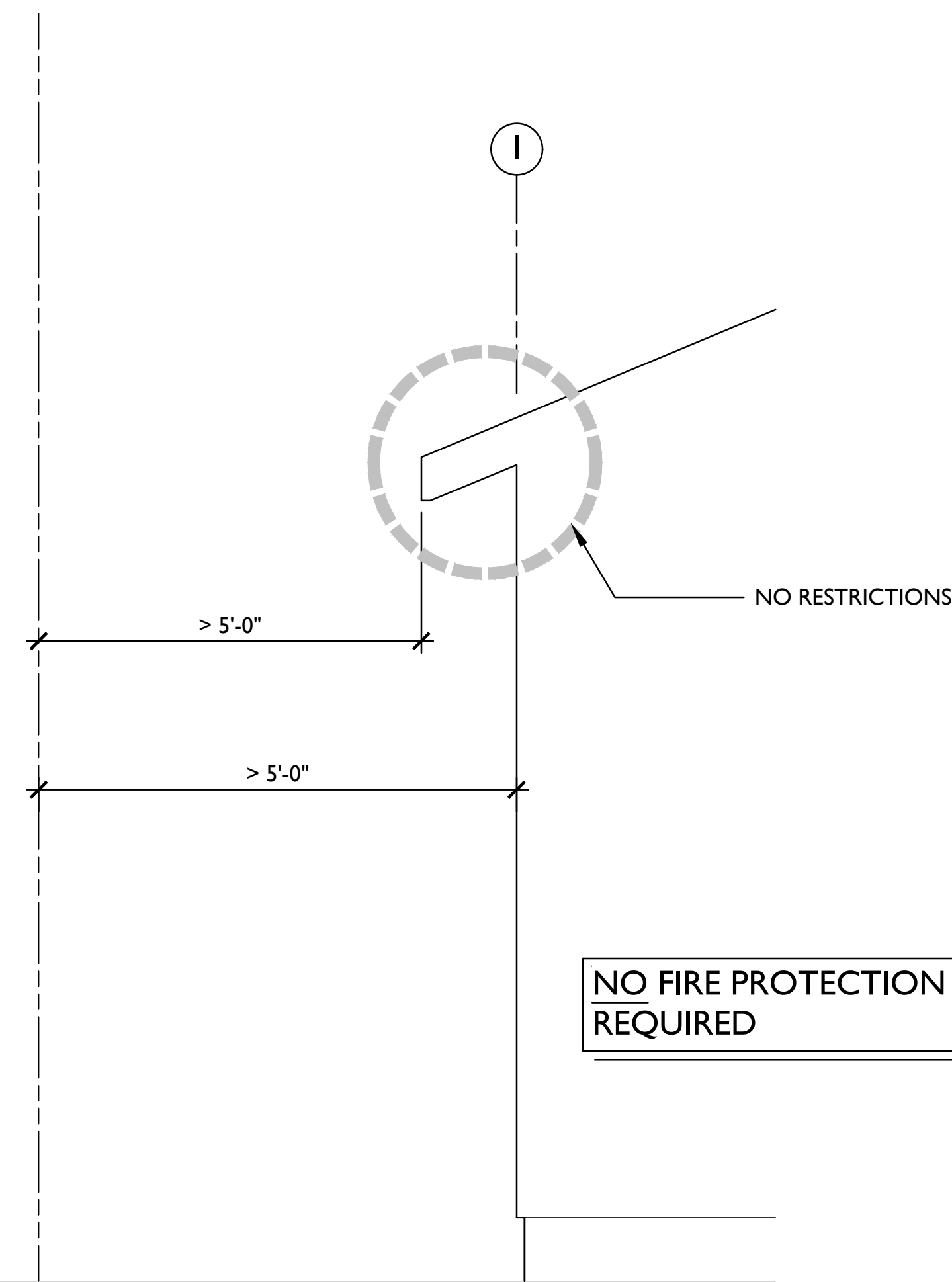
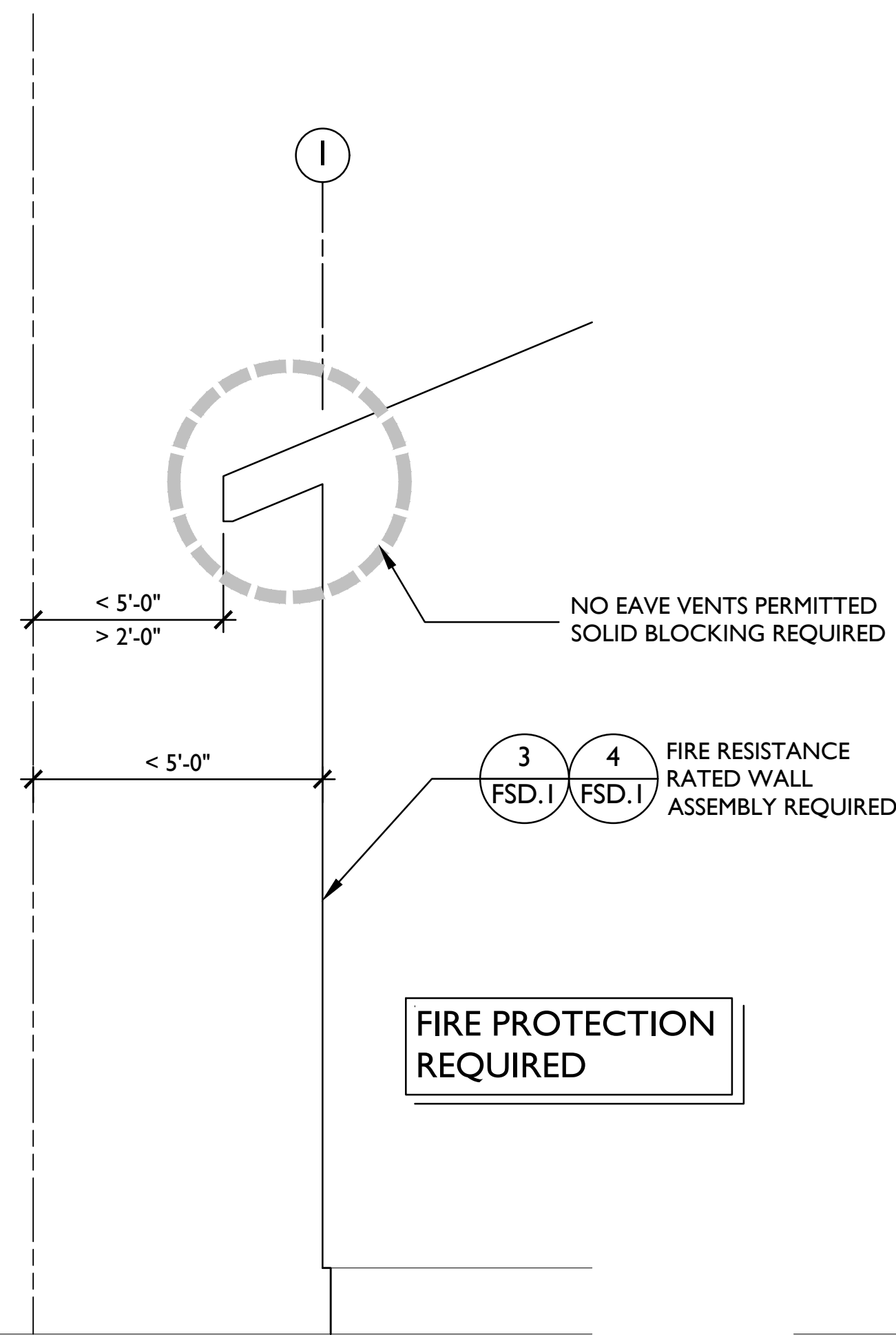
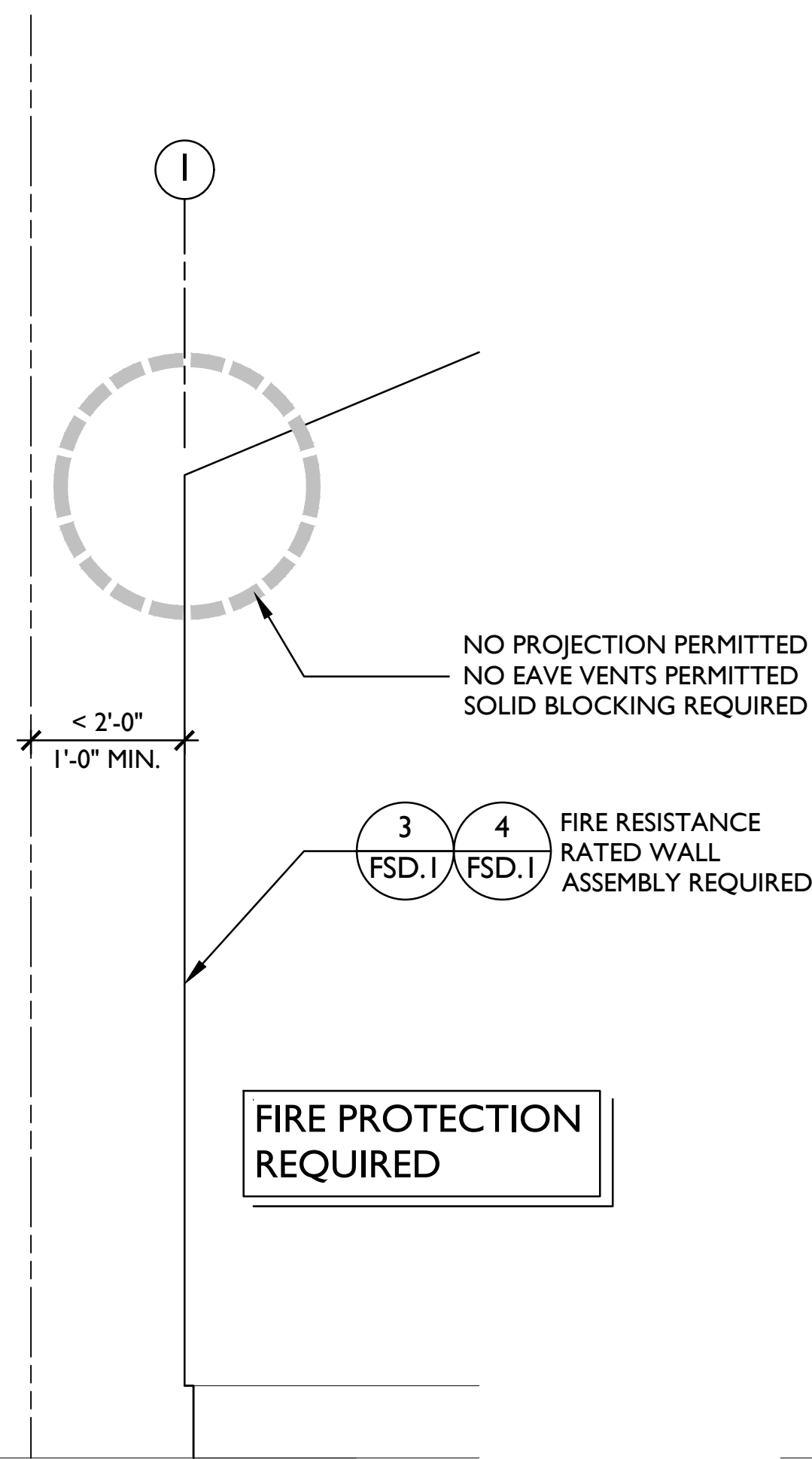


**EXTERIOR AND INTERIORS SIDES:**  
 CBC TABLE 721.1(2), ITEM 15-1.14  
 2" x 6" WOOD STUDS AT 16" WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE; INTERIOR AND EXTERIOR SIDES COVERED WITH 5/8" TYPE X GYPSUM WALLBOARD, 4" WIDE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS, SPACED 7" ON CENTER.

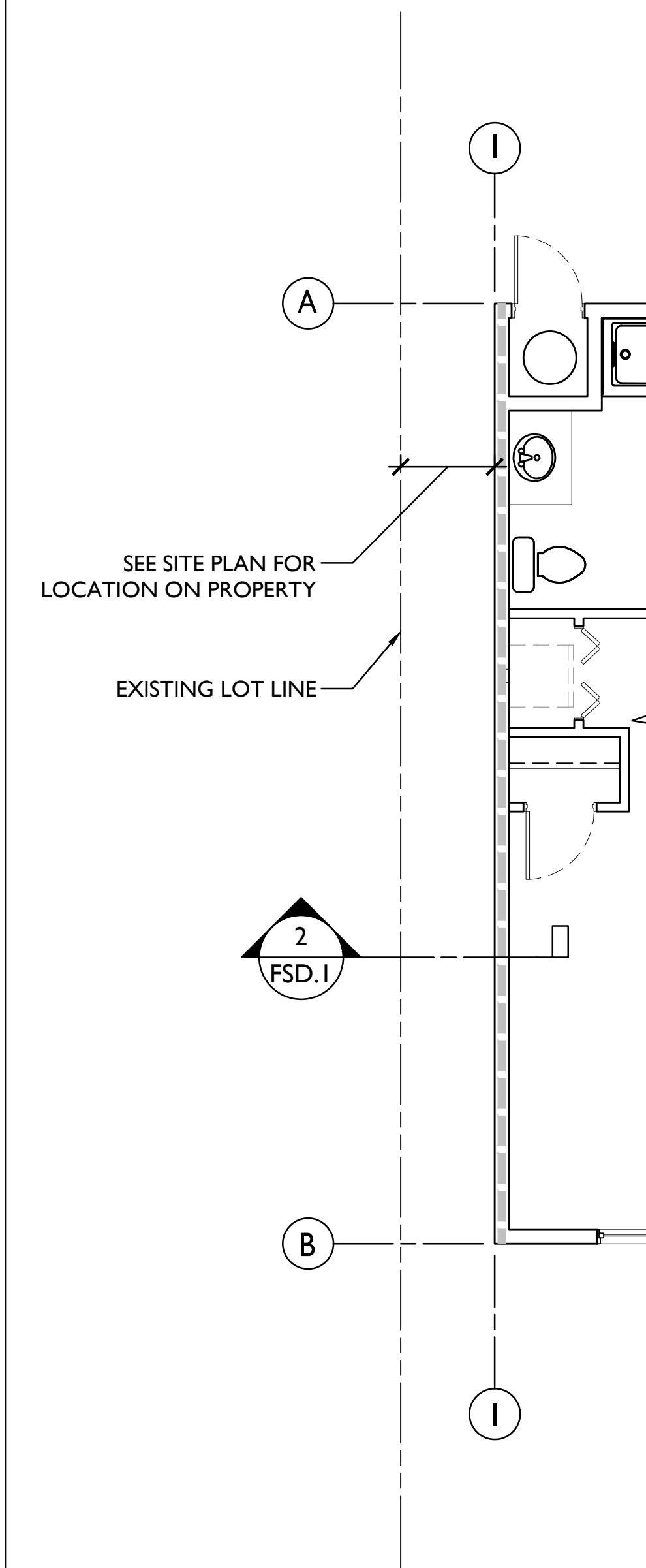
NOTE: WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUDS ON EITHER THE INTERIOR OR EXTERIOR SIDE OF THE WOOD FRAME ASSEMBLIES IN THIS TABLE, PROVIDED THAT THE LENGTH OF THE FASTENERS USED TO ATTACH THE FIRE PROTECTION IS INCREASED BY AN AMOUNT NOT LESS THAN THE THICKNESS OF THE WOOD STRUCTURAL PANEL.

