

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: 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: 559 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.		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. 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. 4. APPLICANT IS REQUIRED TO PROVIDE A SITE PLAN AND INCORPORATE IT INTO THIS PLAN SET PRIOR TO SUBMITTING PLANS 5. WHEN ELECTING TO SUBSTITUTE ROOF FRAMING WITH PRE-MANUFACTURED TRUSSES, IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN AND SUBMIT AN ENGINEERED TRUSS DESIGN PACKAGE. THE PACKAGE MUST BE INCLUSIVE OF A DIMENSIONED TRUSS LAYOUT SHEET, CALCULATIONS FOR EACH TRUSS TYPE, AND STRUCTURAL DETAILS FOR TRUSS-TO-TOP PLATE, BARGE RAFTER FRAMING AND TRUSS TO TRUSS (IF APPLICABLE) CONNECTIONS.		SHEET INDEX 1. T1.1 TITLE SHEET, PROJECT DATA 2. C1.1 SITE PLAN (PROVIDED BY APPLICANT) 3. FSD.1 FIRE SEPARATION DISTANCE DETAILS 4. A1.1 RESIDENTIAL CODE REQUIREMENTS 5. A2.1 FLOOR PLAN, DIMENSIONED FLOOR PLAN 6. A2.2 ROOF PLAN, ELECTRICAL PLAN 7. A3.1 ELEVATIONS 8. S1.1 FOUNDATION PLAN, WALL BRACING PLAN 9. S1.2 ROOF FRAMING PLAN, CEILING FRAMING PLAN 10. S2.1 STRUCTURAL SECTION 11. SN.1 STRUCTURAL NOTES 12. SD.1 STRUCTURAL DETAILS 13. EN.1 ENERGY COMPLIANCE DOCUMENTS 14. EN.2 ENERGY COMPLIANCE DOCUMENTS (CENTRAL AIR) 15. EN.3 ENERGY COMPLIANCE DOCUMENTS (CENTRAL AIR) 16. EN.4 ENERGY COMPLIANCE DOCUMENTS (MINI SPLIT) 17. EN.5 ENERGY COMPLIANCE DOCUMENTS (MINI SPLIT) 18. GB.1 2022 CALIFORNIA GREEN BUILDING STANDARDS 19. GB.2 2022 CALIFORNIA GREEN BUILDING STANDARDS 20. AD.1 ACCESSIBILITY DETAILS			
		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 THE PART OF THE PERMIT HOLDER.							

City of

SACRAMENTO

Community Development

20'x30 ONE BEDROOM PLAN

559 SQ FT.

TITLE SHEET

Revisions:

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File:

Drawn By: JCE

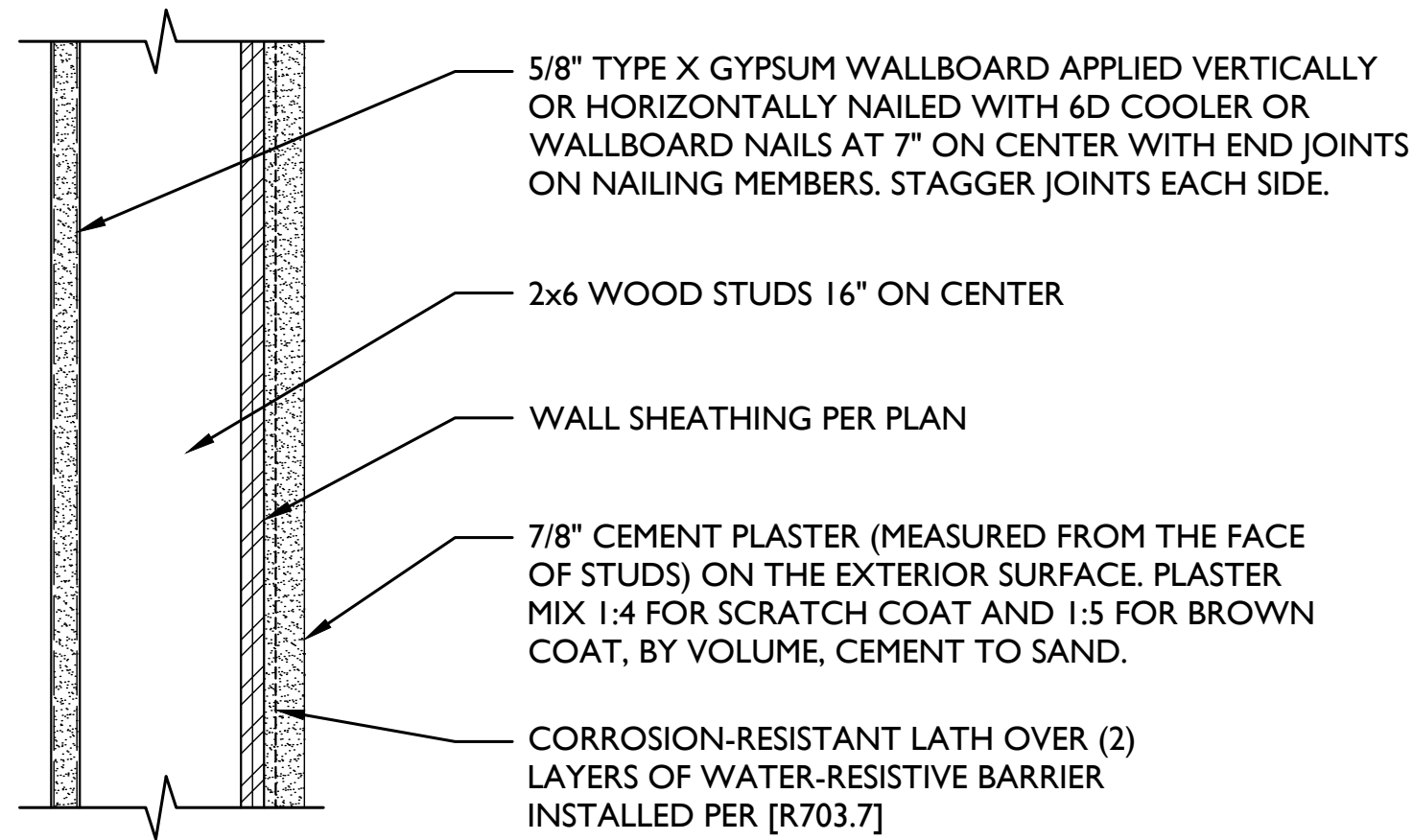
Checked By: MB

Scale: AS NOTED

Date: 11/26/2025

Job No.

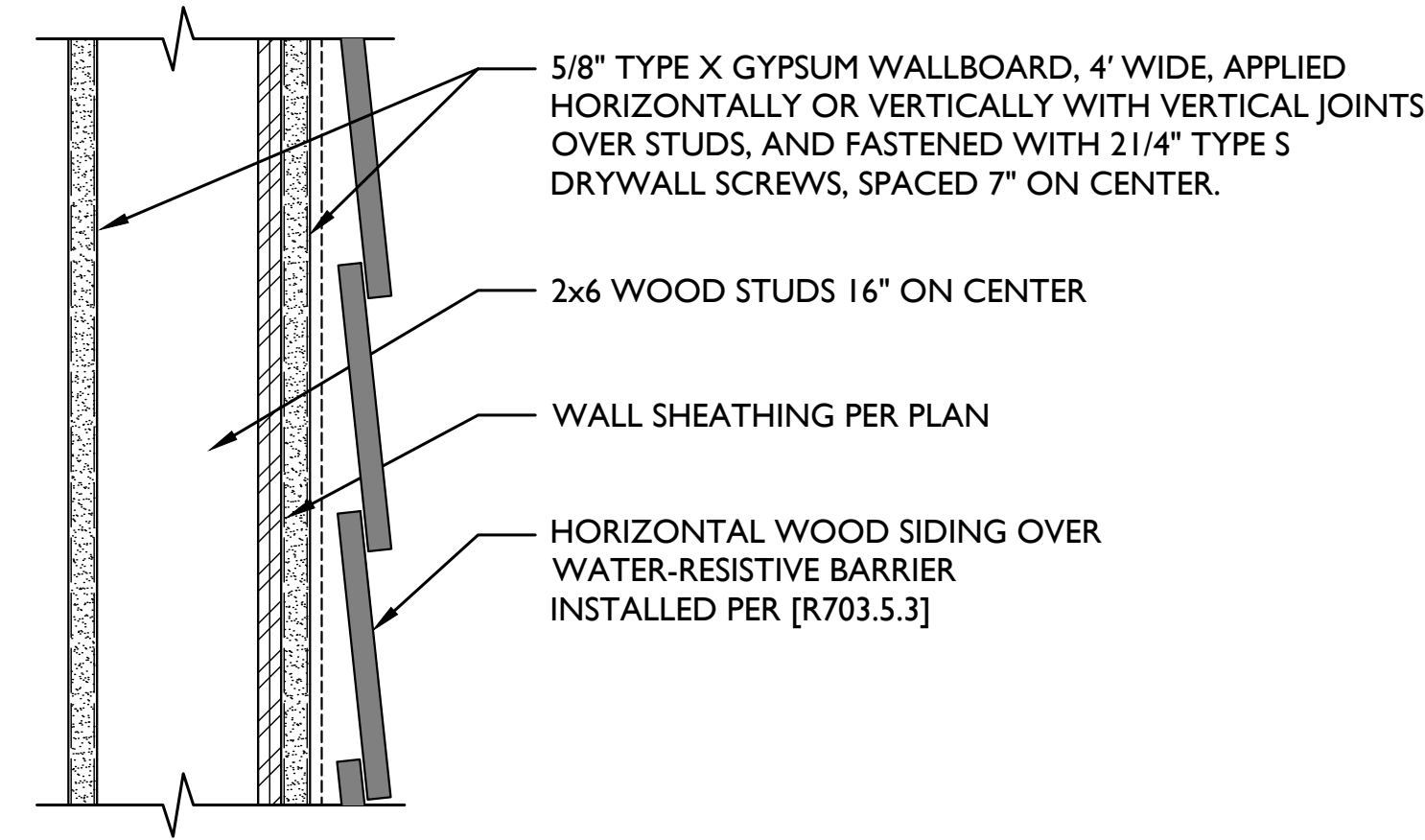
T1.1



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.