4 STUCCO FIRE RESISTANCE RATED WALL ASSEMBLY  
 FSD.1 SCALE: 1" = 1'-0"

3 WOOD SIDING FIRE RESISTANCE RATED WALL ASSEMBLY  
 FSD.1 SCALE: 1" = 1'-0"



2 FIRE SEPARATION DISTANCE SECTIONS  
 FSD.1 SCALE: 3/4" = 1'-0"



1 FIRE SEPARATION PARTIAL FLOOR PLAN  
 FSD.1 SCALE: 1/4" = 1'-0"

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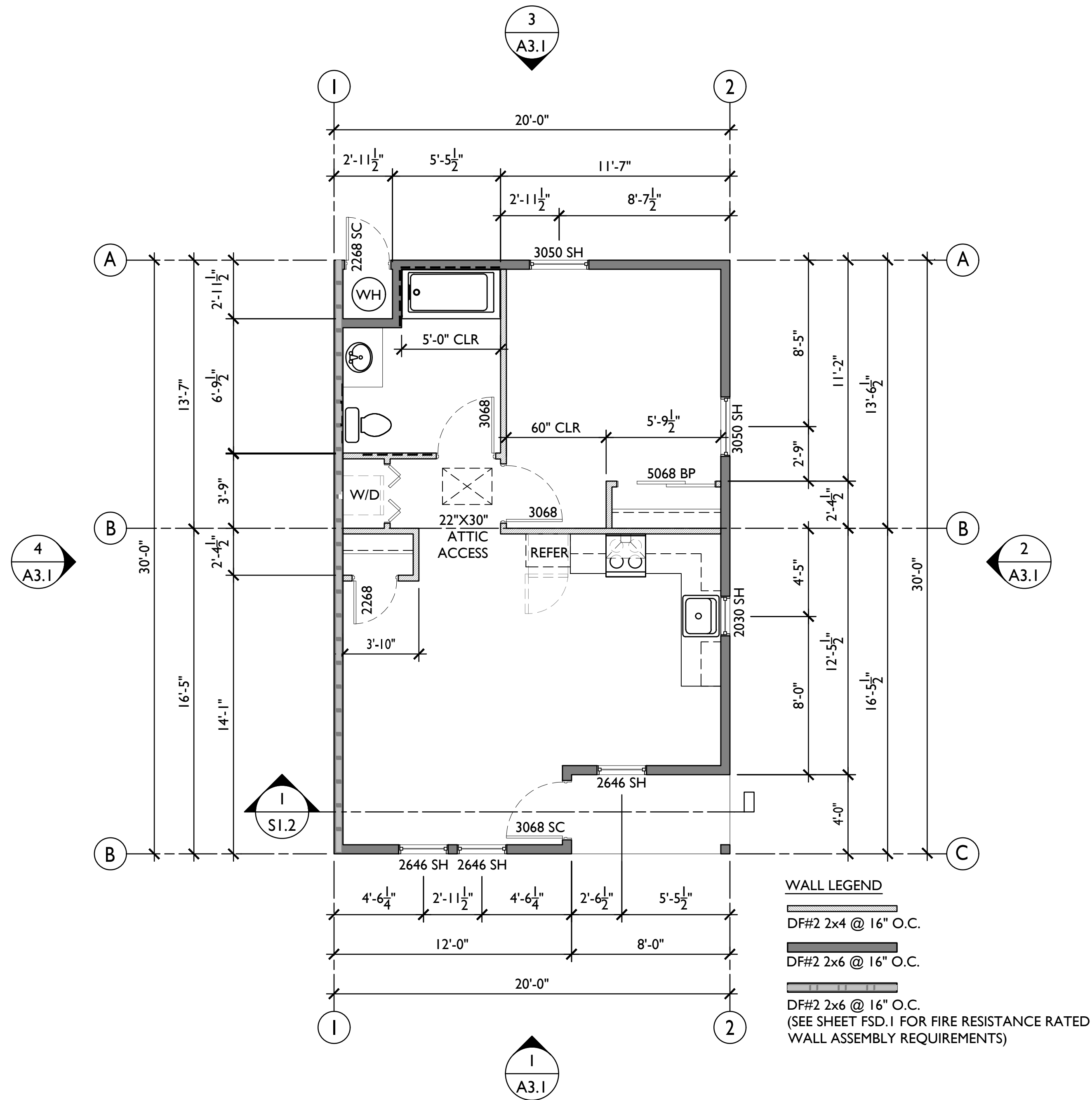
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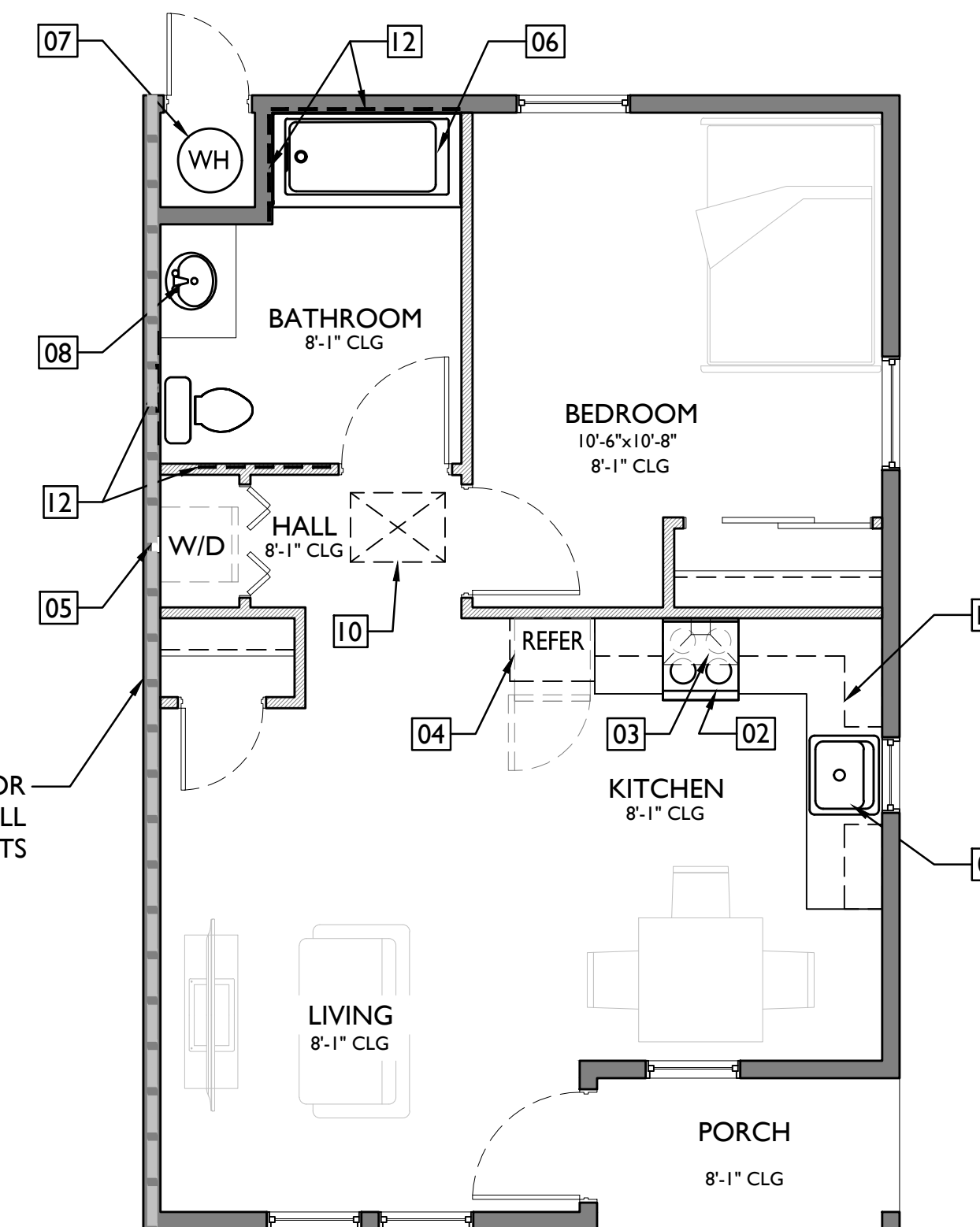
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**A2.1**



3 DIMENSIONED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

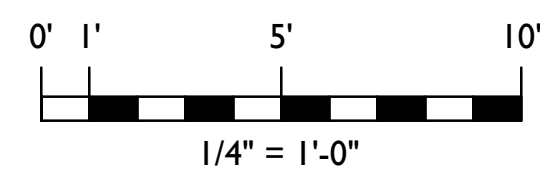
SEE SHEET FSD.1 FOR FIRE RESISTANCE RATED WALL ASSEMBLY REQUIREMENTS



**FLOOR PLAN KEYNOTES**

- 01 KITCHEN SINK [CPC TABLE 422.1]
- 02 ELECTRIC COOK TOP OR RANGE OVEN
- 03 LOCAL EXHAUST VENTILATION HOOD, MIN. 100 CFM
- 04 REFRIGERATOR
- 05 AUTOMATIC CLOTHES WASHER CONNECTION [CPC TABLE 422.1] (PENETRATIONS IN WALL LINE (1) SHALL COMPLY WITH CRC R302.4)
- 06 SHOWER OR TUB/SHOWER COMBINATION: FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [CRC R307.2]
- 07 ELECTRIC WATER HEATER, SPECIFICATIONS PER ENERGY DOCUMENTATION
- 08 LAVATORY SINK [CPC TABLE 422.1] (PENETRATIONS IN WALL LINE (1) SHALL COMPLY WITH CRC R302.4)
- 09 TOILET [CPC TABLE 422.1] (PENETRATIONS IN WALL LINE (1) SHALL COMPLY WITH CRC R302.4)
- 10 ATTIC ACCESS: PROVIDE 22"X30" OPENING OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. LOCATION APPROXIMATE, VERIFY/COORDINATE WITH CEILING FRAMING. [R807.1]
- 11 KITCHEN CABINET LAYOUT BY OWNER/CONTRACTOR
- 12 SOLID BLOCKING REINFORCEMENT FOR GRAB BARS PER [CRC R327.1.1]

1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**ENERGY COMPLIANCE REQUIREMENTS**

**BUILDING ENVELOPE INSULATION R-VALUES**

EXTERIOR WALLS	R-21
ATTIC ROOF	R-4
CEILING (BELOW ATTIC)	R-30

**ATTIC ROOF**

ROOF REFLECTANCE	0.2
ROOF EMITTANCE	0.75
RADIANT BARRIER	NO
COOL ROOF	YES

**WINDOW/ GLAZING VALUES**

U-FACTOR	0.3
SHGC	0.23

**SPACE CONDITIONING SYSTEMS**

SYSTEM TYPE	CENTRAL SPLIT HEAT PUMP
SEER/EER	14/11.7
HSPF	8
DUCT INSUL. R-VALUE	R-8

**INDOOR AIR QUALITY (IAQ) FAN**

AIRFLOW	33 CFM
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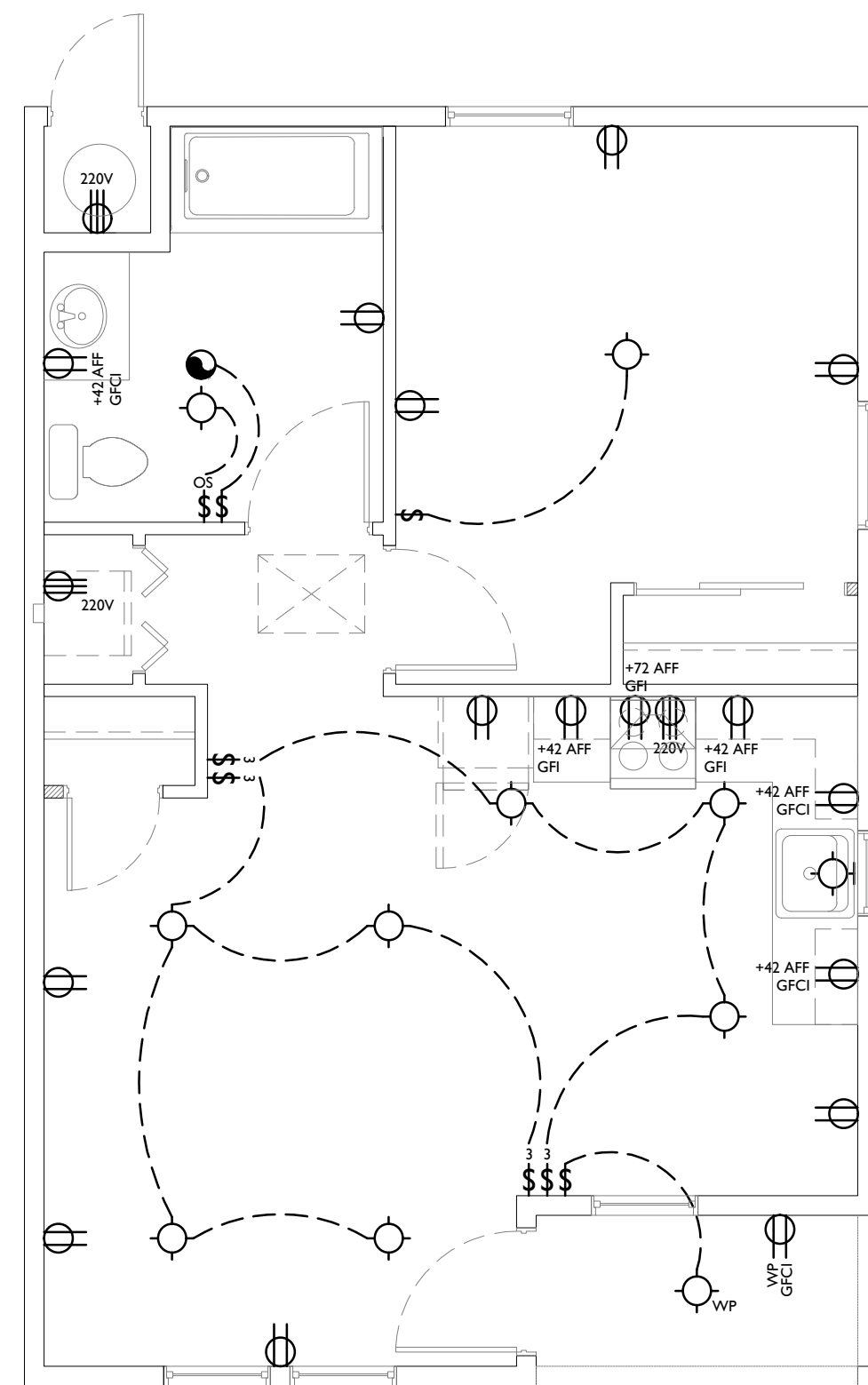
WATER HEATER EFFICIENCY TYPE NEEA HEAT PUMP

**PV SYSTEM REQUIREMENTS**

NO PV REQUIRED PER EXCEPTION 2 (SECTION 150.1(c)14)

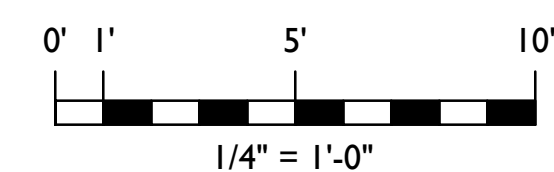
**REQUIRED HERS VERIFICATIONS**

- QUALITY INSULATION INSTALLATION (QII)
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD
- MINIMUM AIRFLOW
- VERIFIED REFRIGERANT CHARGE
- FAN EFFICACY WATTS/CFM
- VERIFIED HSPF2
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- DUCT LEAKAGE TESTING

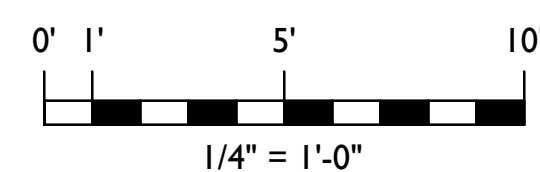
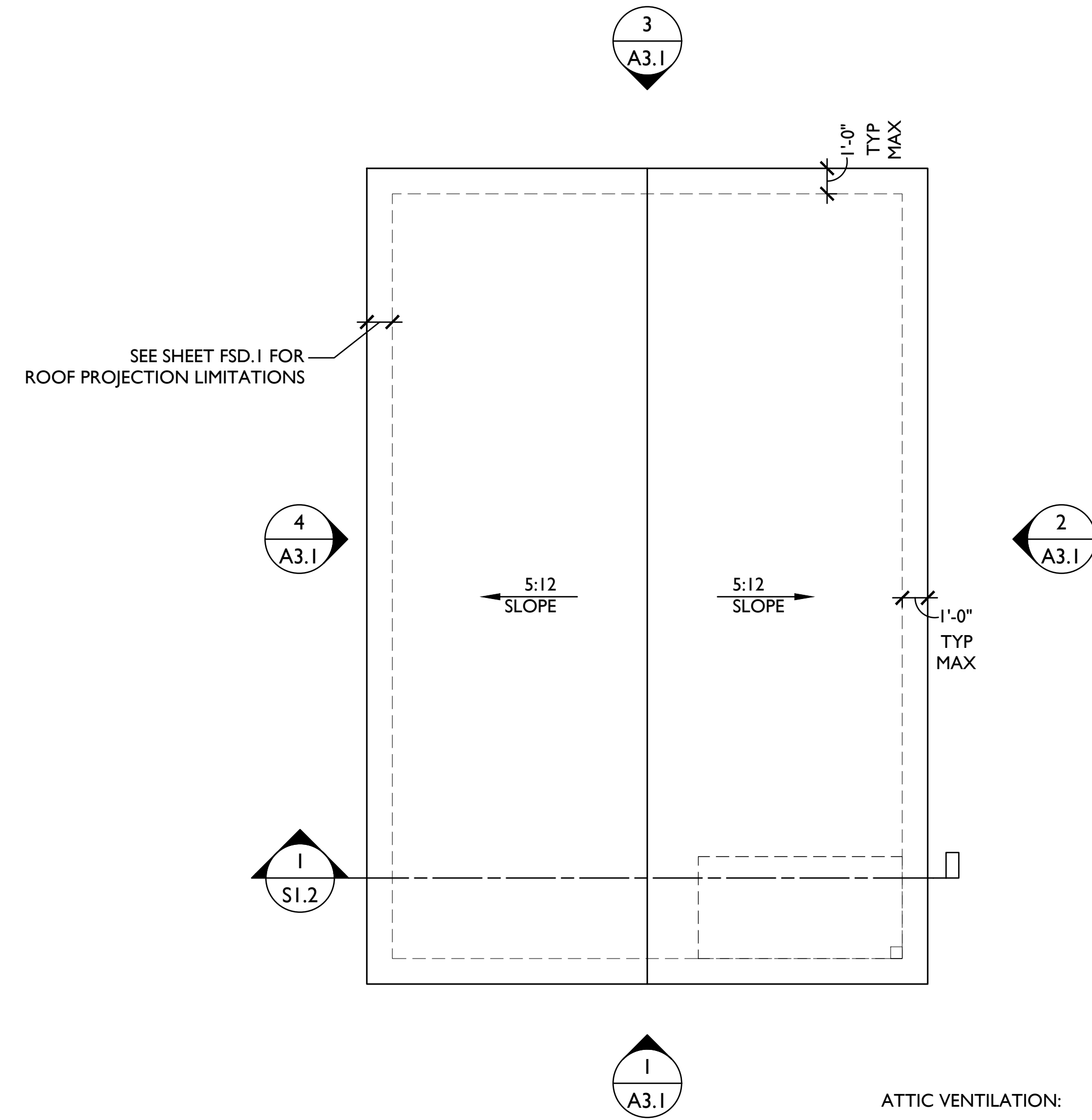


**ELECTRICAL SYMBOLS**

- ⊙ EXHAUST VENT, VENT TO EXTERIOR
- ⊕ 220V RECEPTACLE
- ⊙ CEILING MOUNTED FIXTURE (HIGH EFFICACY)
- ⊙ WALL MOUNTED FIXTURE (HIGH EFFICACY)
- ⊕ DUPLEX WALL RECEPTACLE (ARC FAULT PROTECTED)
- GFCI ⊕ DUPLEX WALL RECEPTACLE (GROUND FAULT INTERRUPTER)
- WP ⊕ DUPLEX WALL RECEPTACLE EXTERIOR WEATHER PROOF (GROUND FAULT INTERRUPTER)
- ⊕ WALL SWITCH
- ⊕ WALL SWITCH (OCCUPANCY SENSOR)
- ⊕ WALL SWITCH (3-WAY)



**2 ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"



**1 ROOF PLAN**  
SCALE: 1/4" = 1'-0"

**ATTIC VENTILATION:**

NOTE: CONTRACTOR SHALL VERIFY THAT INSTALLED VENTING PROVIDES THE MINIMUM REQUIRED NET FREE AREA AS SPECIFIED BELOW:

ATTIC AREA: 584 SQ FT

VENT RATIO: 1/300

MINIMUM UPPER VENTING REQUIRED: 140 SQ. INCHES

MINIMUM LOWER VENTING REQUIRED: 140 SQ. INCHES

MINIMUM TOTAL VENTING REQUIRED: 280 SQ. INCHES

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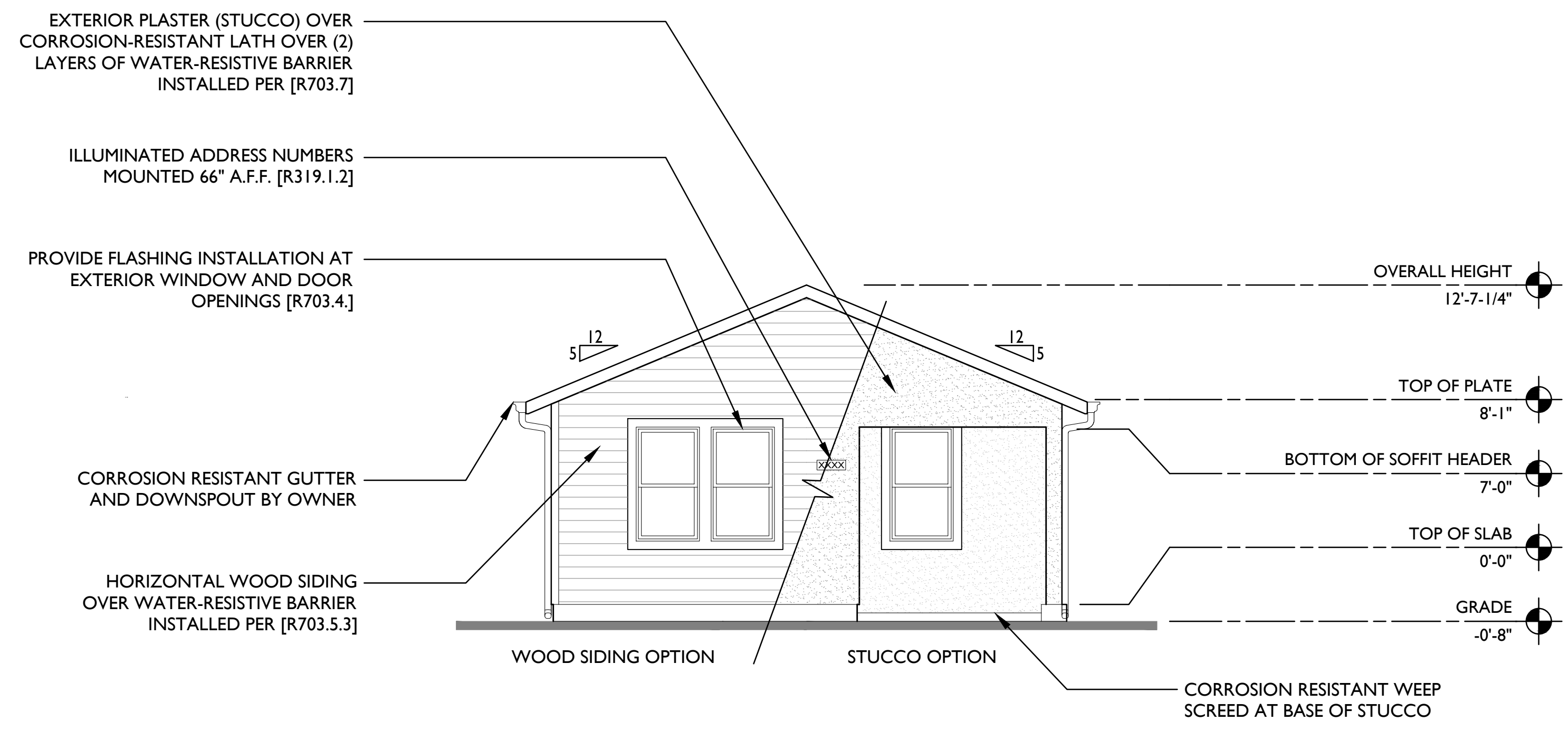
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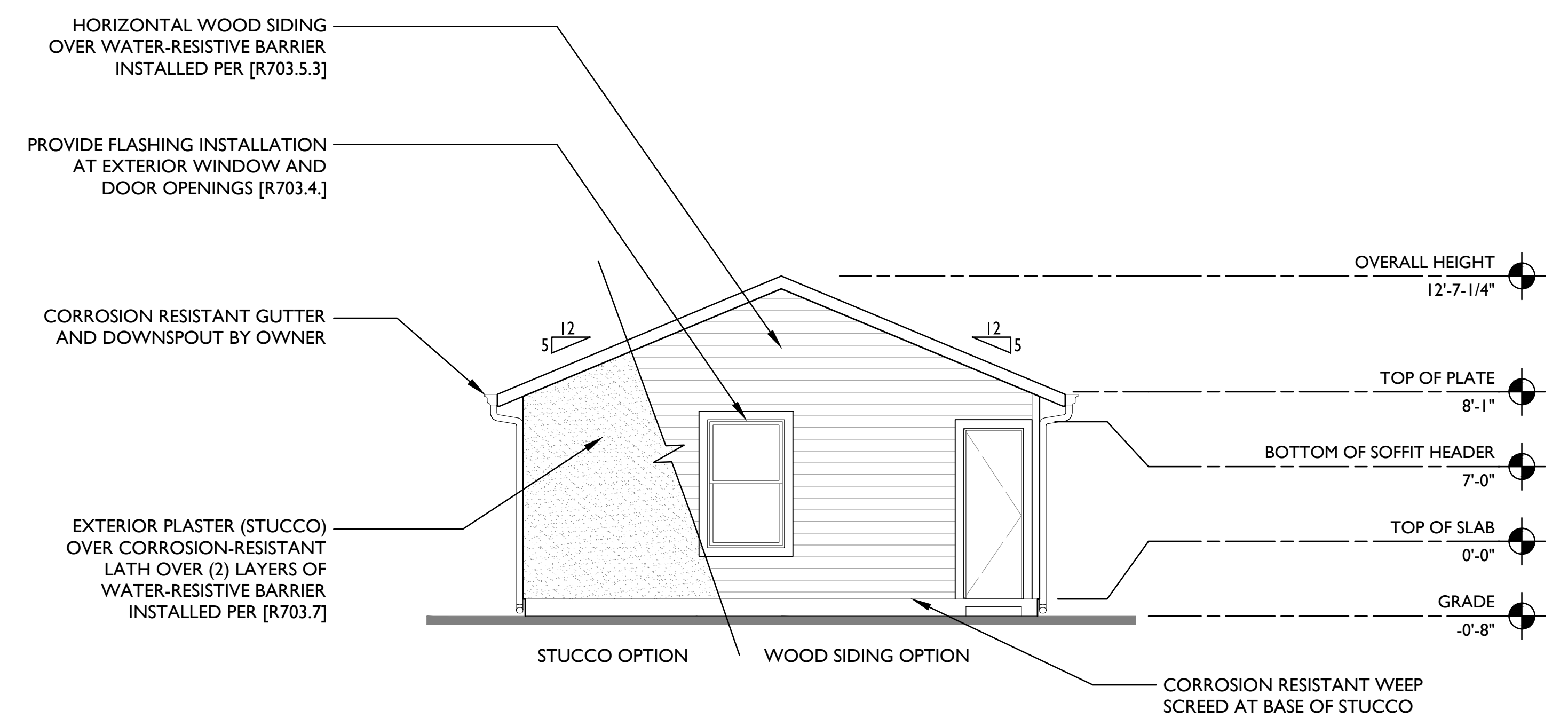
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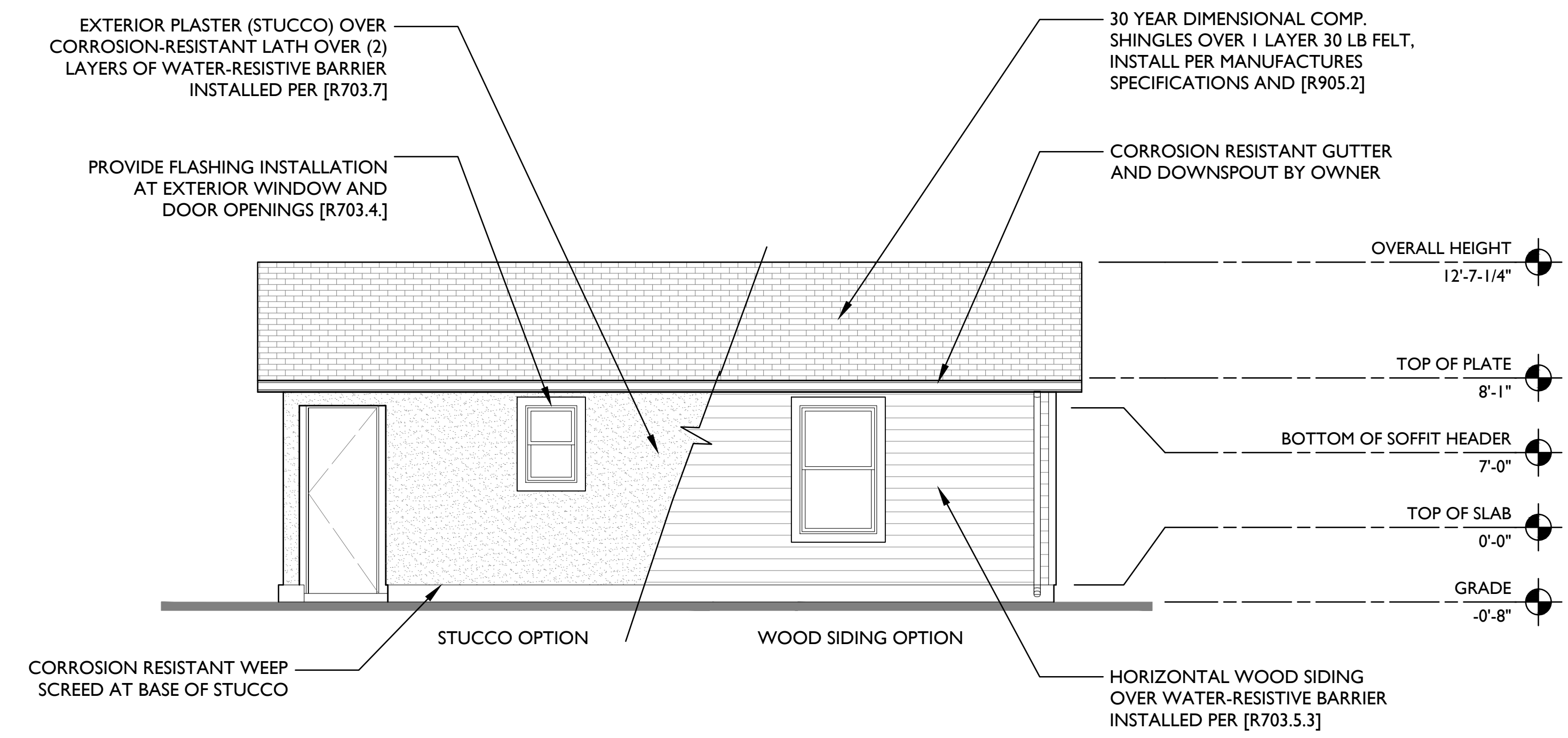
A3.1



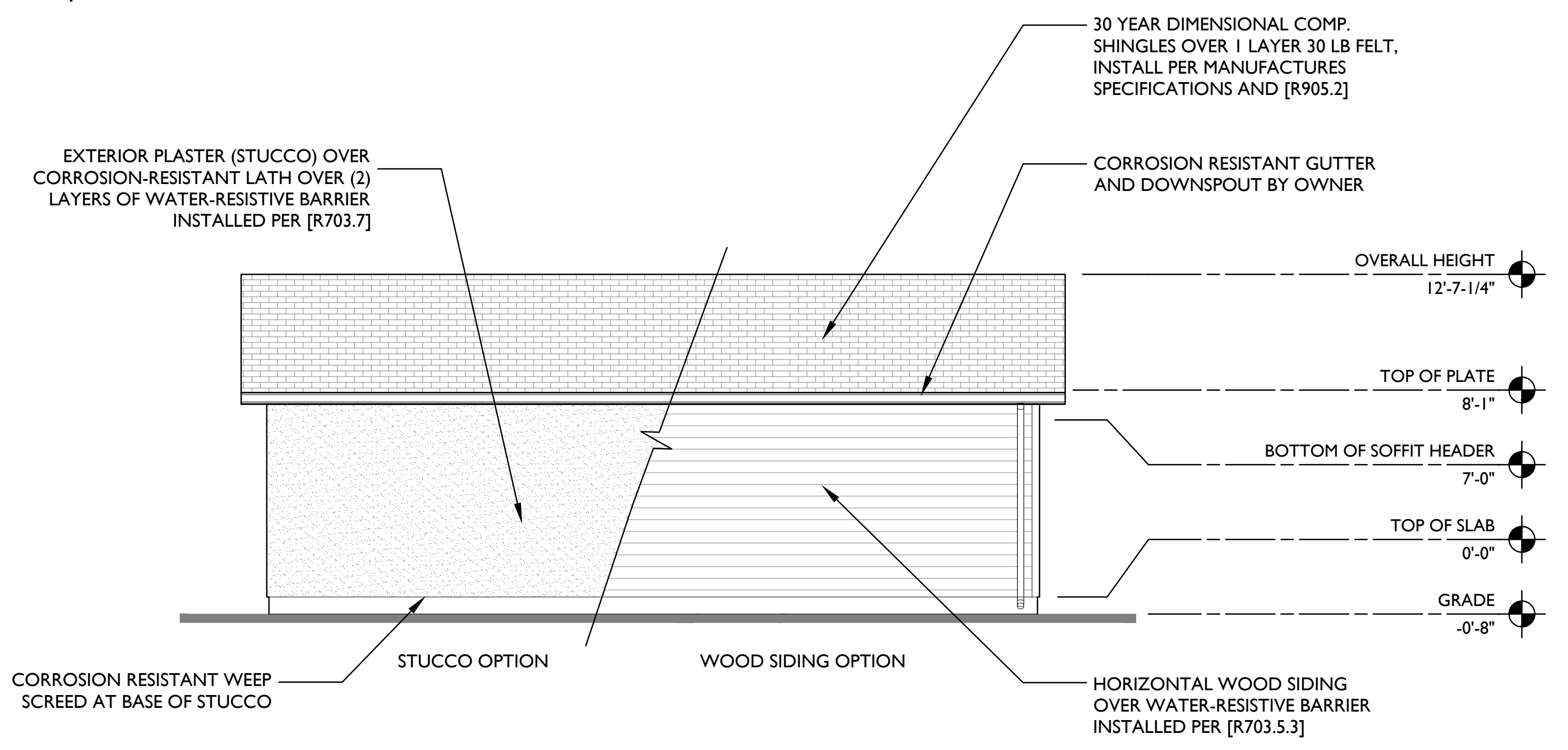
1 FRONT ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION  
A3.1 SCALE: 1/4" = 1'-0"