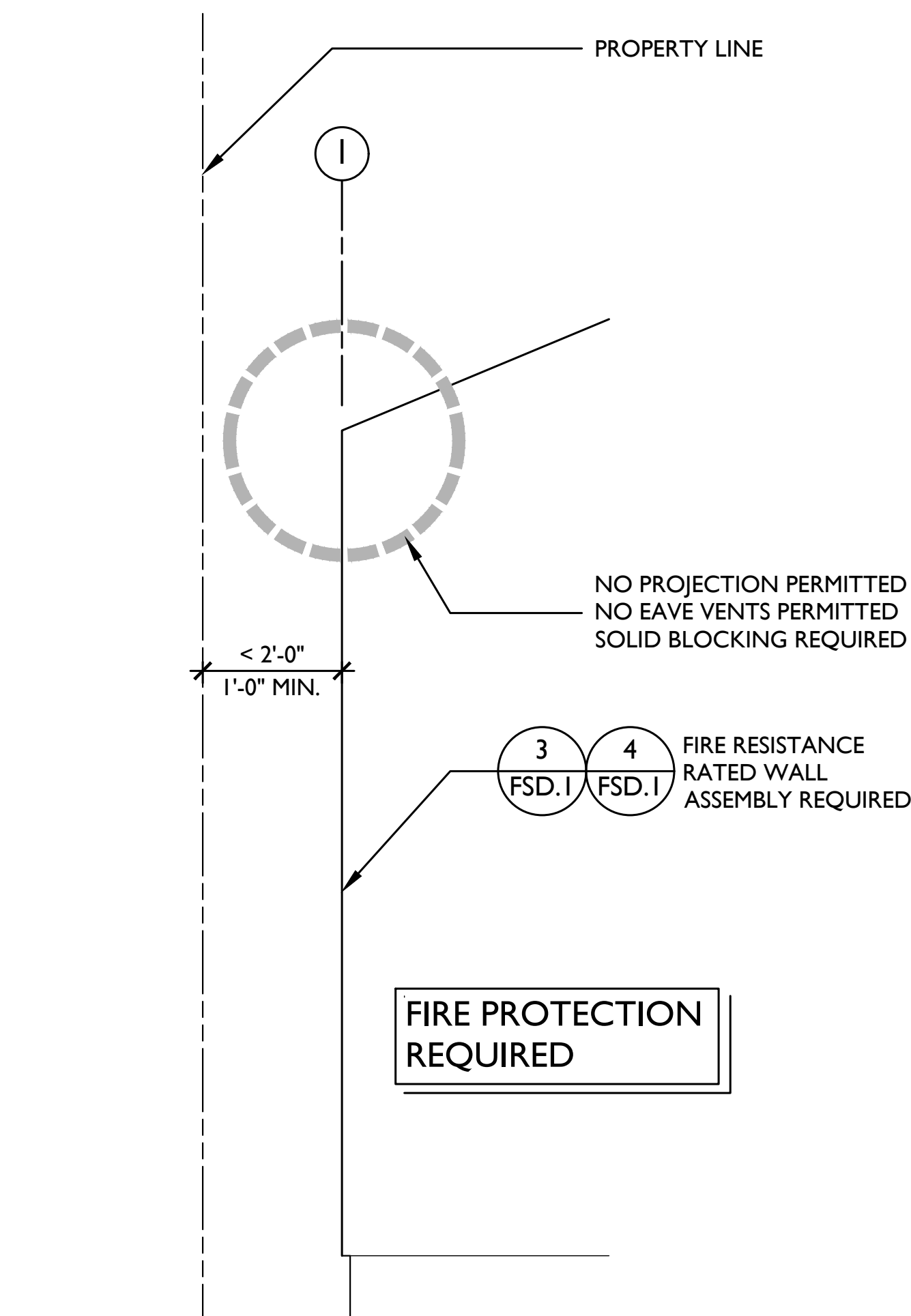


EXTERIOR AND INTERIORS SIDES:
CBC TABLE 721.1(2), ITEM 15-1.14
2" x 6" WOOD STUDS AT 16" WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE; INTERIOR AND EXTERIOR SIDES COVERED WITH 5/8" TYPE X GYPSUM WALLBOARD, 4" WIDE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 2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

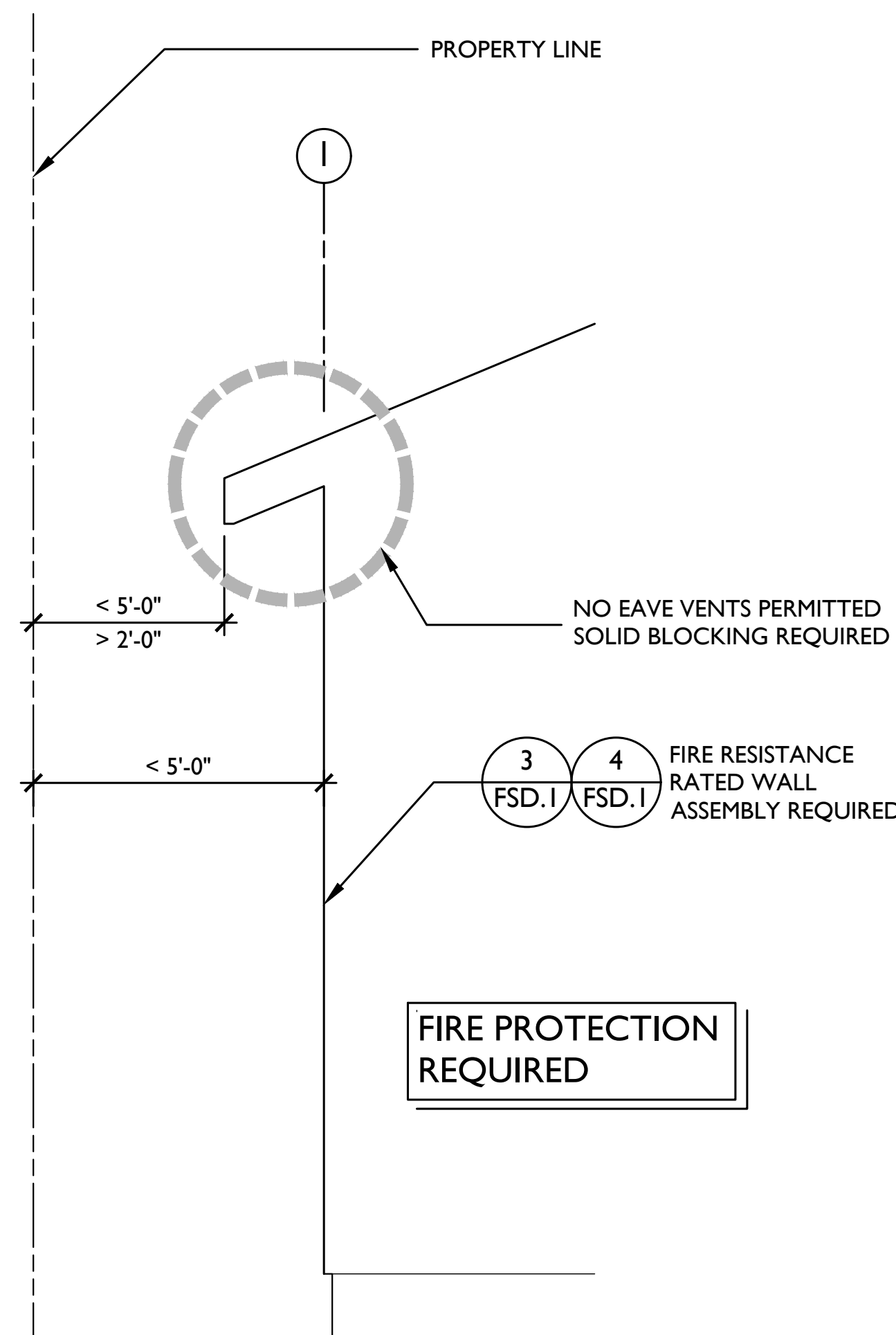
NOTE: WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUDS ON EITHER THE INTERIOR OR EXTERIOR SIDE OF THE WOOD FRAME ASSEMBLIES IN THIS TABLE, PROVIDED THAT THE LENGTH OF THE FASTENERS USED TO ATTACH THE FIRE PROTECTION IS INCREASED BY AN AMOUNT NOT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

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

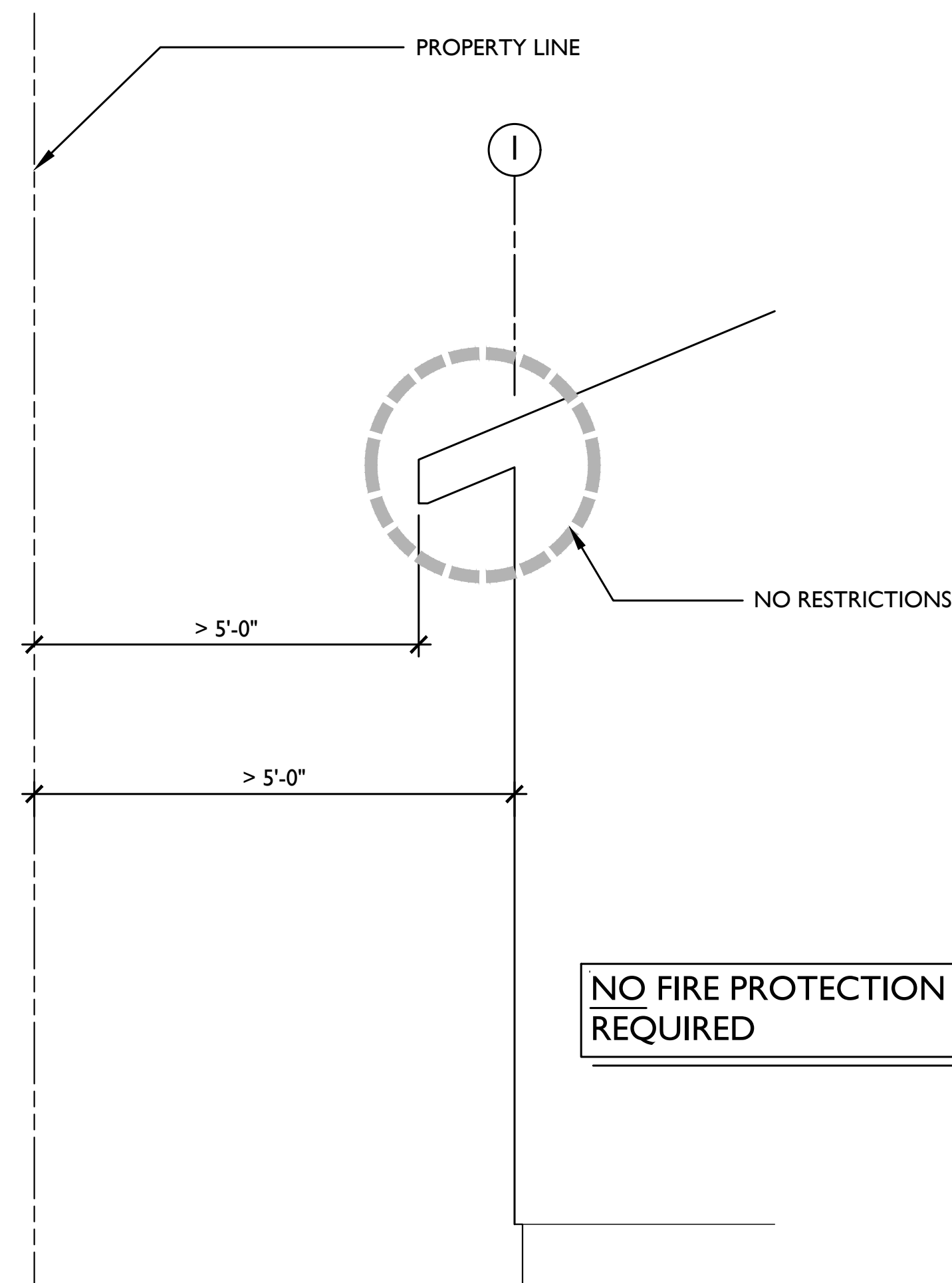
3 WOOD SIDING FIRE RESISTANCE RATED WALL ASSEMBLY
FSD.1 SCALE: 1" = 1'-0"