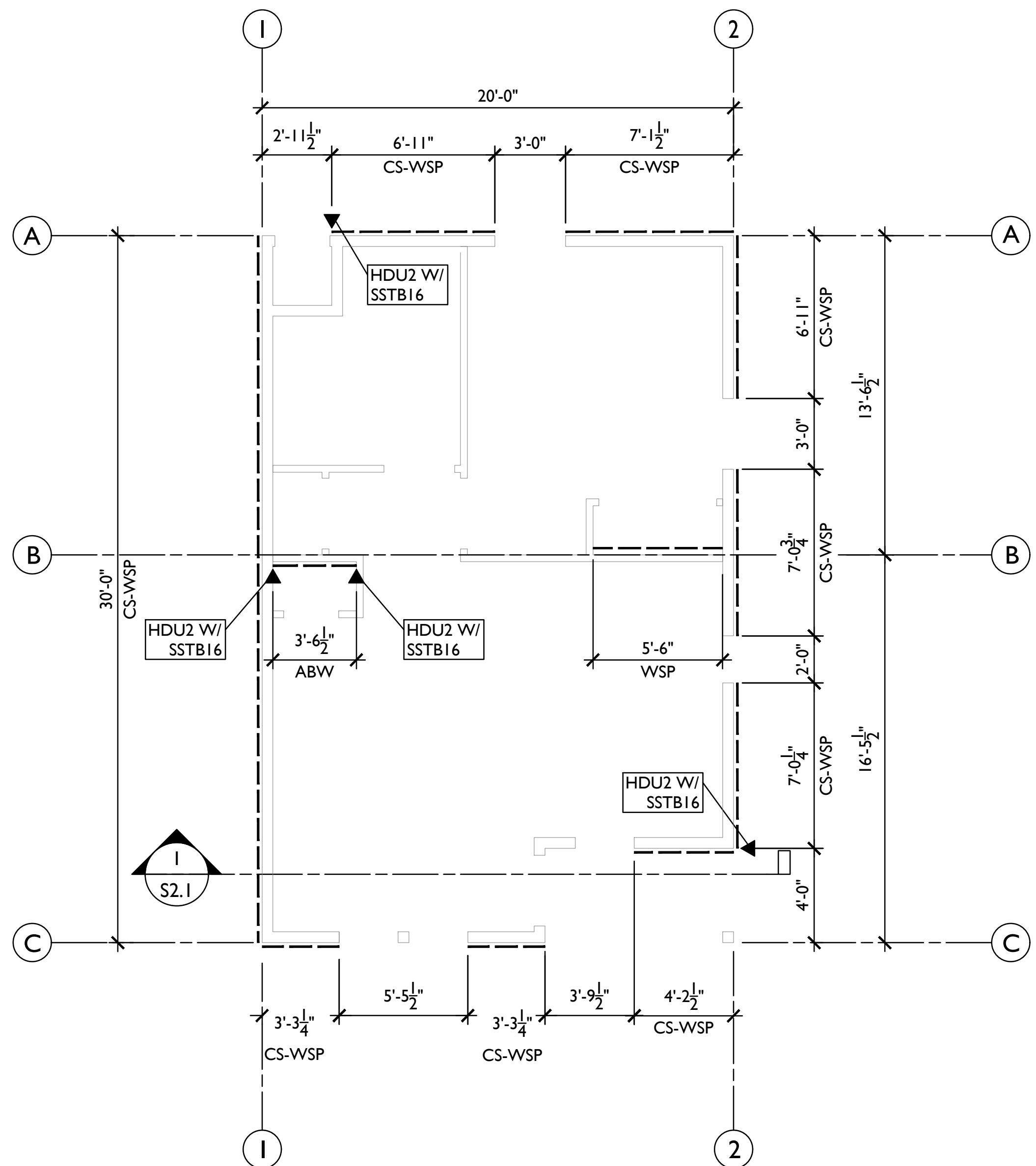
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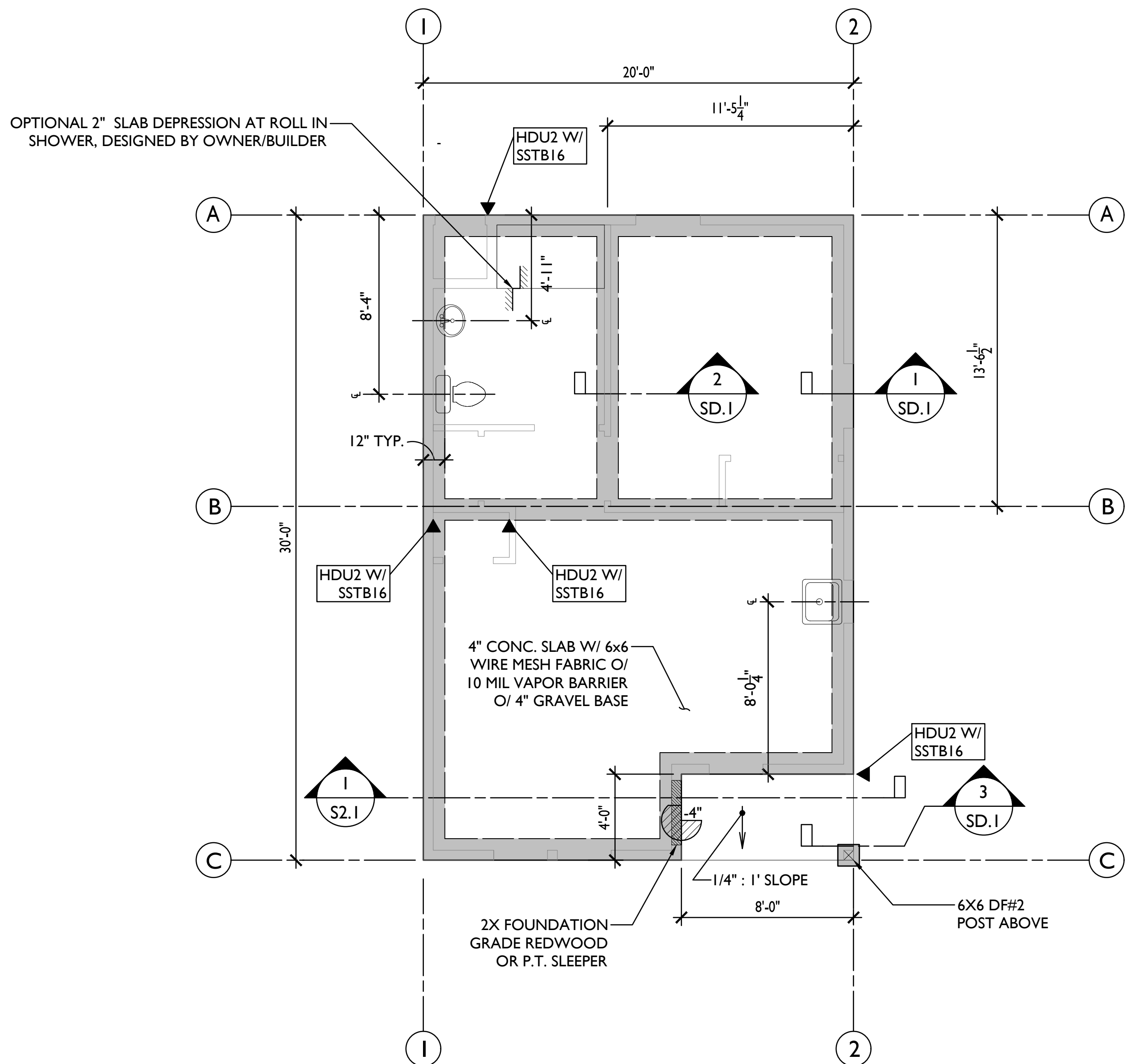
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SI.1



BRACE WALL SCHEDULE			
METHOD	MINIMUM PANEL THICKNESS	NAILING	
		EDGE	FIELD
CS-WSP (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL)	3/8" OSB	8d @ 6" O.C.	8d @ 12" O.C.
WSP (WOOD STRUCTURAL PANEL)			
ABW (ALTERNATE BRACE WALL)			

2 BRACE WALL PLAN  
SI.1 SCALE: 1/4" = 1'-0"



HOLDOWN SCHEDULE					
SYMBOL	HOLDOWN ID	CAPACITY (LBS)	MINIMUM FRAMING MEMBER	ANCHOR BOLT	EMBEDMENT
▼	HDU2*	1,810	DBL 2x	SSTB16	12-5/8"

\* OTHER LISTED DEVICE WITH MIN. CAPACITY OF 1,800 LB MAY BE UTILIZED

1 FOUNDATION PLAN  
SI.1 SCALE: 1/4" = 1'-0"

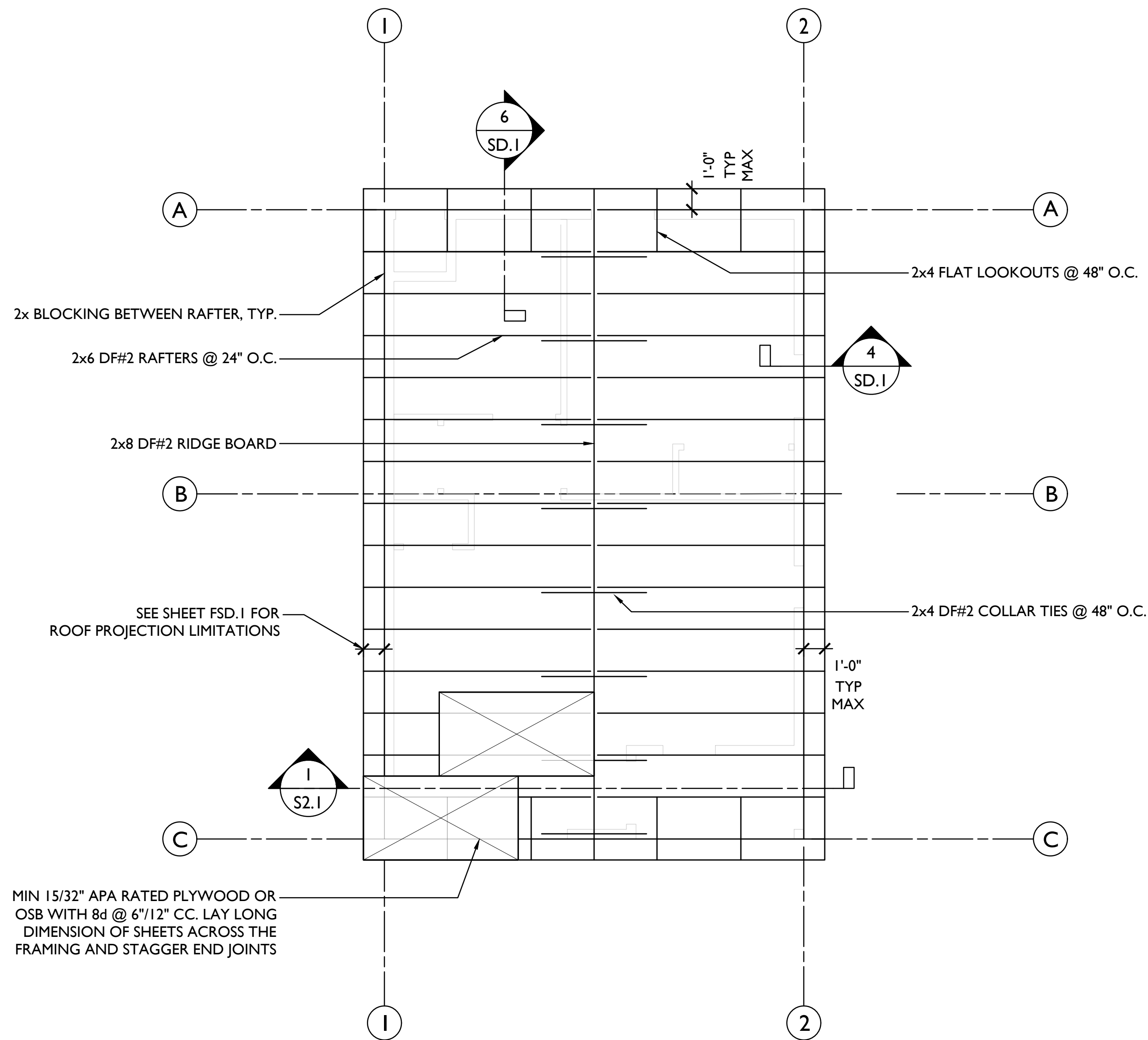
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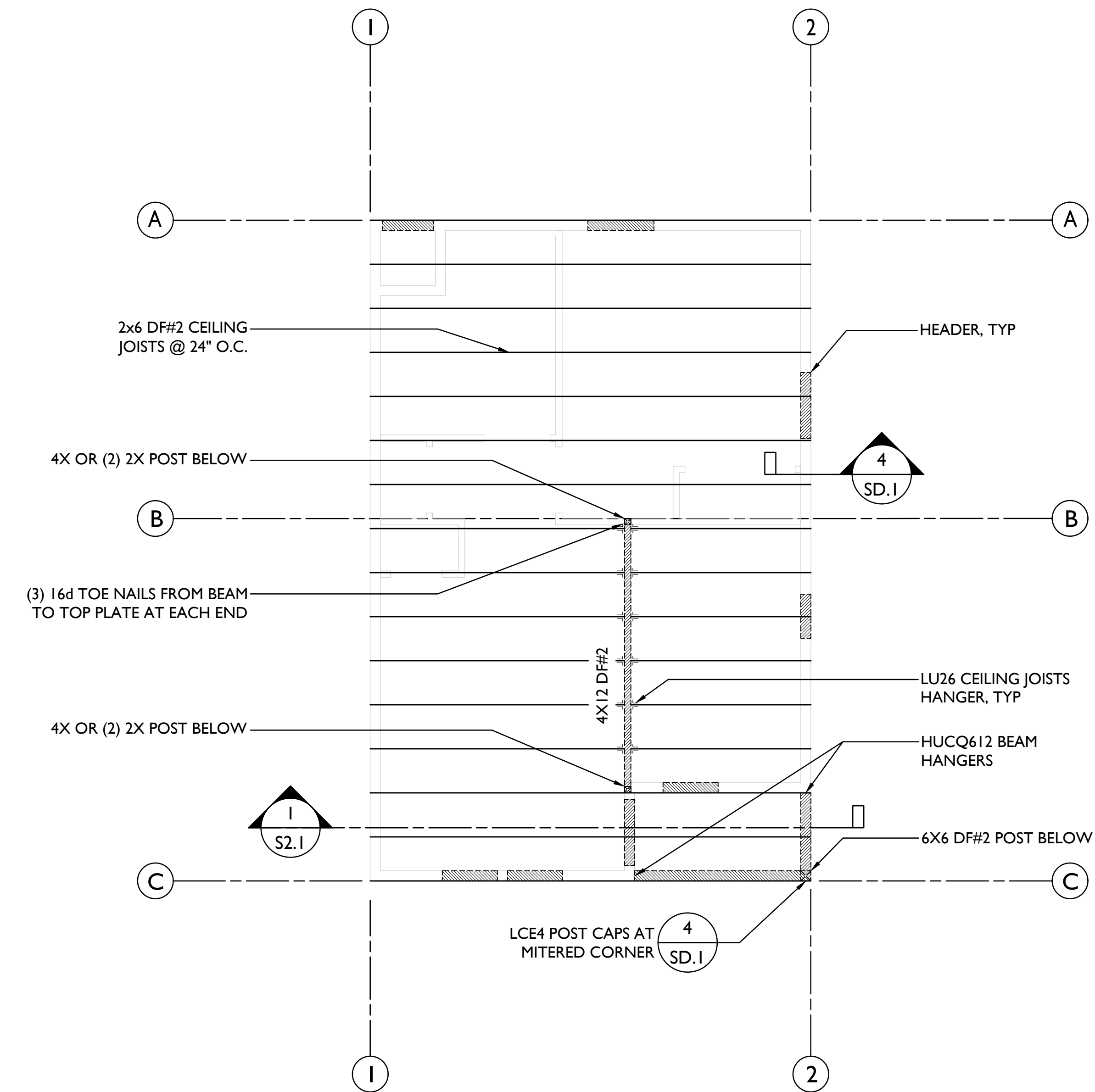
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**S1.2**



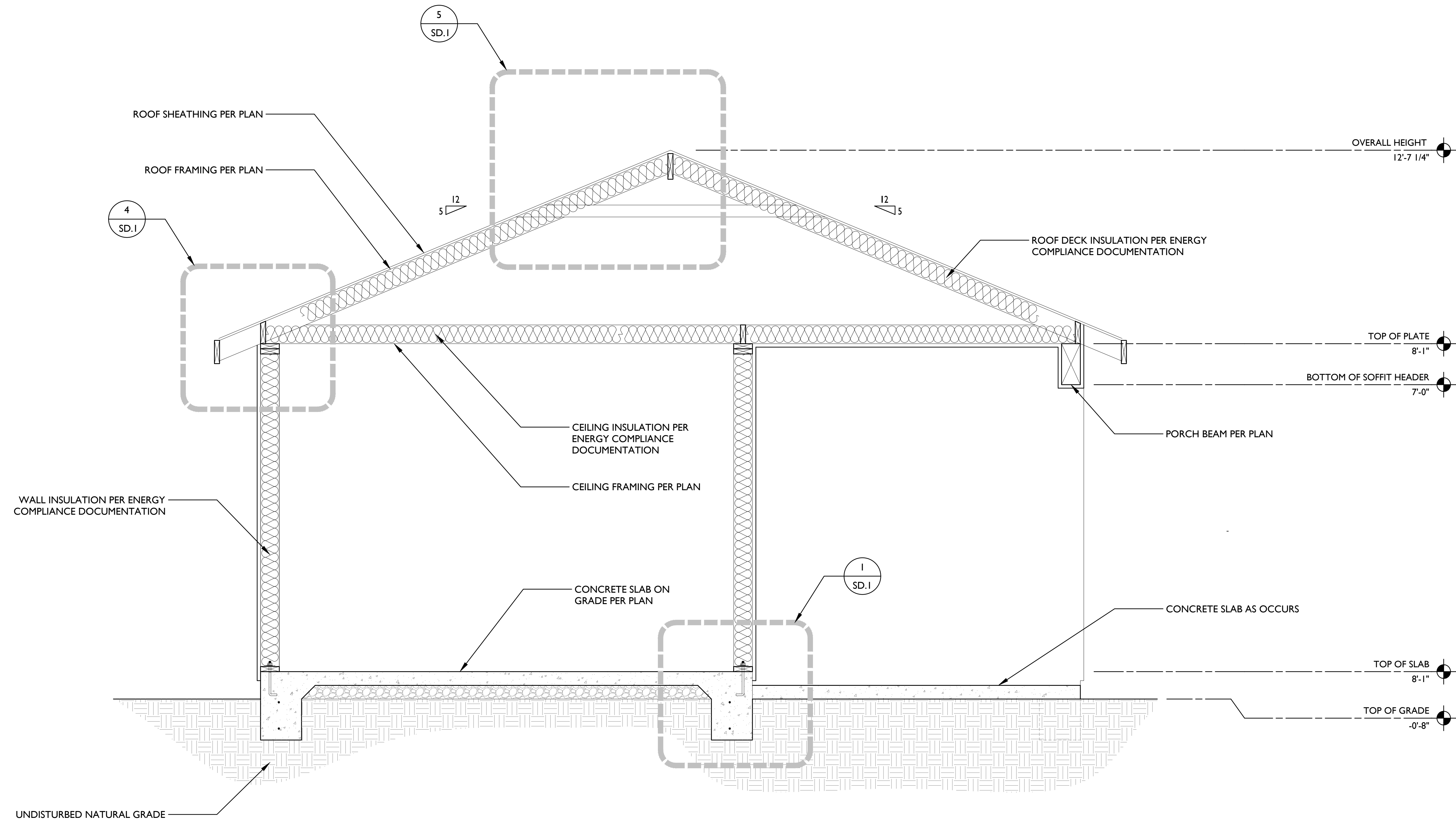
**2** ROOF FRAMING PLAN  
S1.2 SCALE: 1/4" = 1'-0"



BEAM/HEADER SCHEDULE			[TABLE R602.7(1)]
SPAN	MEMBER SIZE (DF#2)	SUPPORT (JACK STUDS)	FULL HEIGHT (KING STUDS)
>4'	4x4	(1)	(1)
>6'	4x6	(1)	(1)
>7'-7"	4x8	(1)	(1)
>9'	4x10	(1)	(1)
>10'-7"	4x12	(2)	(2)

**1** CEILING FRAMING PLAN  
S1.2 SCALE: 1/4" = 1'-0"





20x30 ONE BEDROOM PLAN  
600 SQ. FT.

STRUCTURAL SECTION

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**S2.1**

TABLE R602.3(1) FASTENING SCHEDULE

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, and SPACING AND LOCATION. Rows include blocking between ceiling joists, ceiling joists to top plate, collar tie to rafter, and rafter or roof truss to plate.

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, and SPACING AND LOCATION. Rows include roof rafters to ridge, stud to stud, stud to stud and abutting studs, built-up header, continuous header to stud, adjacent full-height stud to end of header, top plate to top plate, double top plate splice, and bottom plate to joist.

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, and SPACING AND LOCATION. Rows include bottom plate to joist, top or bottom plate to stud, top plates, laps at corners and intersections, 1" brace to each stud and plate, 1" x 6" sheathing to each bearing, and 1" x 8" and wider sheathing to each bearing.

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, and SPACING AND LOCATION. Rows include joist to sill, top plate or girder, rim joist, band joist or blocking to sill or top plate, 1" x 6" subfloor or less to each joist, 2" subfloor to joist or girder, 2" planks, and band or rim joist to joist.

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, and SPACING AND LOCATION. Rows include ledger strip supporting joists or rafters, bridging or blocking to joist, rafter or truss, wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing, 1/2" structural cellulose fiberboard sheathing, and 5/8" gypsum sheathing.

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, and SPACING AND LOCATION. Rows include 1/2" gypsum sheathing and wood structural panels, combination subfloor underlayment to framing.

FRAMING NOTES:

- 1. FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES.
2. ALL FRAMING MEMBERS TO BE A MINIMUM GRADE OF DOUGLAS FIR #2, U.N.O.
3. ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE FRAMING AT 3" U.N.O.
4. DIMENSIONS SHOWN ARE FROM FACE OF STUD U.N.O. DIMENSIONS NOTED AS "CLR" ARE TO BE PRECISELY MAINTAINED.
5. FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR #2 MINIMUM, U.N.O.
6. PROVIDE RESTRAINT AT ENDS OF ALL MEMBERS TO PREVENT ROTATION.
7. ALL WOOD EXPOSED TO WEATHER TO BE NATURALLY DURABLE OR PRESSURE TREATED.
8. ALL NAILS & HARDWARE EXPOSED WEATHER SHALL BE HOT-DIP GALVANIZED STEEL (PER ASTM A 153 OR A653), MECHANICALLY-COATED GALVANIZED STEEL (PER ASTM B695), OR STAINLESS STEEL.

FOUNDATION NOTES

FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL

MATERIAL SPECIFICATIONS

FOUNDATION CONCRETE 2500 psi
SLAB 2500 PSI
REINFORCEMENT STEEL ASTM A615 GR60
FOUNDATION ANCHOR BOLTS ASTM A307

Revisions table with 2 columns: Revisions and Description.

File:
Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 01/04/2023

Job No.

SN.I

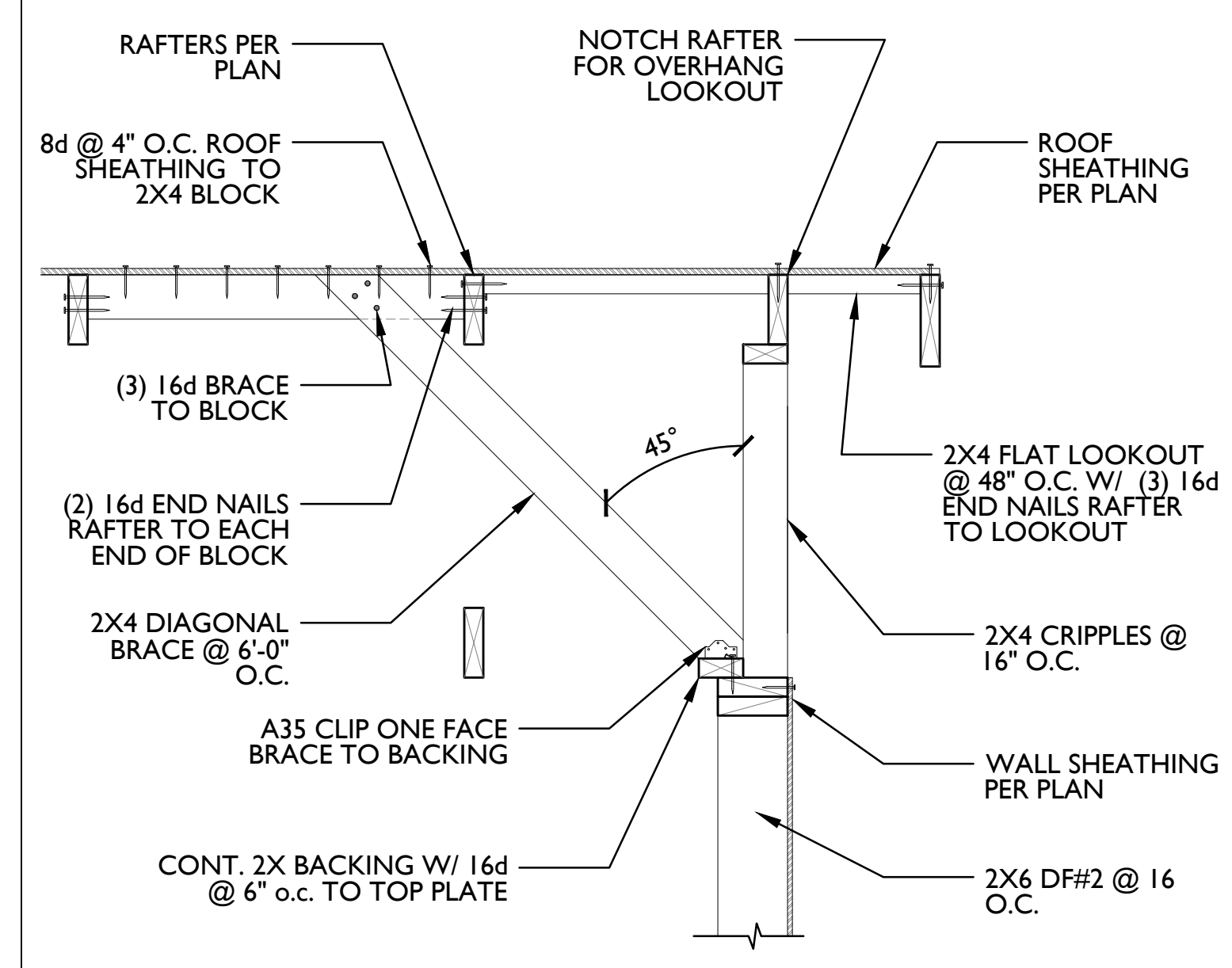
Revisions:

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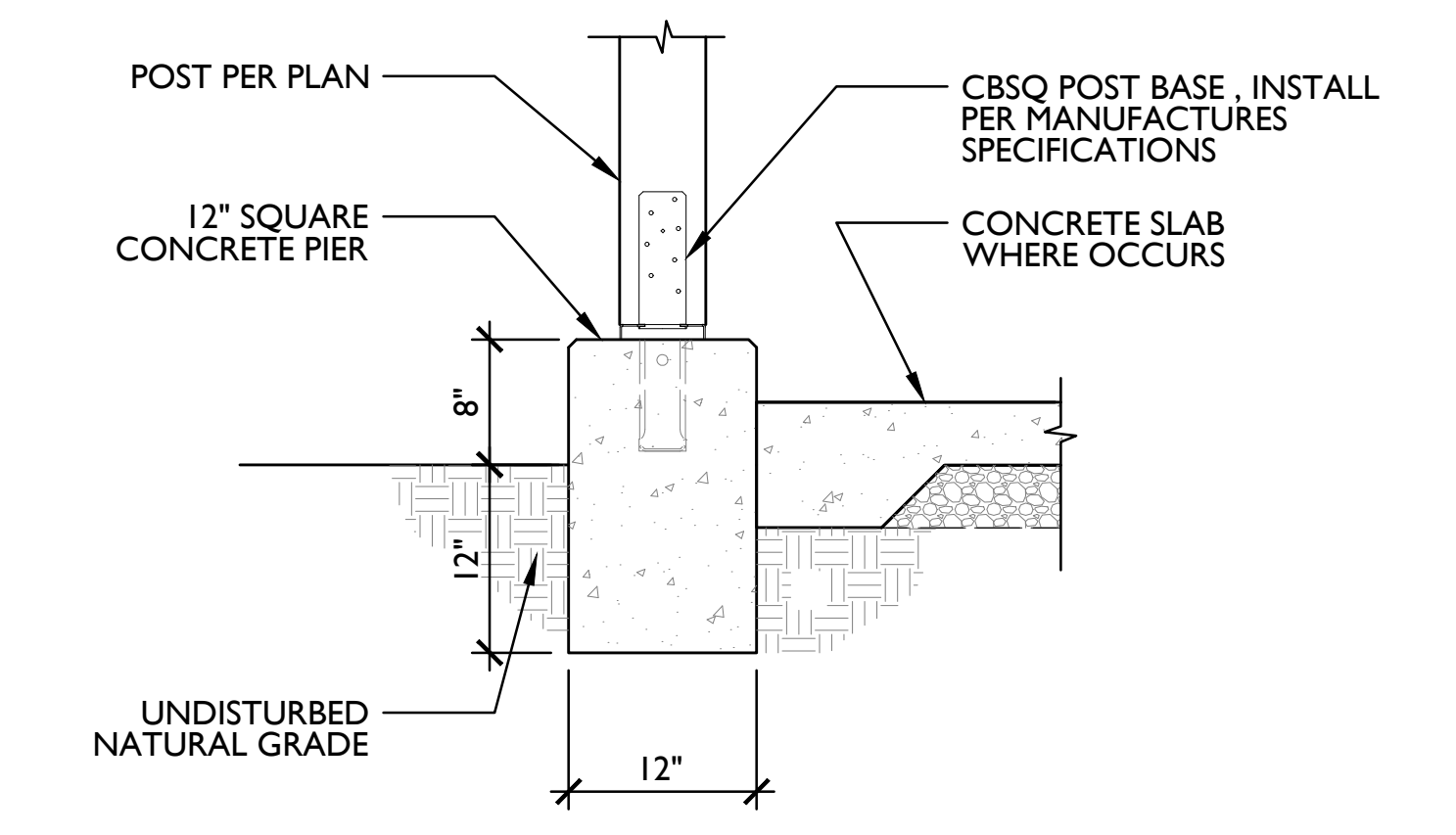
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Drawn By: JCE  
Checked By: MB  
Scale: AS NOTED  
Date: 01/04/2023

Job No.

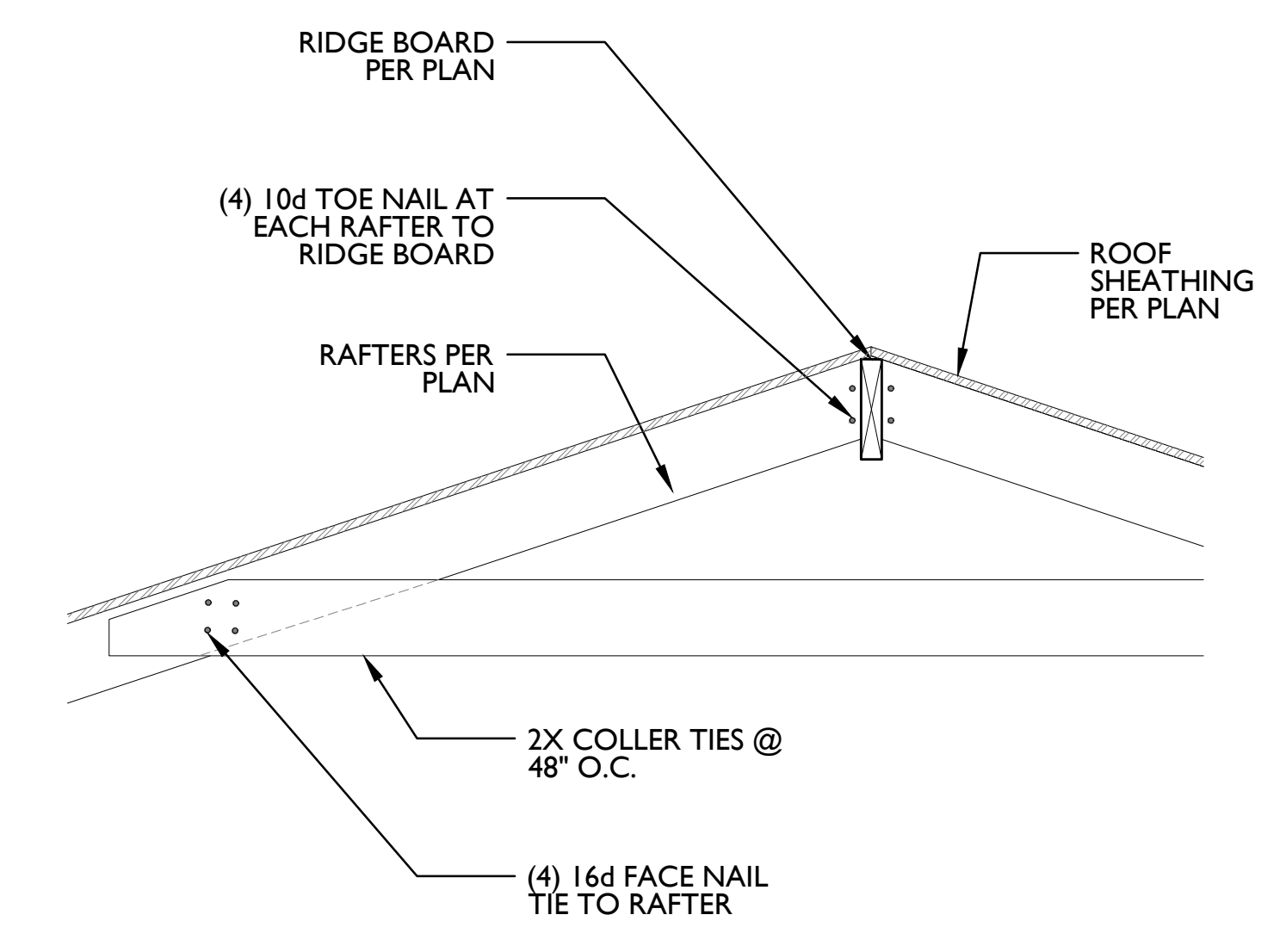
SD.1



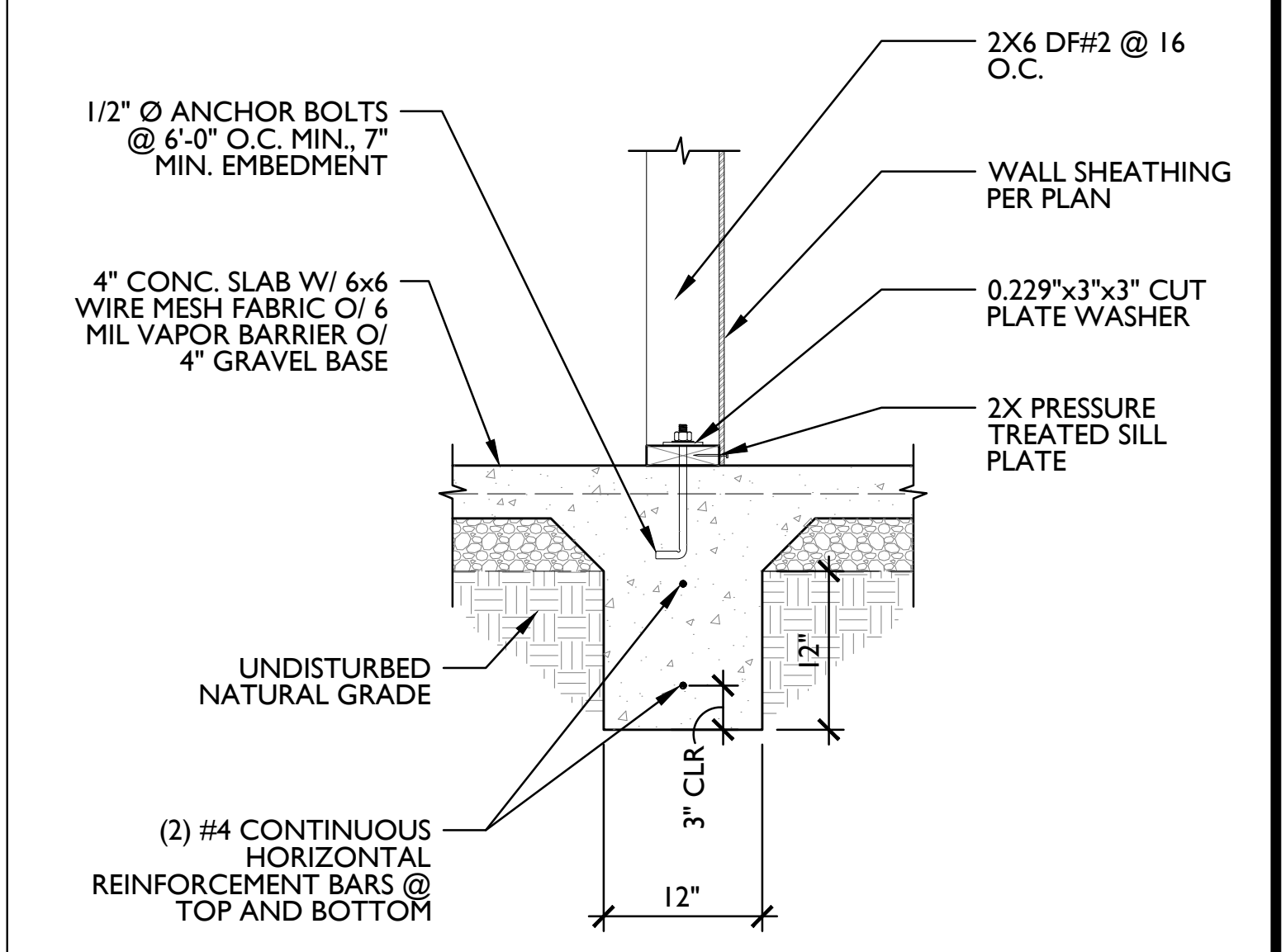
6 TYPICAL GABLE END  
SD.1 SCALE: 1" = 1'-0"