CONDITION #3: WHERE THE EXTERIOR FACE OF WALL IS BETWEEN 2 FEET AND 1 FOOT FROM THE PROPERTY LINE. NO PROJECTION PERMITTED.

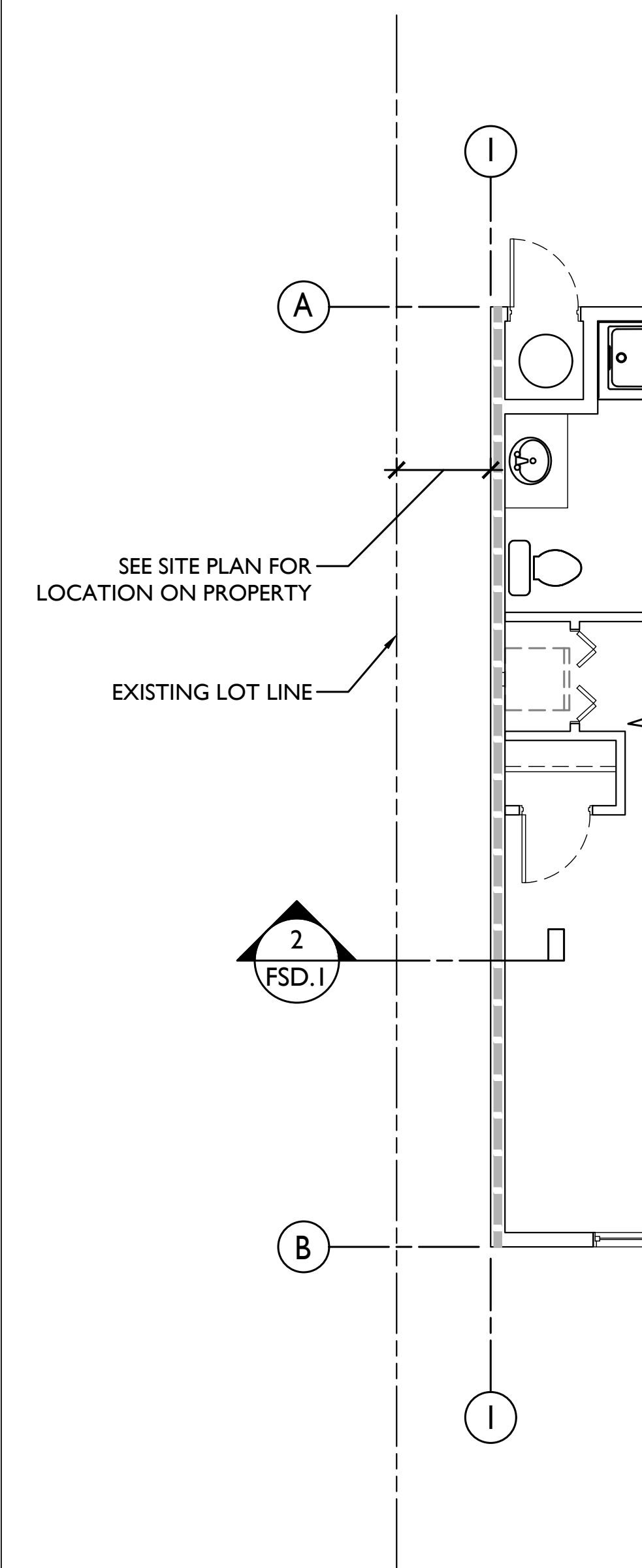


CONDITION #2: WHERE THE EXTERIOR FACE OF WALL IS LESS THAN 5 FEET FROM THE PROPERTY LINE AND THE ROOF PROJECTION IS BETWEEN 5 FEET AND 2 FEET FROM THE PROPERTY LINE.



CONDITION #1: WHERE THE EXTERIOR FACE OF WALL AND ROOF PROJECTION ARE GREATER THAN OR EQUAL TO 5 FEET FROM THE PROPERTY LINE.

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"

Residential Code Requirements

2022 Adopted Codes effective January 1st, 2023

The code requirements in this document are excerpts only, not a comprehensive list of all requirements that may apply to your project. These sheets, when attached to a set of plans, become part of those plans, and must remain attached thereto. The approval of these plans and specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law.

Building Code Requirements

- B-1 **In dwelling units, smoke alarms shall be installed** on the wall or ceiling of the area immediately outside each separate sleeping area, in each room used for sleeping purposes, and on each story within the dwelling unit. In dwellings with basements, an alarm shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels and does not have an intervening door between the adjacent levels, a smoke alarm need only be installed on the upper level, except that when the lower level is less than one full story below the upper level, an alarm shall be installed on each level. Where the ceiling height of a room that opens onto a hallway serving a bedroom exceeds the height of the hallway by 24 inches, smoke alarms shall be installed in the hallway and in the adjacent room. In new construction, the required smoke alarms shall receive their primary power from a commercial source and have a battery backup. When more than one smoke alarm is being provided the alarms shall be interconnected. 2022 CRC, Section R314.
- B-2 When interior **alterations, repairs, or additions having a value in excess of \$1,000** are made, provide approved **smoke alarms** as required for new buildings. The alarm may be battery operated. 2022 CRC, Section R314.6.2.
- B-3 **For new construction, and alteration, repairs and additions, an approved carbon monoxide alarm shall be installed** in dwelling units and in sleeping units within which fuel-burning appliances including fireplaces are installed and in dwelling units that have attached garages. 2022 CRC, Section R315.1.
- B-4 **Sprinklers shall be installed** to protect all areas of a new dwelling unit. Fire sprinklers shall be designed and installed per 2022 CRC, Section R313.2.1.
- B-5 **Basements, habitable attics, and every sleeping room in dwelling units** shall have not less than one operable emergency escape and rescue opening approved for **emergency escape or rescue** that shall open directly into a public way, yard, or court that opens to a public way. Escape or rescue windows shall have a minimum net clear opening area of not less than 5.7 square feet, except that when escape and rescue windows are on the grade-floor they can have a minimum net clear opening area of 5 square feet. All emergency escape and rescue windows shall have the bottom of the clear opening not greater than 44 inches measured from the floor. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches. Storm shelters and basements that are less than 200 square feet and are only used to house mechanical equipment are exempt from this requirement. 2022 CRC, Section R310.1. **See Exception 2** where the dwelling or townhouse is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following: 2.1 One means of egress complying with Section R311 and one emergency escape and rescue opening. 2.2 Two means of egress complying with Section R311.
- B-6 **Private garages shall be separated from a dwelling unit and its attic space** by minimum ½ inch gypsum board applied on the garage side. Private garages located beneath habitable spaces shall be separated from the habitable space by means of minimum 5/8 inch gypsum board. A garage shall not open directly into a room used for sleeping purposes. Door openings between a private garage and a dwelling unit are required to be self-closing and self-latching. When not protected by fire sprinklers, the door shall be constructed of solid wood, solid material, or honeycomb core steel and must be 1-3/8 inch thick or have a 20 minute fire rating. 2022 CRC, Sections R302.5 & R302.6.
- B-7 **Ducts may pass through the walls or a ceiling separating a private garage from a dwelling unit** provided the ducts within the garage are constructed of steel having a thickness of not less than 26 gauge galvanized sheet steel and the duct has no openings into the garage. 2022 CRC, Section R302.5.2.
- B-8 Provide **readily accessible natural ventilation directly to the outdoors** for all habitable rooms within a dwelling unit equal to 4 percent of the floor area ventilated. 2022 CRC, Section R303.1.