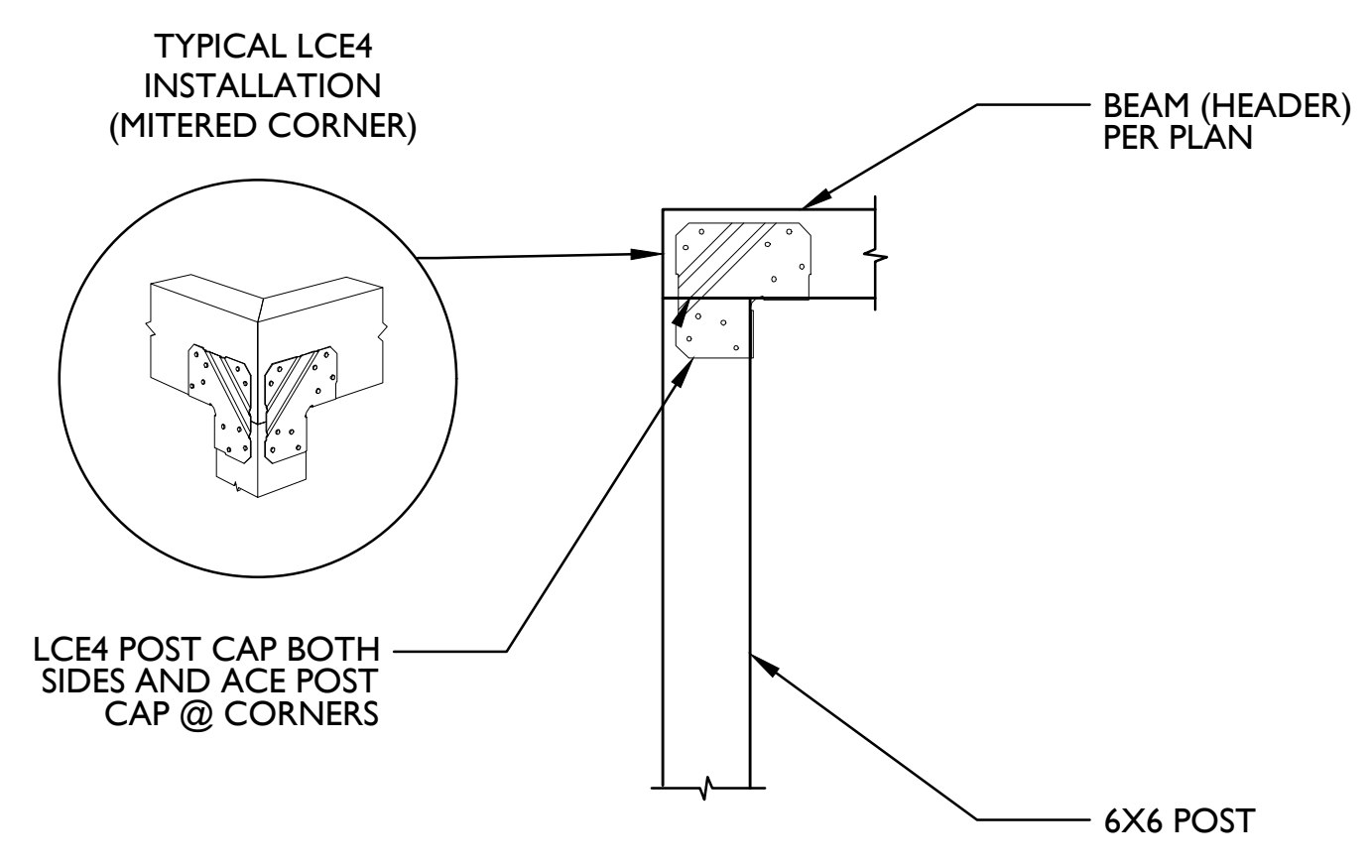
3 PORCH POST FOOTING  
SD.1 SCALE: SD.1



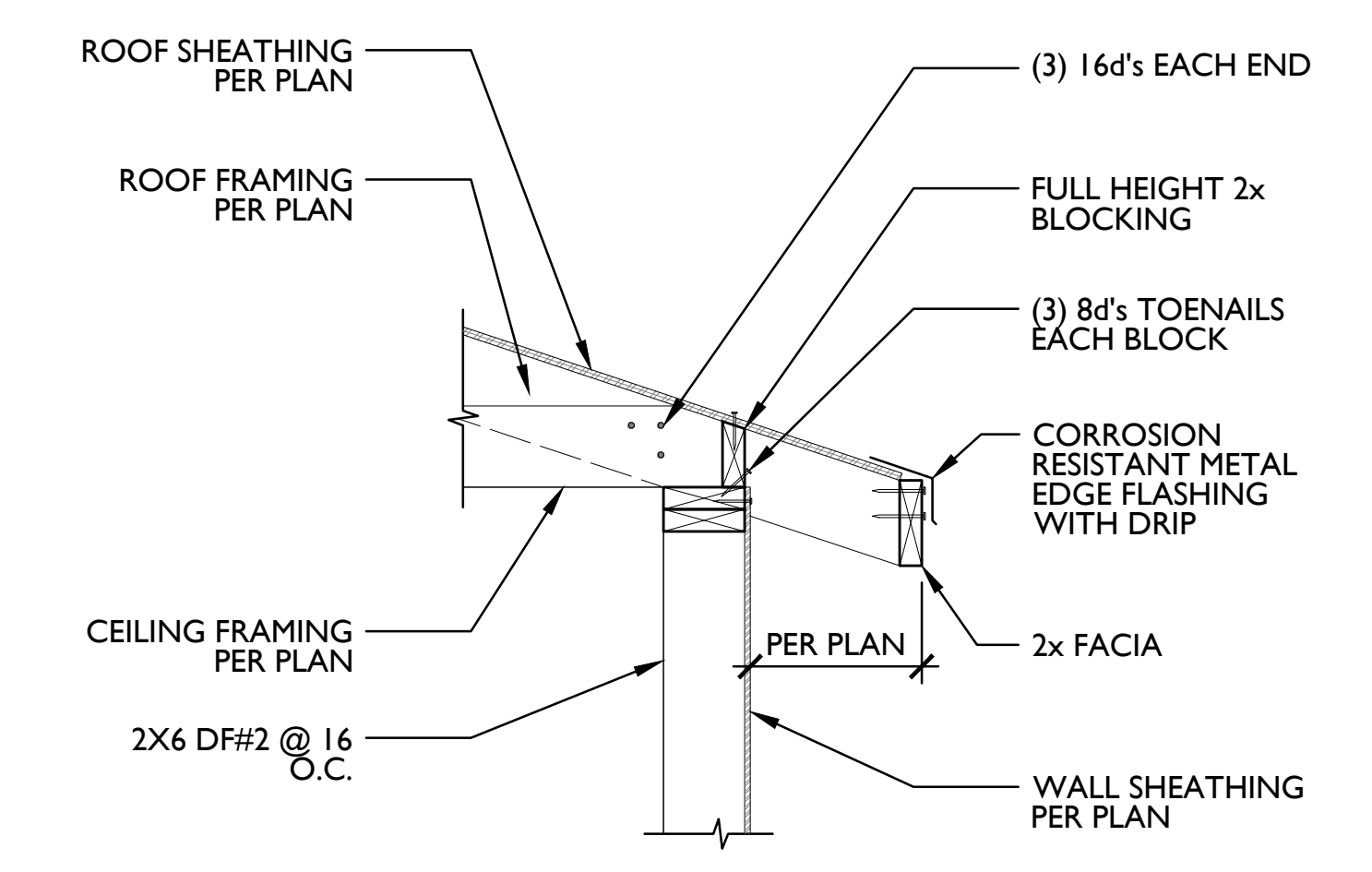
5 TYPICAL RIDGE  
SD.1 SCALE: 1" = 1'-0"



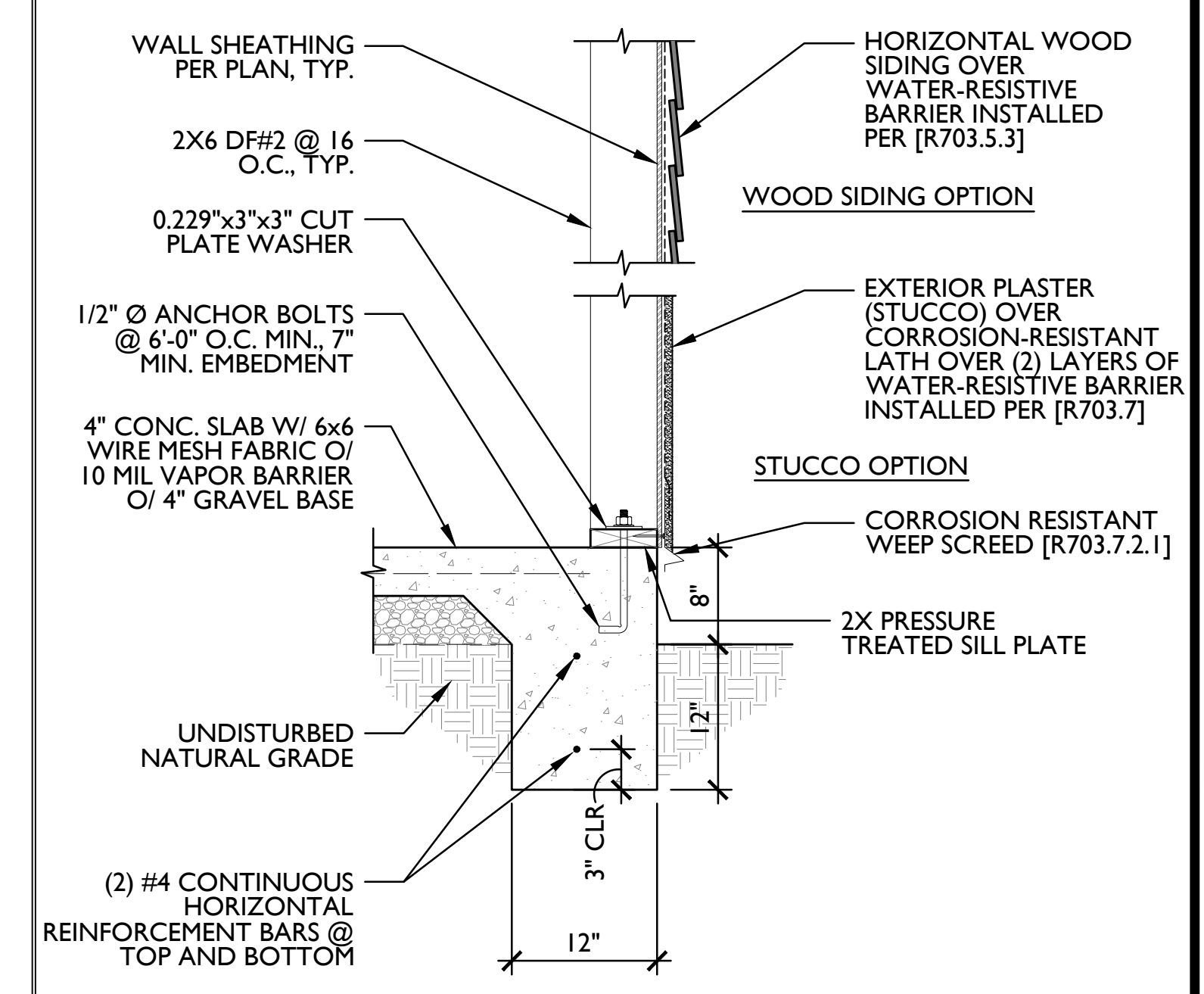
2 INTERIOR FOOTING DETAIL  
SD.1 SCALE: 1" = 1'-0"



7 PORCH POST BEAM CONNECTION  
SD.1 SCALE: 1" = 1'-0"



4 TYPICAL EAVE DETAIL  
SD.1 SCALE: 1" = 1'-0"



1 PERIMETER FOOTING DETAIL  
SD.1 SCALE: 1" = 1'-0"



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

Table with 2 columns: Code (e.g., § 110.6(a)1) and Description (e.g., Air Leakage. Manufacture fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 1011/S.Z4440-2011, \*).

Table with 2 columns: Code (e.g., § 110.5(e)) and Description (e.g., Pilot Light. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances).

Table with 2 columns: Code (e.g., § 110.0-§ 110.3) and Description (e.g., Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission).

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 110.5) and Description (e.g., Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances).

Table with 2 columns: Code (e.g., § 110.8(d)3) and Description (e.g., Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC)).

Table with 2 columns: Code (e.g., § 150.0(k)1G) and Description (e.g., Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8, \*).

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 150.0(m)13) and Description (e.g., Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum).

Table with 2 columns: Code (e.g., § 150.0(o)1) and Description (e.g., Ventilation and Indoor Air Quality: Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Residential and Acceptable Indoor Air Quality in Residential Buildings).

Table with 2 columns: Code (e.g., § 110.4(a)) and Description (e.g., Pool and Spa Systems and Equipment: Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations).

Table with 2 columns: Code (e.g., § 110.9) and Description (e.g., Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9).

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 150.0(a)) and Description (e.g., Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more).

\*Exceptions may apply.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 150.0(k)1G) and Description (e.g., Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8, \*).

Table with 2 columns: Code (e.g., § 110.10(a)1) and Description (e.g., Solar Readiness: Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency).

5/6/22

City of SACRAMENTO Community Development

20x30 ONE BEDROOM PLAN 600 SQ. FT. ENERGY COMPLIANCE DOCUMENTATION

Table with 2 columns: Revisions: (e.g., 1 --, 2 --, 3 --, 4 --, 5 --)

Table with 2 columns: File: (e.g., Drawn By: JCE, Checked By: MB, Scale: AS NOTED, Date: 01/04/2023)

Job No.

EN.1

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 1 of 12)  
 Calculation Description: Title 24 Analysis Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

GENERAL INFORMATION			
01	Project Name	ADU (1 Bedroom)	
02	Run Title	Title 24 Analysis	
03	Project Location	-	
04	City	Sacramento	05 Standards Version
06	Zip code	95811	07 Software Version
08	Climate Zone	12	09 Front Orientation (deg/ Cardinal)
10	Building Type	Single family	11 Number of Dwelling Units
12	Project Scope	Newly Constructed	13 Number of Bedrooms
14	Addition Cond. Floor Area (ft <sup>2</sup> )	0	15 Number of Stories
16	Existing Cond. Floor Area (ft <sup>2</sup> )	n/a	17 Fenestration Average U-factor
18	Total Cond. Floor Area (ft <sup>2</sup> )	600	19 Glazing Percentage (%)
20	ADU Bedroom Count	n/a	

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 423-P010000535A-000-000-0000000-0000 Registration Date/Time: 01/03/2023 09:45 HERS Provider: CHEERS  
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 Schema Version: rev 20220901

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 2 of 12)  
 Calculation Description: Title 24 Analysis Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency <sup>3</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)	Source Energy (EDR1)	Efficiency <sup>3</sup> EDR (EDR2efficiency)	Total <sup>2</sup> EDR (EDR2total)
Standard Design	37.6	32.6	32.2			
Proposed Design						
North Facing	34.9	31.9	31.8	2.7	0.7	0.4
East Facing	34.8	31.4	31.4	2.8	1.2	0.8
South Facing	34.6	30.7	31	3	1.9	1.2
West Facing	34.7	32	31.8	2.9	0.6	0.4
RESULT <sup>3</sup> : PASS						
<sup>1</sup> Efficiency EDR includes improvements like a better building envelope and more efficient equipment <sup>2</sup> Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries <sup>3</sup> Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded • Standard Design PV Capacity: 1.72 kWdc • Proposed PV Capacity Scaling: North (1.72 kWdc) East (1.72 kWdc) South (1.72 kWdc) West (1.72 kWdc)						

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 Schema Version: rev 20220901

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 3 of 12)  
 Calculation Description: Title 24 Analysis Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	4.77	32.37	3.72	28.31	1.05	4.06
Space Cooling	1.16	30.36	1.51	42.67	-0.35	-12.31
IAQ Ventilation	0.42	4.49	0.42	4.49	0	0
Water Heating	3.8	39.9	2.8	29.4	1	10.5
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	10.15	107.12	8.45	104.87	1.7	2.25
Space Heating	4.77	32.37	3.76	28.47	1.01	3.9
Space Cooling	1.16	30.36	1.45	40.92	-0.29	-10.56
IAQ Ventilation	0.42	4.49	0.42	4.49	0	0
Water Heating	3.8	39.9	2.8	29.4	1	10.5
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	10.15	107.12	8.43	103.28	1.72	3.84

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 4 of 12)  
 Calculation Description: Title 24 Analysis Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Standard Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft <sup>2</sup> -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	4.77	32.37	3.6	26.87	1.17	5.5
Space Cooling	1.16	30.36	1.45	40.09	-0.29	-9.73
IAQ Ventilation	0.42	4.49	0.42	4.49	0	0
Water Heating	3.8	39.9	2.8	29.4	1	10.5
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	10.15	107.12	8.27	100.85	1.88	6.27
Space Heating	4.77	32.37	3.56	26.8	1.21	5.57
Space Cooling	1.16	30.36	1.59	44.38	-0.43	-14.02
IAQ Ventilation	0.42	4.49	0.42	4.49	0	0
Water Heating	3.8	39.9	2.8	29.4	1	10.5
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	10.15	107.12	8.37	105.07	1.78	2.05

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 5 of 12)  
 Calculation Description: Title 24 Analysis Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft <sup>2</sup> -yr)	Proposed Design (kBtu/ft <sup>2</sup> -yr)	Compliance Margin (kBtu/ft <sup>2</sup> -yr)	Margin Percentage
North Facing				
Gross EUI <sup>1</sup>	30.74	28.76	1.98	6.44
Net EUI <sup>2</sup>	15.47	13.5	1.97	12.73
East Facing				
Gross EUI <sup>1</sup>	30.74	28.8	1.94	6.31
Net EUI <sup>2</sup>	15.47	13.54	1.93	12.48
South Facing				
Gross EUI <sup>1</sup>	30.74	28.59	2.15	6.99
Net EUI <sup>2</sup>	15.47	13.33	2.14	13.83
West Facing				
Gross EUI <sup>1</sup>	30.74	28.83	1.91	6.21
Net EUI <sup>2</sup>	15.47	13.56	1.91	12.35
Notes				
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.				
2. Net EUI is Energy Use Total (including PV) / Total Building Area.				

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**

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 Calculation Description: Title 24 Analysis Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.72	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98
REQUIRED SPECIAL FEATURES											
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.											
<ul style="list-style-type: none"> <li>PV System: 1.72 kWdc</li> <li>Cool roof</li> <li>Insulation below roof deck</li> <li>Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed</li> </ul>											
HERS FEATURE SUMMARY											
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry											
<ul style="list-style-type: none"> <li>Indoor air quality ventilation</li> <li>Kitchen range hood</li> <li>Minimum Airflow</li> <li>Verified Refrigerant Charge</li> <li>Fan Efficiency Watts/CFM</li> <li>Verified HSPF2</li> <li>Verified heat pump rated heating capacity</li> <li>Duct leakage testing</li> </ul>											
BUILDING - FEATURES INFORMATION											
01	02	03	04	05	06	07					
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems					
ADU (1 Bedroom)	600	1	1	1	0	1					

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Revisions:

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 7 of 12)
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Table with 7 columns: Zone Name, Zone Type, HVAC System Name, Zone Floor Area (ft²), Avg. Ceiling Height, Water Heating System 1, Status. Row 1: Zone 1, Conditioned, Heat Pump 1, 600, 8.1, DHW Sys 1, New.

Table with 8 columns: Name, Zone, Construction, Azimuth, Orientation, Gross Area (ft²), Window and Door Area (ft²), Tilt (deg). Rows include Front Walls, Left Walls, Rear Walls, Right Walls, and Ceiling/Roof-HPVA.

Table with 8 columns: Name, Construction, Type, Roof Rise (x in 12), Roof Reflectance, Roof Emittance, Radiant Barrier, Cool Roof. Rows include Attic Zone 1 and Attic Roof Zone 1.

Table with 14 columns: Name, Type, Surface, Orientation, Azimuth, Width (ft), Height (ft), Mult., Area (ft²), U-factor, U-factor Source, SHGC, SHGC Source, Exterior Shading. Rows include Front Glazing, Rear Glazing, and Right Glazing.

Registration Number: 423-P010000535A-000-000-0000000-0000 Registration Date/Time: 01/03/2023 09:45 HERS Provider: CHEERS
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 8 of 12)
Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

Table with 4 columns: Name, Side of Building, Area (ft²), U-factor. Row 1: Door, Right Walls, 20, 0.2.

Table with 8 columns: Name, Zone, Area (ft²), Perimeter (ft), Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated. Row 1: Slab-on-Grade, Zone 1, 600, 100, none, 0, 80%, No.

Table with 8 columns: Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior/Exterior Continuous R-value, U-factor, Assembly Layers. Rows include R-21 Wall, Attic Roof Zone 1, and R-30 Ceiling + R-4 Roof.

Registration Number: 423-P010000535A-000-000-0000000-0000 Registration Date/Time: 01/03/2023 09:45 HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 9 of 12)
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Table with 5 columns: Quality Insulation Installation (QII), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CFM50, CFM50. Row 1: Not Required, Not Required, N/A, n/a, n/a.

Table with 9 columns: Name, System Type, Distribution Type, Water Heater Name, Number of Units, Solar Heating System, Compact Distribution, HERS Verification, Water Heater Name (#). Row 1: DHW Sys 1, Domestic Hot Water (DHW), Standard, DHW Heater 1, 1, n/a, None, n/a, DHW Heater 1 (1).

Table with 8 columns: Name, # of Units, Tank Vol. (gal), NEEA Heat Pump Brand, NEEA Heat Pump Model, Tank Location, Duct Inlet Air Source, Duct Outlet Air Source. Row 1: DHW Heater 1, 1, 40, Rheem, RheemPROPH40T2R H37515, Outside, Outside, Outside.

Table with 7 columns: Name, Pipe Insulation, Parallel Piping, Compact Distribution, Compact Distribution Type, Recirculation Control, Shower Drain Water Heat Recovery. Row 1: DHW Sys 1 - 1/1, Not Required, Not Required, Not Required, None, Not Required, Not Required.

Registration Number: 423-P010000535A-000-000-0000000-0000 Registration Date/Time: 01/03/2023 09:45 HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 10 of 12)
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Table with 9 columns: Name, System Type, Heating Unit Name, Heating Equipment Count, Cooling Unit Name, Cooling Equipment Count, Fan Name, Distribution Name, Required Thermostat Type. Row 1: Heat Pump 1, Heat pump heating cooling, Heat Pump System 1, 1, Heat Pump System 1, 1, HVAC Fan 1, Air Distribution System 1, Setback.

Table with 13 columns: Name, System Type, Number of Units, Heating Efficiency Type, HSPF/HSPF2/COP, Cap 47, Cap 17, Cooling Efficiency Type, SEER/SEER2, EER/EEER/CEER, Zonally Controlled, Compressor Type, HERS Verification. Row 1: Heat Pump System 1, Central split HP, 1, HSPF2, 8, 18000, 12000, EER2SEER2, 14, 11.7, Not Zonal, Single Speed, Heat Pump System 1-hers-htpump.

Table with 9 columns: Name, Verified Airflow, Airflow Target, Verified EER/EEER2, Verified SEER/SEER2, Verified Refrigerant Charge, Verified HSPF/HSPF2, Verified Heating Cap 47, Verified Heating Cap 17. Row 1: Heat Pump System 1-hers-htpump, Required, 350, Not Required, Not Required, Yes, No, Yes, Yes.

Table with 12 columns: Name, Type, Design Type, Duct Ins. R-value Supply/Return, Duct Location Supply/Return, Surface Area Supply/Return, Bypass Duct, Duct Leakage, HERS Verification. Row 1: Air Distribution System 1, Unconditioned attic, Non-Verified, R-8, R-8, Attic, Attic, n/a, n/a, No Bypass Duct, Sealed and Tested, Air Distribution System 1-hers-dist.

Registration Number: 423-P010000535A-000-000-0000000-0000 Registration Date/Time: 01/03/2023 09:45 HERS Provider: CHEERS
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 11 of 12)
Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

Table with 9 columns: Name, Duct Leakage Verification, Duct Leakage Target (%), Verified Duct Location, Verified Duct Design, Buried Ducts, Deeply Buried Ducts, Low-leakage Air Handler, Low Leakage Ducts Entirely in Conditioned Space. Row 1: Air Distribution System 1-hers-dist, Yes, 5.0, Not Required, Not Required, Not Required, Credit not taken, Not Required, No.

Table with 4 columns: Name, Type, Fan Power (Watts/CFM), Name. Row 1: HVAC Fan 1, HVAC Fan, 0.45, HVAC Fan 1-hers-fan.

Table with 3 columns: Name, Verified Fan Watt Draw, Required Fan Efficacy (Watts/CFM). Row 1: HVAC Fan 1-hers-fan, Required, 0.45.

Table with 9 columns: Dwelling Unit, Airflow (CFM), Fan Efficacy (W/CFM), IAQ Fan Type, Includes Heat/Energy Recovery?, IAQ Recovery Effectiveness - SRE, Includes Fault Indicator Display?, HERS Verification, Status. Row 1: SFam IAQVentRpt, 33, 0.35, Exhaust, No, n/a, No, Yes.

Registration Number: 423-P010000535A-000-000-0000000-0000 Registration Date/Time: 01/03/2023 09:45 HERS Provider: CHEERS
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom) Calculation Date/Time: 2023-01-03T09:53:02-08:00 (Page 12 of 12)
Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

Documentation Author's Declaration Statement and Responsible Person's Declaration Statement. Includes signature of Michael Kunz, Energy Performance Services, P.O. Box 587, Blue Lake, CA 95525.

Digitally signed by CorSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 423-P010000535A-000-000-0000000-0000 Registration Date/Time: 01/03/2023 09:45 HERS Provider: CHEERS
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901



20x30 ONE BEDROOM PLAN 600 SQ. FT. ENERGY COMPLIANCE DOCUMENTATION

Revisions table with 2 columns: Revisions, and 5 rows of empty cells.

File: Drawn By: JCE Checked By: MB Scale: AS NOTED Date: 01/04/2023

Job No.

EN.3



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y	NA	REASON PARTY
		<b>MAXIMUM INCREMENTAL REACTIVITY (MIR).</b> The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed as hundredths of a gram (g) / g (ROG). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701. <b>MOISTURE CONTENT.</b> The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. <b>PRODUCT-WEIGHTED MIR (PW MIR).</b> The sum of all weighted-MIR for all ingredients in a product subject to this article. The PW MIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PW MIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). <b>REACTIVE ORGANIC COMPOUND (ROC).</b> Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. <b>VOC.</b> A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). <b>4.503 FIREPLACES</b> <b>4.503.1 GENERAL.</b> Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. <b>4.504 POLLUTANT CONTROL</b> <b>4.504.1 COVERING OF DUCT OPENINGS &amp; PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.</b> At the time of rough installation, during storage on the construction site and until final startup of the heating and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system. <b>4.504.2 FINISH MATERIAL POLLUTANT CONTROL.</b> Finish materials shall comply with this section. <b>4.504.2.1 Adhesives, Sealants and Caulks.</b> Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of <i>California Code of Regulations</i> , Title 17, commencing with section 94507. <b>4.504.2.2 Paints and Coatings.</b> Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. <b>4.504.2.3 Aerosol Paints and Coatings.</b> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of <i>California Code of Regulations</i> , Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. <b>4.504.2.4 Verification.</b> Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification. 2. <b>TABLE 4.504.2 - SEALANT VOC LIMIT</b> (Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
<b>SEALANT PRIMERS</b>	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS: <sup>1</sup>	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
<b>SPECIALTY COATINGS</b>	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sup>2</sup>	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
<b>SPECIALTY APPLICATIONS</b>	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

- 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.5 - FORMALDEHYDE LIMITS:	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD:	0.13

- 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

Y	NA	REASON PARTY
		<b>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</b> <b>4.504.3 CARPET SYSTEMS.</b> All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx</a> . <b>4.504.3.1 Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx</a> . <b>4.504.3.2 Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 4.504.1. <b>4.504.4 RESILIENT FLOORING SYSTEMS.</b> Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350) See California Department of Public Health's website for certification programs and testing labs. <a href="https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx">https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx</a> . <b>4.504.5 COMPOSITE WOOD PRODUCTS.</b> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5 <b>4.504.5.1 Documentation.</b> Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European E36 35 standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency. <b>4.505 INTERIOR MOISTURE CONTROL</b> <b>4.505.1 General.</b> Buildings shall meet or exceed the provisions of the <i>California Building Standards Code</i> . <b>4.505.2 CONCRETE SLAB FOUNDATIONS.</b> Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section. <b>4.505.2.1 Capillary break.</b> A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. <b>4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.</b> Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure. <b>4.506 INDOOR AIR QUALITY AND EXHAUST</b> <b>4.506.1 Bathroom exhaust fans.</b> Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). <b>Notes:</b> 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the <i>California Energy Code</i> . <b>4.507 ENVIRONMENTAL COMFORT</b> <b>4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.</b> Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection), or other equivalent design software or methods. <b>Exception:</b> Use of alternate design temperatures necessary to ensure the system functions are acceptable.

Y	NA	REASON PARTY
		<b>CHAPTER 7 INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</b> <b>702 QUALIFICATIONS</b> <b>702.1 INSTALLER TRAINING.</b> HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. <b>702.2 SPECIAL INSPECTION [HCD].</b> When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. <b>Notes:</b> 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).  <b>[BSC]</b> When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. <b>Note:</b> Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. <b>703 VERIFICATIONS</b> <b>703.1 DOCUMENTATION.</b> Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial performance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