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- B-9 Provide **natural or artificial light** to all habitable rooms within a dwelling unit. Natural light shall be equal to 8 percent of the floor area served. Artificial light shall have an average illumination of 6 foot-candles at a height of 30 inches above the floor level. 2022 CRC, Section R303.1.
- B-10 **Rooms containing bathtubs, showers, spas, and similar bathing fixtures** shall be provided with an aggregate glazing area of not less than 3 square feet of which at least one half must be operable or be mechanically ventilated with the exhaust air going directly to the outside. 2022 CRC, Section R303.3.
- B-11 **Ade-in-place design and fall prevention in newly constructed dwellings** shall be designed and constructed in accordance with 2022 CRC, Sections R327.1.1 through R327.1.4. **Reinforcement for grab bars** shall be provided in **at least one bathroom** on entry level. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section. **Electrical receptacle outlets, switches, and controls** (including controls for heating, ventilation, and air conditioning) intended to be used by occupants **shall be located no more than 48 inches** measured from the top of the outlet box and **not less than 15 inches** measured from the bottom of the outlet box above the finish floor. Effective July 1, 2024, **at least one bathroom and one bedroom** on the entry level shall provide a doorway with a **net clear opening of not less than 32 inches**, measured with the door positioned at an angle of 90 degrees from the closed position. **Doorbell buttons or controls**, when installed, **shall not exceed 48 inches above exterior floor or landing**, measured from the top of the doorbell button assembly.
- B-12 Provide **safety glazing** for all glazing in locations specified as hazardous in the 2022 CRC, Section R308.4.
- B-13 **Shower compartments and walls above bathtubs with installed shower heads** shall be finished with a smooth, nonabsorbent surface to a height of not less than 6 feet above the floor. 2022 CRC, Section R307.2.
- B-14 Provide an approved **attic access** in a readily accessible location sized 22 inches by 30 inches with minimum 30 inch vertical headroom. 2022 CRC, Section R807.1. **If mechanical equipment** is installed in the attic space the access must be sized so that the largest piece of equipment can be removed, but in no case smaller than 22 inch by 30 inch with 30 inch vertical headroom clearance per 2022 CMC, section 304.4.
- B-15 **Enclosed usable space under interior stairways** in dwelling units shall have the walls and soffits protected on the enclosed side with ½ inch gypsum board. 2022 CRC, Section R302.7.
- B-16 **Private stairways** shall be constructed with a 7-3/4 inch maximum rise, a 10 inch minimum run, and a 36 inch minimum width. A nosing not less than ¾ inch but not more than 1-1/4 inch shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The largest tread run and the greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Maintain a continuous 6 foot 8 inch headroom clearance above the stairway. 2022 CRC, Section R311.7.
- B-17 A minimum of **one handrail** is required on **all stairway runs with four or more risers** that serve dwelling units. The top of handrails shall be placed not less than 34 inches nor more than 38 inches above the nosing of the treads except for at the lowest riser, landing transitions, and the start of the flight where they may be allowed to be higher. A clear space of 1-1/2 inches is required between the handrail and the wall. The maximum projection of the handrail into the required stairway width shall be 4-1/2 inches. Openings in open **guards on stairways** shall be sized such that a 4-3/8 inch sphere will not pass through. The triangular openings formed by the riser, tread, and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches in diameter cannot pass through the opening. 2022 CRC, Section R311.7.8 and R312.1.3.
- B-18 **Circular handrails** shall have a minimum diameter of 1-1/4 inches and a maximum diameter of 2 inches. **Non-circular handrails** shall have a minimum perimeter dimension of 4 inches, a maximum perimeter dimension of 6-1/4 inches, and a maximum cross-section of 2-1/4 inches. **Handrails with a perimeter greater than 6-1/4 inches** shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest part of the profile. The required depth shall continue for at least 1-3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches to a maximum of 2-3/4 inches. 2022 CRC, Section R311.7.8.5.
- B-19 **Guards** are required where open-sided walking surfaces including stairs, ramps, and landings are located more than 30 inches above the floor below. These guards shall be a minimum of 42 inches in height. Openings in open guards for these areas shall be sized such that a 4 inch diameter sphere cannot pass through any opening. 2022 CRC, Section R312.1.
- B-20 **On stairways, guards whose top rail also serves as a handrail** shall have a height not less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edge of the treads. 2022 CRC, Section 312.1.2 exception #2.
- B-21 **Interior spaces intended for human occupancy shall be provided with heating facilities** capable of maintaining a room temperature of 68 degrees Fahrenheit at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms. 2022 CRC, Section R303.10.

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- B-22 **Ceiling heights** for habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height not less than 6 feet 8 inches. 2022 CRC, Section R305.1.
- B-23 **Factory built chimneys and factory built fireplaces** shall be listed and installed in accordance with the terms of their listing and the manufacturer's instructions. 2022 CRC, Sections R1004.1 & R1005.1.
- B-24 **Braced wall lines** shall consist of braced wall panels that meet the requirements for location, size, spacing and type of bracing as shown in 2022 CRC, Sections R602.10.1.1, Tables R602.10.1.2(2) & R602.10.1.2(3), R602.10.1.4.1, and R602.10.3. Brace wall lines shall be in line or offset from each other by not more than 4 feet. All braced wall panels shall be clearly indicated on the plans.
- B-25 Any braced wall panel may be replaced by an **alternate braced wall panel** constructed in accordance with 2022 CRC, Section R602.10.6.1 and Table R602.10.6.1.
- B-26 **Cripple walls having a stud height exceeding 14 inches** shall be framed of studs not less in size than the studs above. Cripple walls exceeding 4 feet in height shall be framed with studs sized as required for an additional story. Cripple walls with studs less than 14 inches high shall be framed of solid blocking or shall be sheathed on at least one side with a wood structural panel that is fastened to both the top and bottom plate. All cripple walls shall be supported on a continuous foundation. 2022 CRC, Section R602.9.
- B-27 **Stud size, height, and spacing** shall conform to 2022 CRC, Table R602.3(5).
- B-28 **Provide access to all under-floor spaces** Access provided through the floor shall be a minimum size of 18 inches by 24 inches. Access provided through the wall shall be a minimum of 16 inches by 24 inches and shall not be located under a door to the residence. 2022 CRC, Section 408.4.
- B-29 **Provide adequate ventilation at all under-floor spaces** 2022 CRC, Section 408.1.
- B-30 **Wood framing members** and wood-based products must be foundation grade redwood or treated and marked by an approved agency when required by 2022 CRC, section R317.
- B-31 **Foundation plates or sills shall be bolted or anchored to the foundation** with not less than ½ inch diameter steel bolts or approved anchors spaced a minimum of 6 feet on center for one and two story dwellings and a minimum of 4 feet on center for three or more story dwellings. There shall be at least two bolts per plate that start within 12 inches or 7 bolt diameters of the end of the plate. All foundation bolts shall be embedded a minimum of 7 inches into the concrete or masonry. Each bolt shall have a properly sized nut and washer. 2022 CRC, Sections R403.1.6 & R403.1.6.1. **The washers** must be a minimum 3 x 3 inches square and .229 inches thick. A diagonal slot is allowed of a width 3/16 inch larger than the bolt diameter and a maximum 1-3/4 in length, provided a standard cut washer is used between the nut and plate washer. 2022 CRC, Section R602.11.1.
- B-32 **Cutting and notching** of exterior walls and bearing partitions shall not be greater than 25 percent of the stud width. Cutting or notching of studs to a depth not greater than 40 percent of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partition. 2022 CRC, Section 602.6 #1.
- B-33 **A drilled or bored hole** not greater in diameter than 60 percent of the stud width is permitted in a non-bearing partition or in a wall where the bored stud is doubled provided not more than two such successive studs are bored. A minimum 5/8 inch of wood is required between the bored hole and the edge of the wood. Where the diameter of a bored hole in a stud located in exterior walls or bearing partitions is over 40 percent, such stud shall be doubled and not more than two successive doubled studs shall be so bored. Bored holes cannot be located in the same vicinity as a cut or a notch. 2022 CRC, Section 602.6 #2.
- B-34 **Footings** shall be designed so that the allowable bearing capacity of the soil is not exceeded per Table R401.4.1. Where a specific design is not provided, the size of concrete footings supporting walls of light-frame construction shall conform to the requirements of 2022 CRC, Table R403.1. The minimum depth of footings shall be 12 inches below undisturbed ground. 2022 CRC, Section R403.1.4.
- B-35 Where post and beam or girder construction is used, a **positive connection** shall be provided to ensure against uplift and lateral displacement. 2022 CRC, Section R502.9.
- B-36 Where rafters are not parallel with the ceiling joist, rafters shall be tied to an equivalent **rafter tie** that is connected per Table 802.5.2. The rafter ties shall be a minimum of 2 inch by 4 inch. 2022 CRC, Section R802.5.2. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice.
- B-37 Provide adequate **ventilation to all attic spaces**. 2022 CRC, Section R806.1
- B-38 Provide **fire blocking and draft stopping** in concealed locations of combustible construction in accordance with the 2022 CRC, Sections R302.11 & R302.12.
- B-39 **All gypsum board, stucco, plaster, and lath** shall be installed as per 2022 CRC, Chapter 7.

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Plumbing Code Requirements

- P-1 Provide an **approved dishwasher air gap fitting** as per 2022 CPC, Section 807.3.
- P-2 Potable water outlets with hose attachments, other than water heater drains, boiler drains, and clothes washer connectors, shall be protected by a listed non-removable hose bib type backflow preventor or a listed atmospheric vacuum breaker as per 2022 CPC, Section 603.5.7.
- P-3 **Joints**. Where a fixture comes in contact with the wall or floor, the joint between the fixture and the wall or floor shall be made watertight. 2022 CPC, Section 402.2
- P-4 **No underfloor cleanout** shall be located more than 5 feet from an access door, trap door, or crawl hole. 2022 CPC, Section 707.9.
- P-5 **Gas Water heaters located in residential garages or adjacent spaces** open to the garage that are not part of the living space shall be installed so that the pilots, burners, and burner-igniter devices are at least 18 inches above the floor unless listed as flammable vapor ignition resistant. 2022 CPC, Section 602.13.
- P-6 **Fuel burning water heaters** shall be installed per 2022 CPC, Section 506.0, for combustion air.
- P-7 **Water heaters that depend on the combustion** of fuel for heat shall not be installed in bedrooms or bathrooms unless installed in an approved closet or direct vent type per 2022 CPC, Section 504.1.
- P-8 **Listed water heaters shall be installed** in accordance with their listing and the manufacturers' instructions. **Unlisted water heaters** shall be installed with a clearance of 12" on all sides and rear. 2022 CPC, Section 504.3.1 & 504.3.2.
- P-9 Any water system containing **storage water heating equipment** shall be provided with an approved, listed, and adequately sized combination pressure and temperature relief valve. 2022 CPC, Section 608.3.
- P-10 **Relief valves located inside a building** shall be provided with a drain of galvanized steel, hard drawn copper piping and fittings, CPVC, or listed valve drain. The drain shall extend from the valve to the outside of the building with the end of the pipe not more than 2 feet nor less than 6 inches above the ground and pointing downward. 2022 CPC, Section 608.5.
Note: No part of such drainpipe shall be trapped, and the terminal end of the drainpipe shall not be threaded.
- P-11 **Water heaters shall be anchored or strapped** to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of 4 inches shall be maintained above the controls with the strapping. 2022 CPC, Section 507.2
- P-12 **Gas utilization equipment** connected to a piping system shall have an accessible approved **manual shut off valve** with a non-displaceable valve member, or a listed gas convenience outlet installed within 6' of the equipment it serves. Shut off valves serving decorative gas appliances shall be permitted to be installed in fireplaces if listed for such use. 2022 CPC, Section 1212.6.
- P-13 **Showers and tub-shower combinations** in all buildings shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. 2022 CPC, Section 408.3.