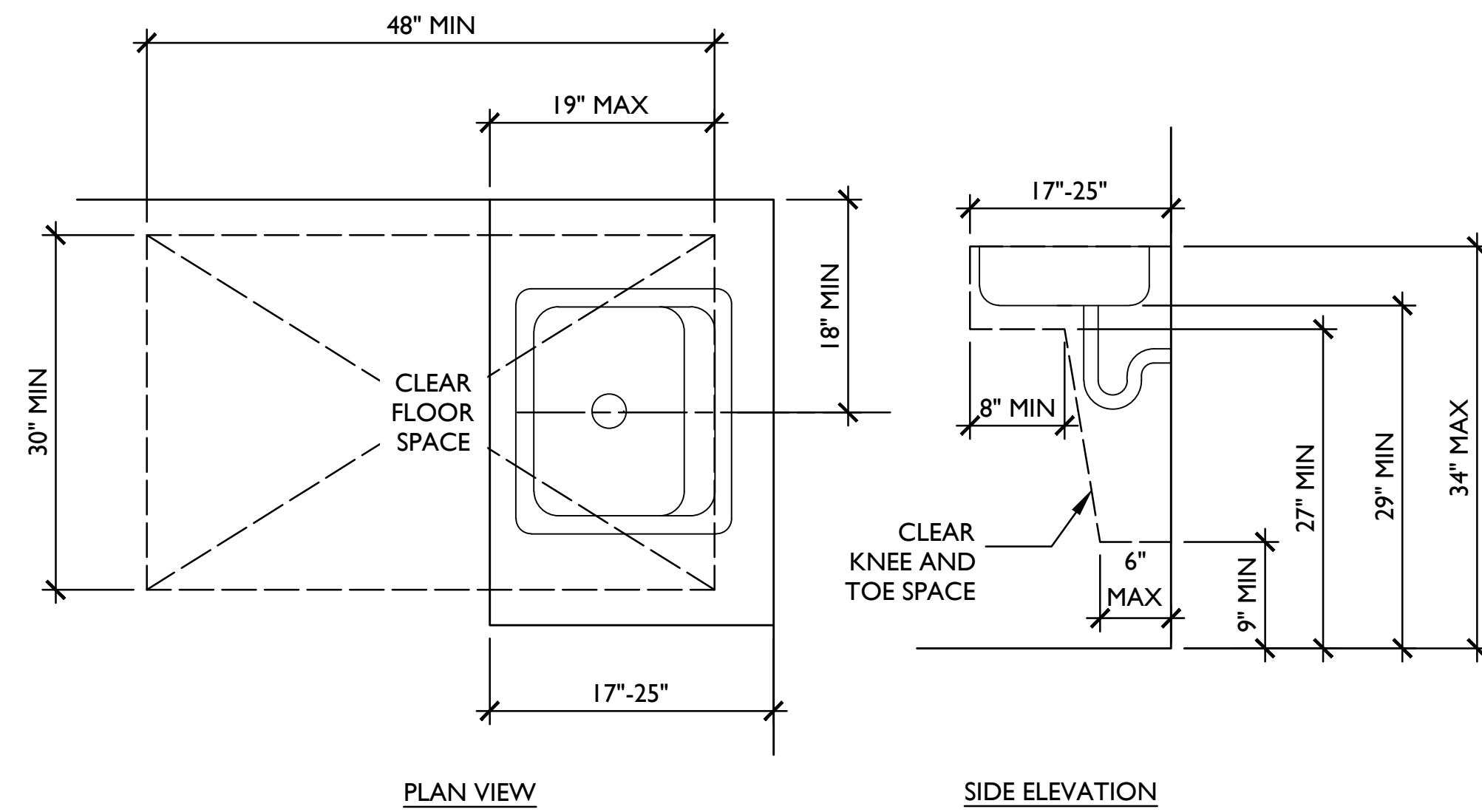
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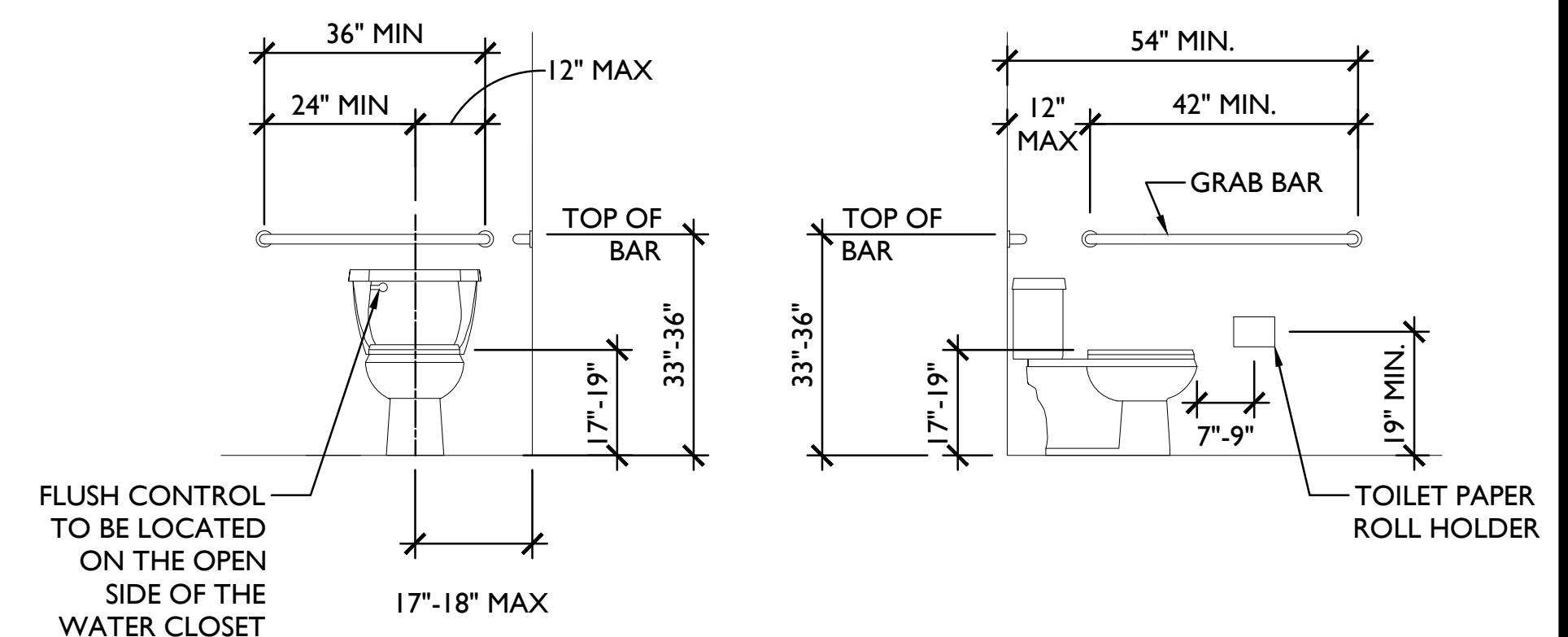


NOTES:

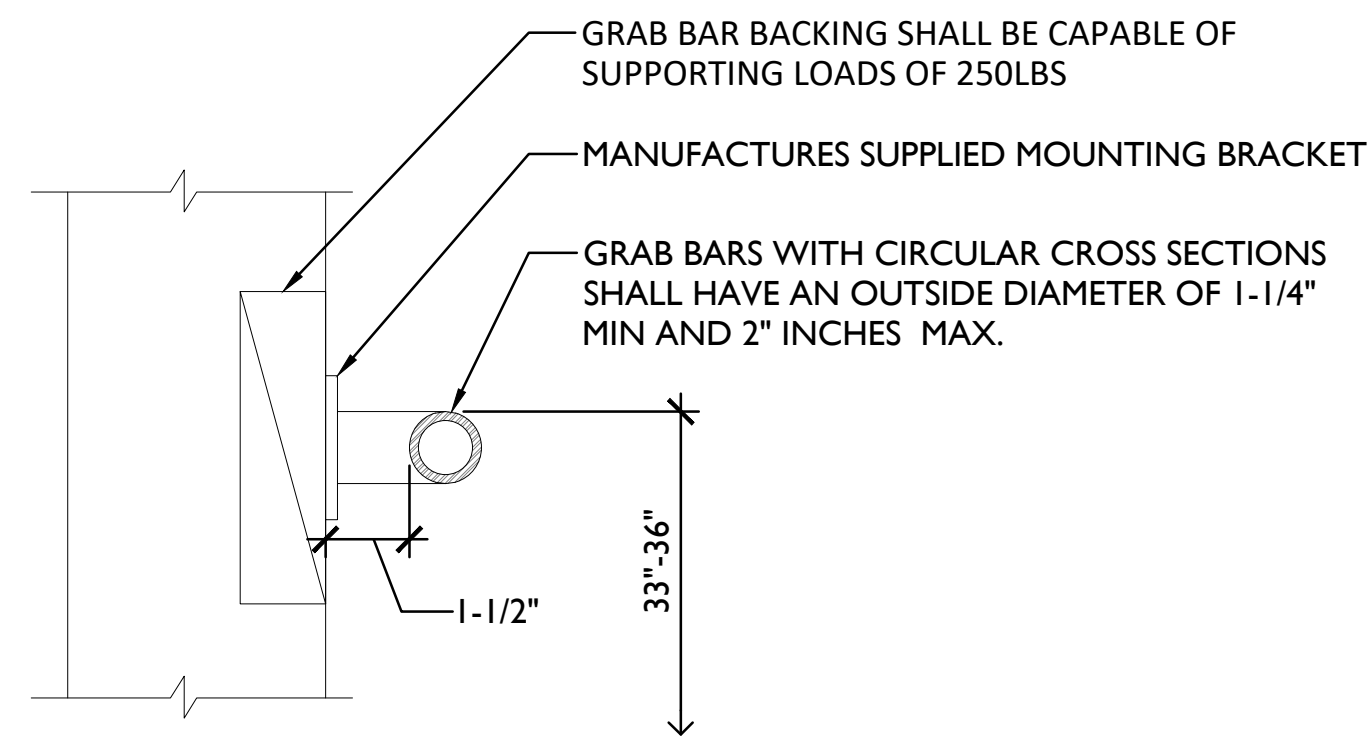
1. PROVIDE LEVER TYPE FAUCET CONTROLS FOR ACCESSIBLE LAVS.
2. PROVIDE INSULATION PADS ON ALL WATER SUPPLY & DRAIN PIPES FOR ACCESSIBLE LAVS.
3. FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE NO GREATER THAN 5 LF. LEVER OPERATED, PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.



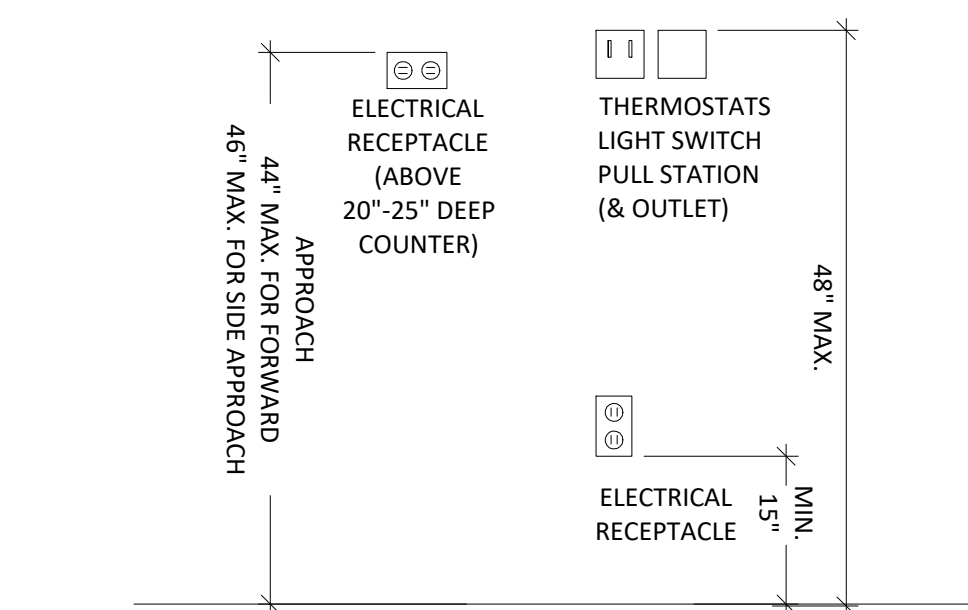
4 ACCESSIBLE CLEARANCES AT VANITY/ KITCHEN SINK  
AD.1 SCALE: NTS



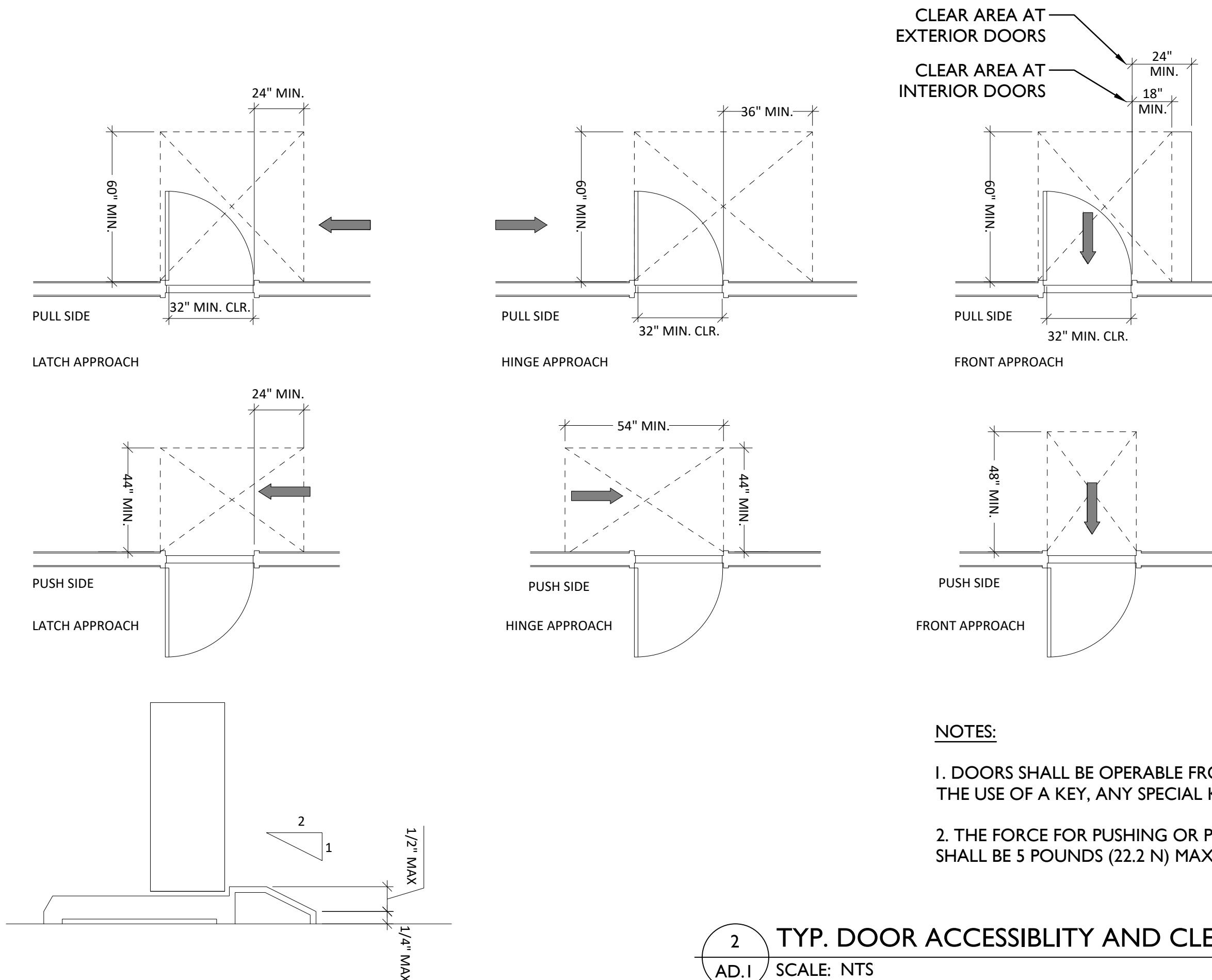
1 TYP. ACCESSIBLE TOILET CLEARANCES  
AD.1 SCALE: NTS



5 GRAB BAR MOUNTING /BLOCKING DETAIL  
AD.1 SCALE: NTS



6 ACCESSIBLE FIXTURE MOUNTING HEIGHT DETAILS  
AD.1 SCALE: NTS



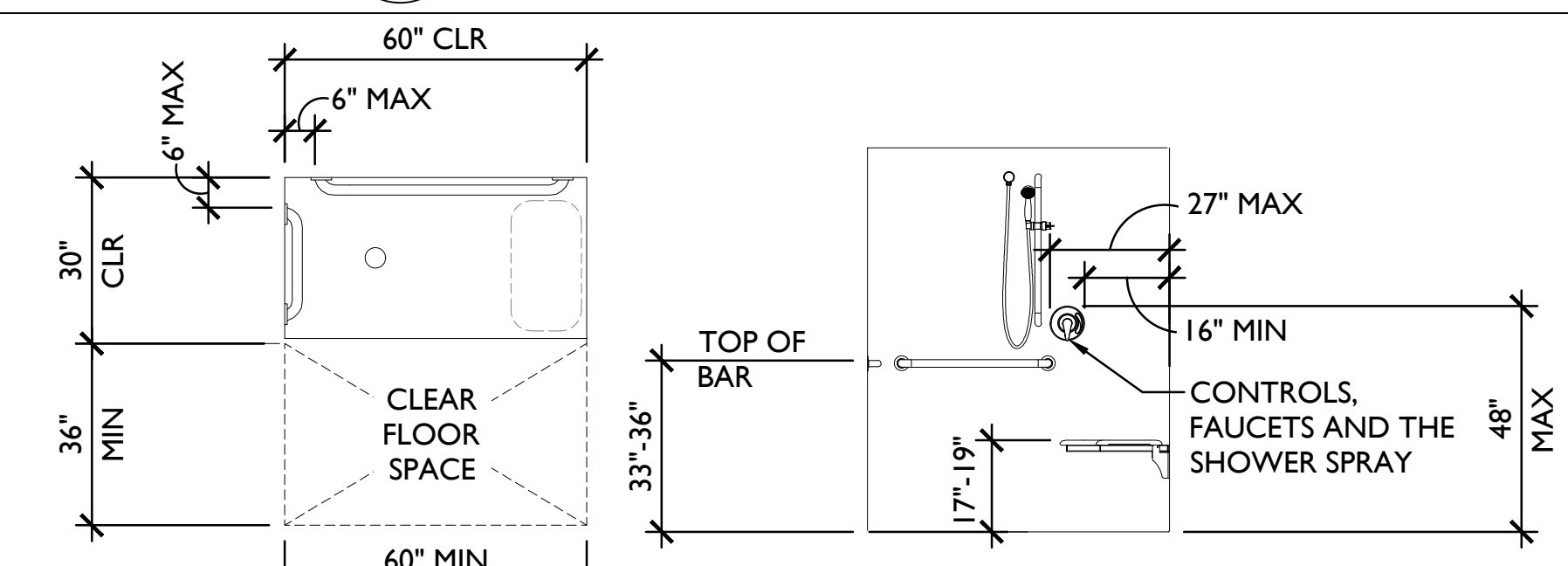
NOTES:

1. DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, ANY SPECIAL KNOWLEDGE OR EFFORT.
2. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

2 TYP. DOOR ACCESSIBILITY AND CLEARANCE DETAILS  
AD.1 SCALE: NTS

NOTE: THESE COMMONLY UTILIZED DETAILS ARE PROVIDED ONLY FOR CONVENIENCE AND MAY BE USED OR OMITTED AT THE OWNER'S CHOICE. THE OWNER MAY ALTER DIMENSIONS PER THEIR OWN PREFERENCES, PROVIDED THEY DO NOT CONFLICT WITH OTHER NON-ACCESSIBILITY/RELATED PROVISIONS OF CALIFORNIA BUILDING STANDARD CODE.

7 ACCESSIBILITY NOTES  
AD.1 SCALE: NTS



3 ROLL IN SHOWER DETAIL  
AD.1 SCALE: NTS

Revisions:

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File:

Drawn By:	JCE
Checked By:	MB
Scale:	AS NOTED
Date:	01/04/2023

Job No.

AD.1