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Note: When lath is applied over wood base sheathing, include two layers of grade D paper. 2022 CRC, Section R703.6.3.

B-40 Provide **weather protection** on all exterior walls located above grade that are not constructed of concrete or masonry. 2022 CRC, Section R703.1.

B-41 On graded sites, **the top of any exterior foundation** shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent per foot (1/4 inch per linear foot measured from the gutter to the edge of the footing). Where a gutter is not present, the measurement shall be taken from the crown of road. 2022 CRC, Section R403.1.7.3.

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Mechanical Code Requirements

- M-1 **Domestic clothes dryer moisture exhaust ducts** shall terminate on the outside of the building and shall be equipped with a back-draft damper. Sheet metal screws or other fasteners that will obstruct the flow shall not be used. Unless otherwise permitted or required by the dryer manufacturer's installation instructions and by the building official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet including two 90° elbows. Two feet shall be deducted for each 90° elbow in excess of two. 2022 CMC, Section 504.4.
- M-2 **Make up air**. When a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches for makeup air shall be provided in the door or by other approved means. 2022 CMC, Section 504.4.1.
- M-3 **Installation of a Listed Cooking Appliance or Microwave Oven above a Listed Cooking Appliance**. The installation of a listed cooking appliance or microwave oven over a listed cooking appliance shall conform to the conditions of the upper appliance's listing and the manufacturers' installation instructions. 2022 CMC, Section 921.4
- M-4 **Domestic range vents**. Ducts for domestic kitchen downdraft grill-range ventilation shall be installed as per 2022 CMC, Section 504.2.
- M-5 **Fuel burning equipment** shall be assured a sufficient supply of combustion air as per Chapter 7, 2022 CMC.
- M-6 **Warm air furnaces shall not be installed** in a room used or designed to be used as a bedroom or bathroom unless direct vent type or installed in an approved closet enclosure per 2022 CMC, Section 904.1.
- M-7 **Attic furnace**. The distance from the passageway access to the furnace shall not exceed 20 feet measured along the center line of the passageway. The passageway shall be unobstructed and shall have continuous solid flooring not less than 24 inches wide from the entrance opening to the furnace. A level working platform not less than 30 inches in depth and width shall be provided in front of the entire fire box side of the warm air furnace. If the furnace temperature limit control, air filter, fuel control valve, vent collar, or air handling unit is not serviceable from the fire box side of the furnace, a continuous floor not less than 24 inches in width shall be provided from the platform in front of the fire box side of the furnace to and in front of this equipment. A permanent electric outlet and lighting fixture controlled by a switch located at the required passageway opening shall be provided at or near the furnace. 2022 CMC, Section 304.4.
- M-8 **Vent termination**. Gas vents with listed vent caps 12 inches in size or smaller shall be permitted to be terminated in accordance with Table 802.6.2, provided they are located at least 8 feet from the vertical wall or similar obstruction. All other gas vents shall terminate not less than 2 feet above the highest point where they pass through the roof and at least 2 feet higher than any portion of a building within 10 feet. 2022 CMC, Section 802.6.2.
Note: Single wall metal pipe shall not originate in an unoccupied attic or concealed space and shall not pass through any attic, inside wall, concealed space, or floor. 2019 CMC, Section 802.7.3.2.
- M-9 **Approval of Equipment**. Listed and unlisted equipment shall comply with the 2022 CMC, Section 301.2.
- M-10 **Ignition source**. Heating and cooling equipment located in a garage that generates a glow, spark, or flame capable of igniting flammable vapors shall be installed with sources of ignition at least 18 inches above the floor level. 2022 CMC, Section 305.

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20x30 ONE BEDROOM PLAN
559 SQ FT.

SHEET TITLE: RESIDENTIAL CODE REQUIREMENTS

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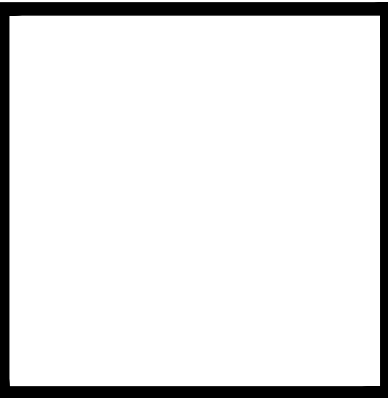
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Revised 1-01-2020

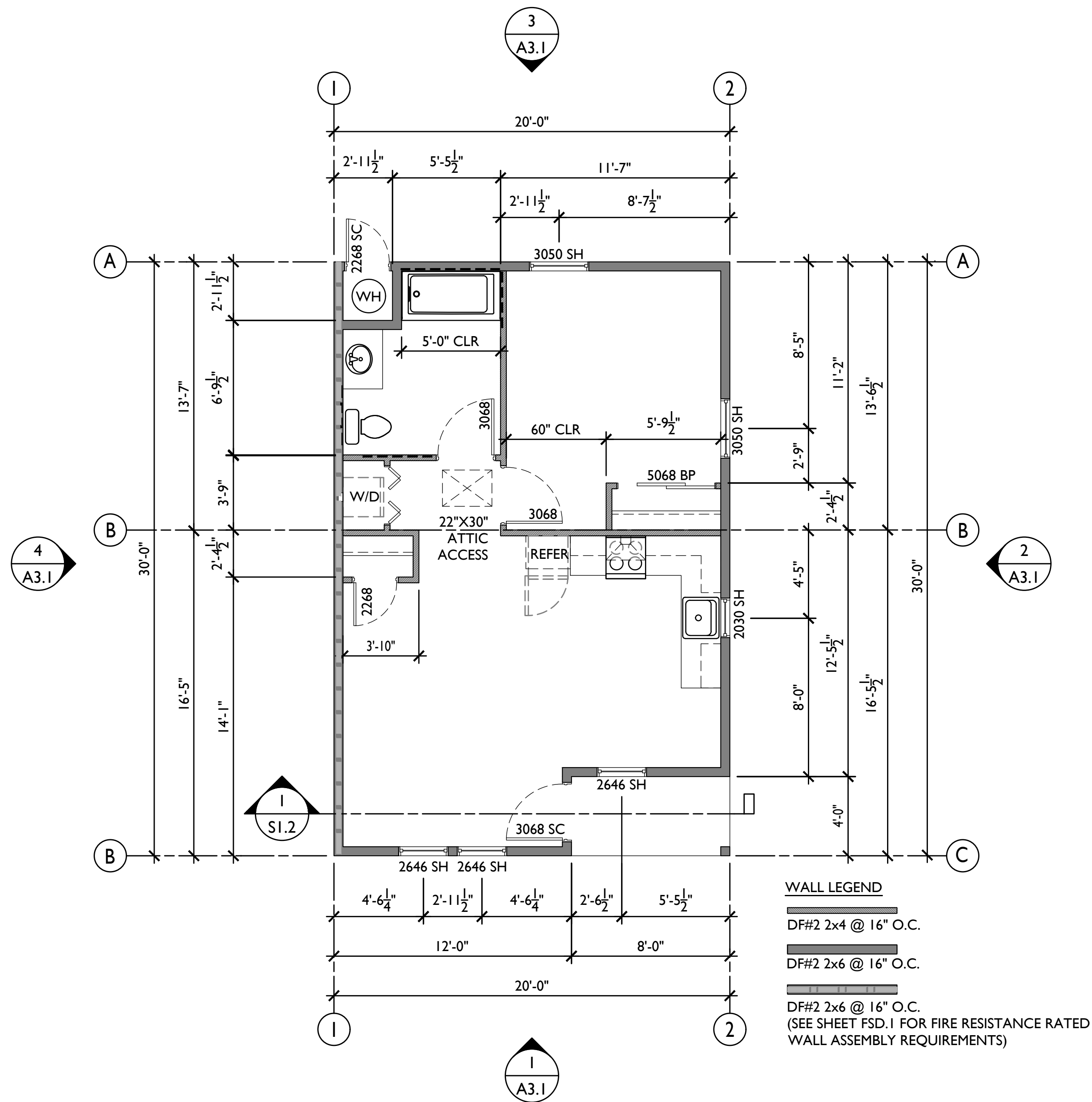
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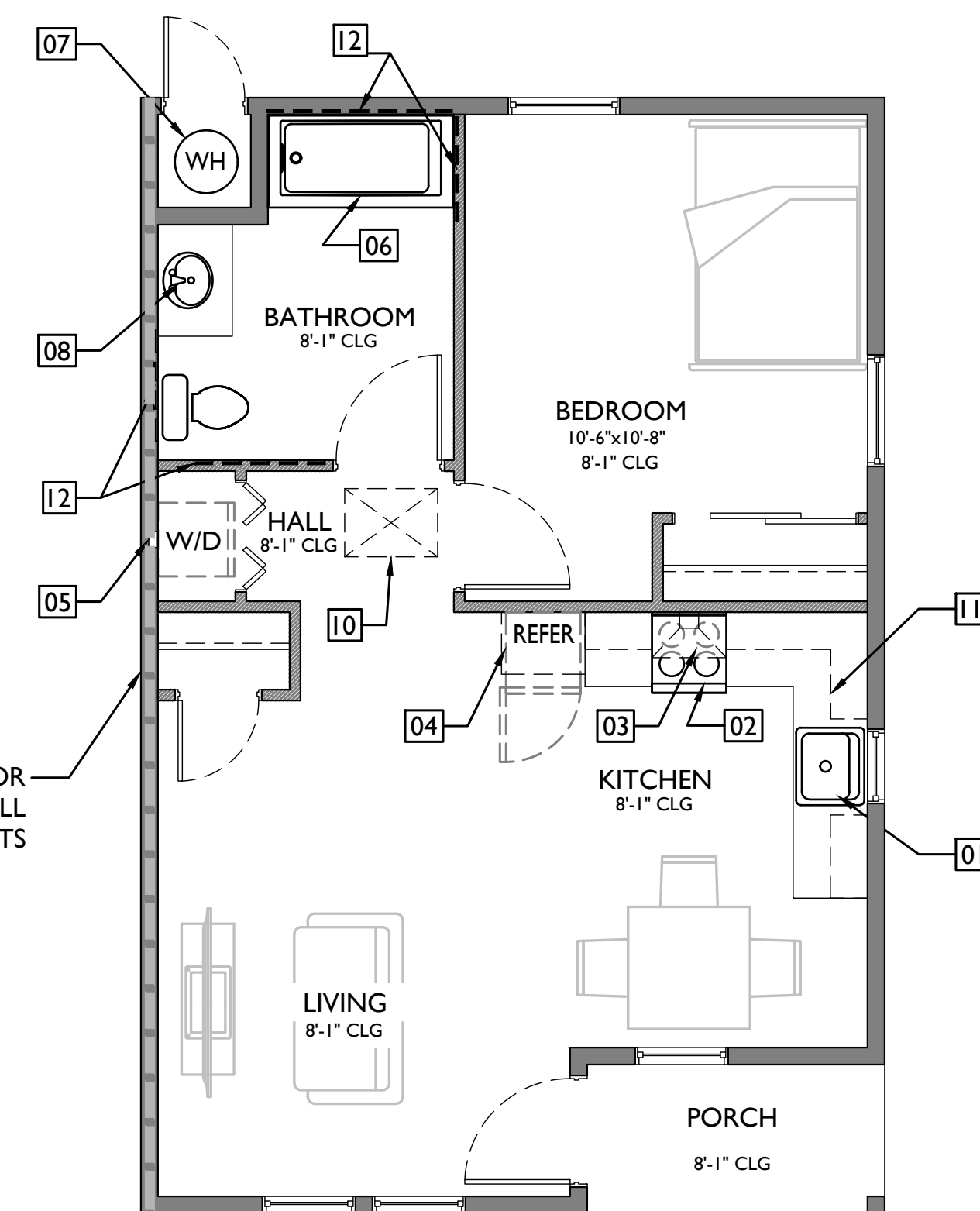
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3
A2.1
DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

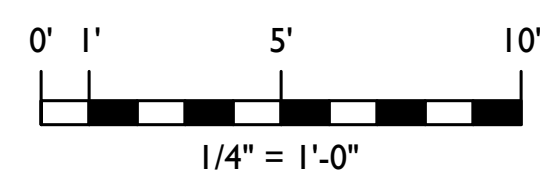
SEE SHEET FSD.1 FOR
FIRE RESISTANCE RATED WALL
ASSEMBLY REQUIREMENTS



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
A2.1
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	SPLIT HEAT PUMP
SEER/EER	14/11.7
HSPF	8
DUCT INSUL. R-VALUE	R-8 (CENTRAL DUCTED SYSTEMS ONLY)

INDOOR AIR QUALITY (IAQ) FAN

AIRFLOW	44 CFM
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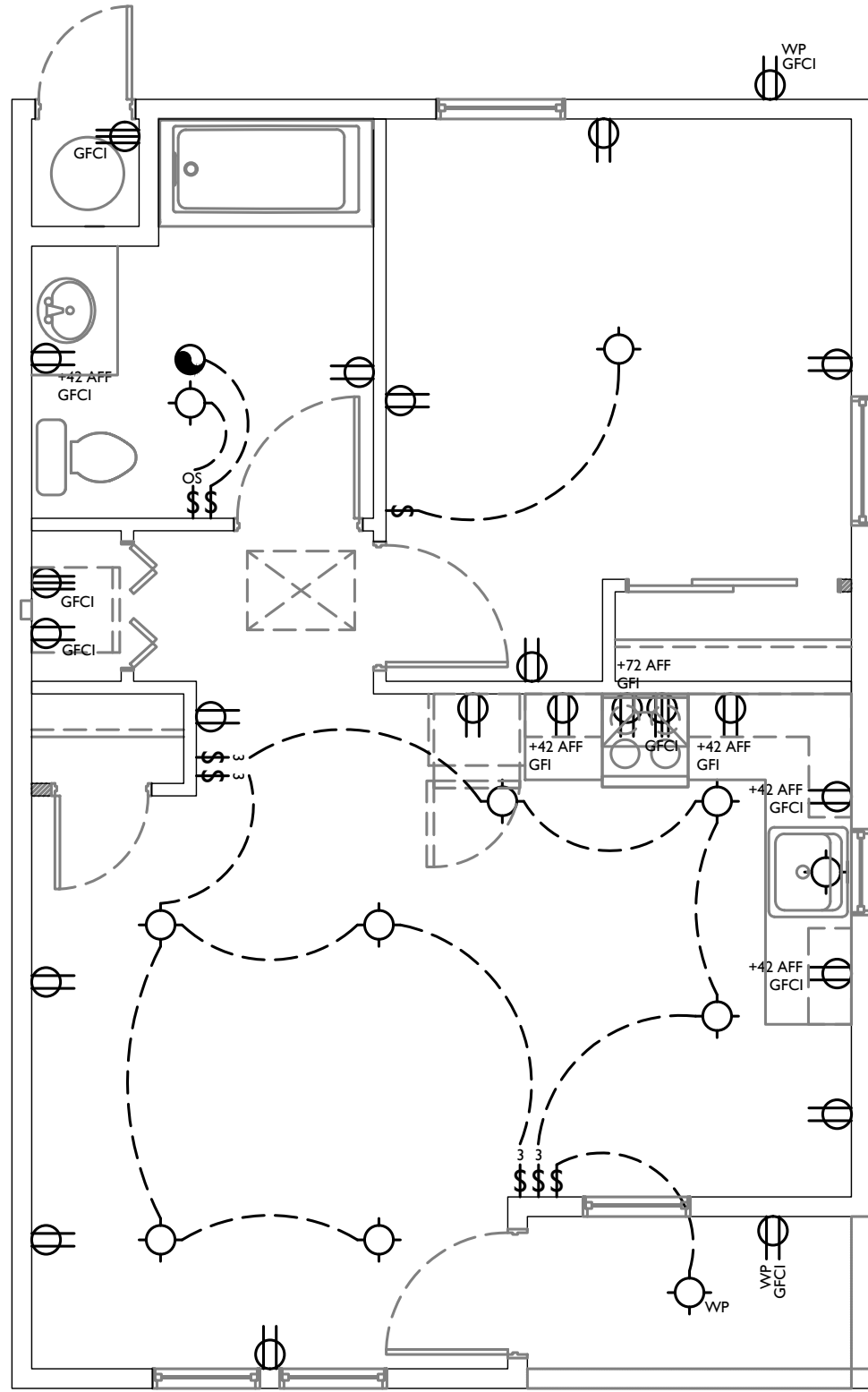
WATER HEATER EFFICIENCY TYPE NEEA HEAT PUMP

PV SYSTEM REQUIRMENTS

STANDARD DESIGN PV CAPACITY	2.06 kWdc
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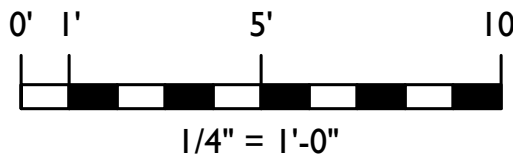
REQUIRED HERS VERIFICATIONS

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



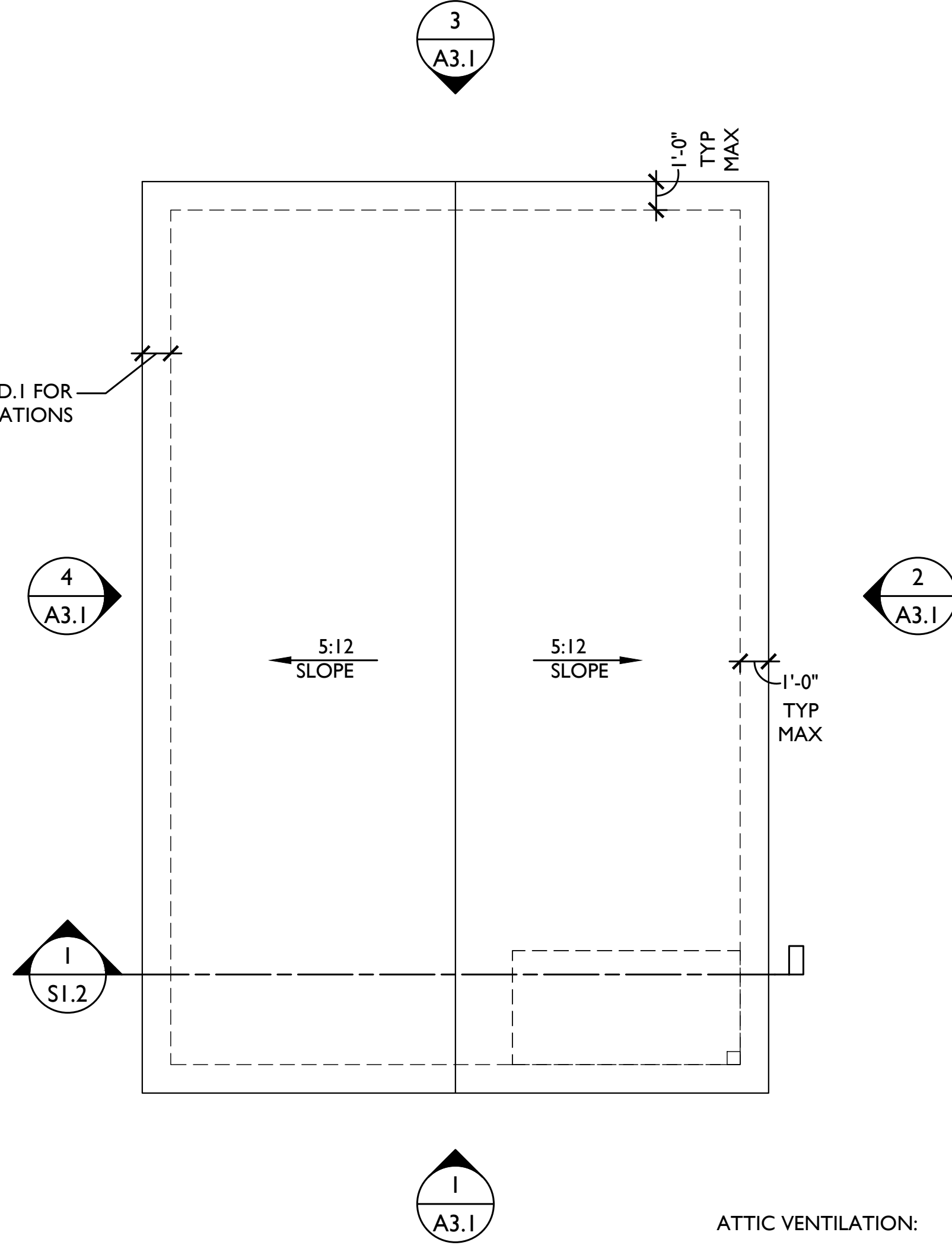
ELECTRICAL SYMBOLS

- EXHAUST VENT, VENT TO EXTERIOR
- 220V RECEPTACLE (GROUND FAULT INTERRUPTER)
- CEILING MOUNTED FIXTURE (HIGH EFFICACY)
- WALL MOUNTED FIXTURE (HIGH EFFICACY)
- DUPLEX WALL RECEPTACLE (ARC FAULT PROTECTED)
- DUPLEX WALL RECEPTACLE (GROUND FAULT INTERRUPTER)
- 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"

SEE SHEET FSD.1 FOR
ROOF PROJECTION LIMITATIONS



ATTIC VENTILATION:

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

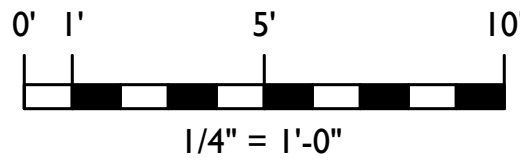
ATTIC AREA: 584 SQ FT

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

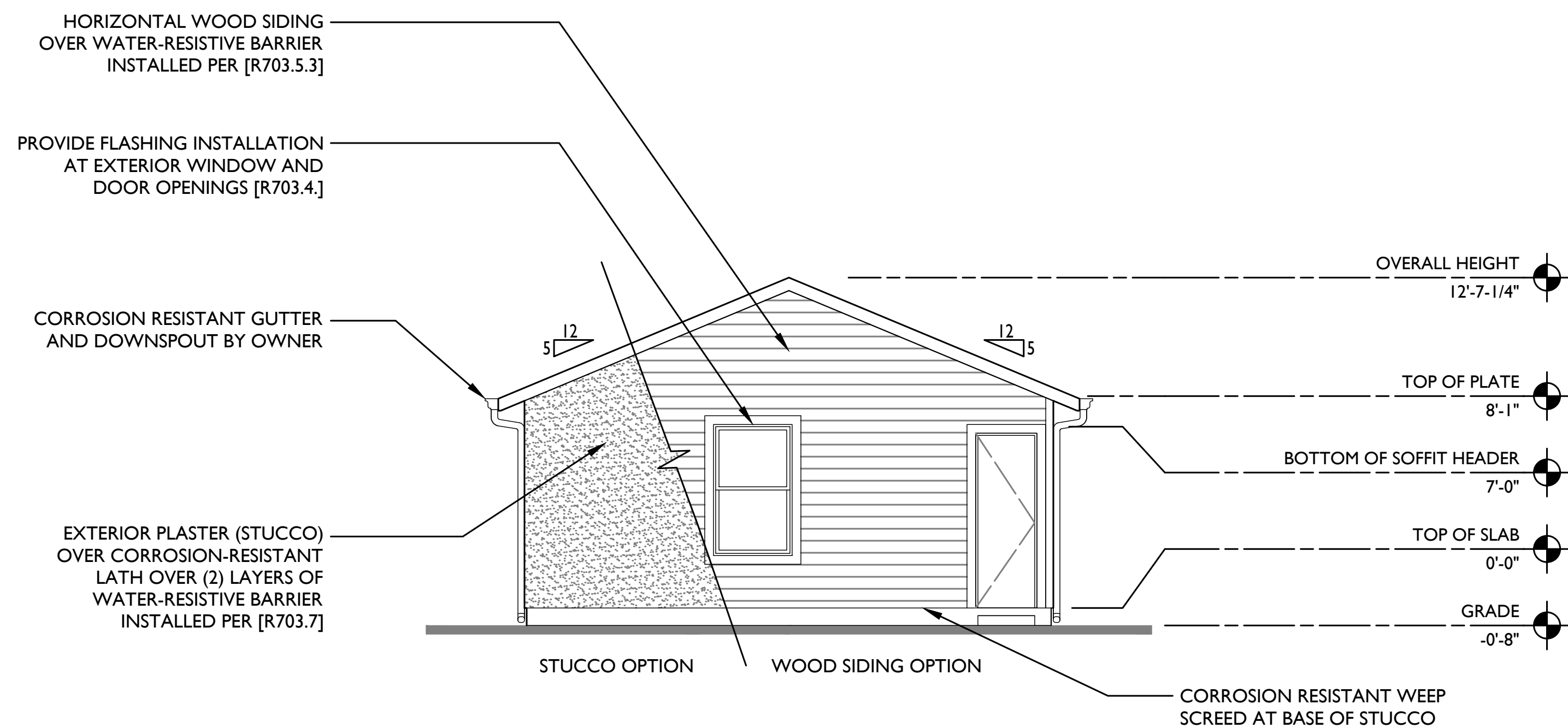


1 ROOF PLAN
SCALE: 1/4" = 1'-0"

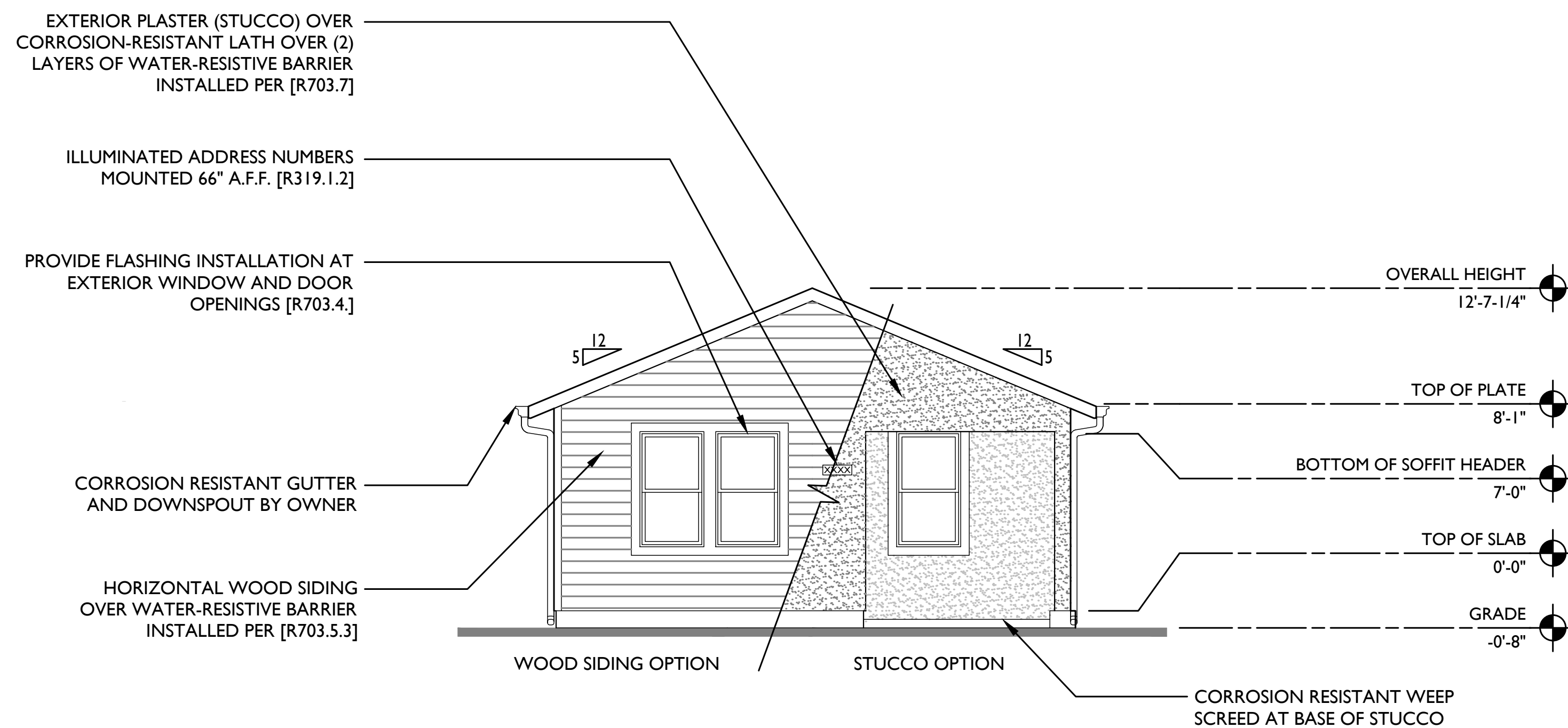
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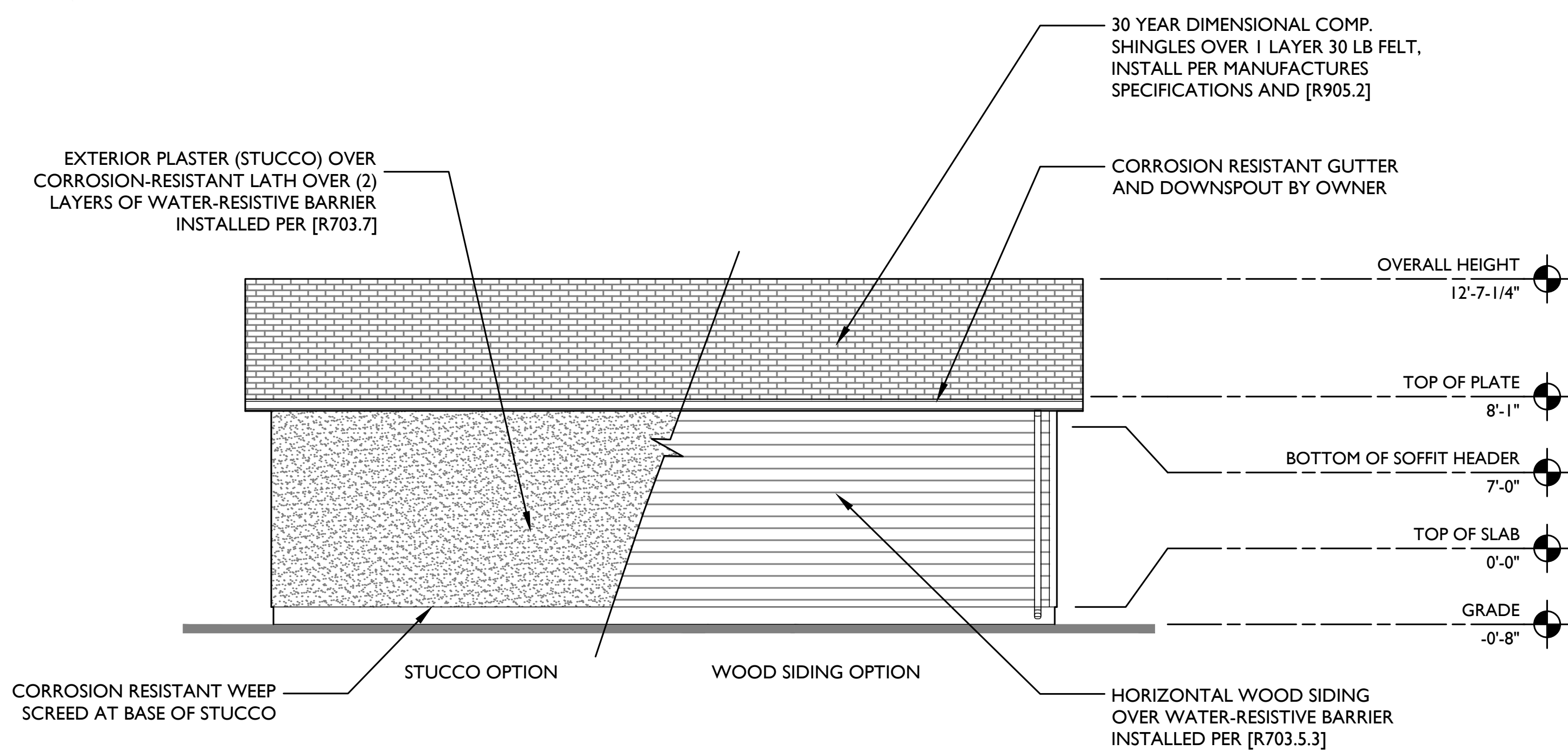
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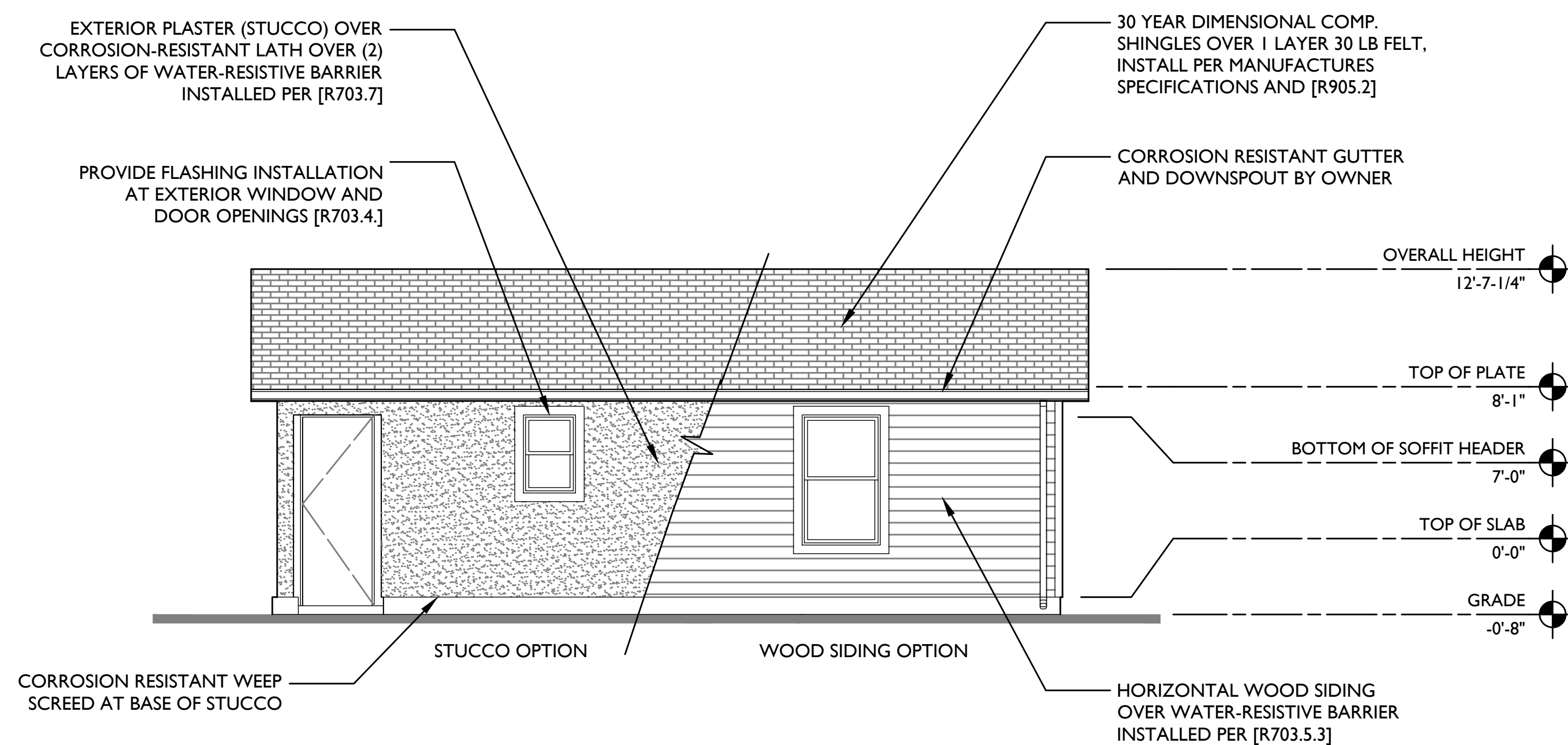
2 REAR ELEVATION
A3.1 SCALE: 1/4" = 1'-0"



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



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



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

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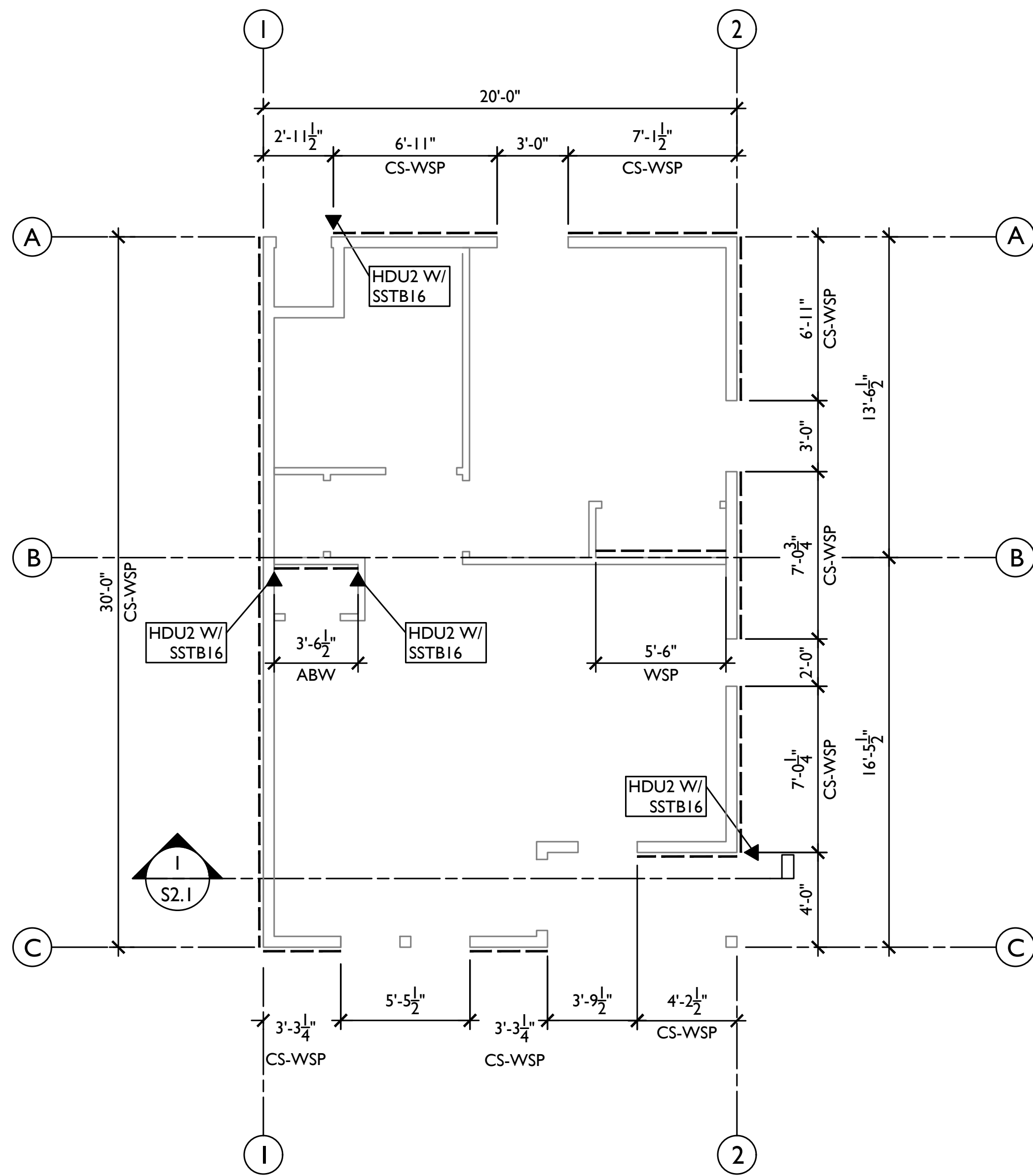
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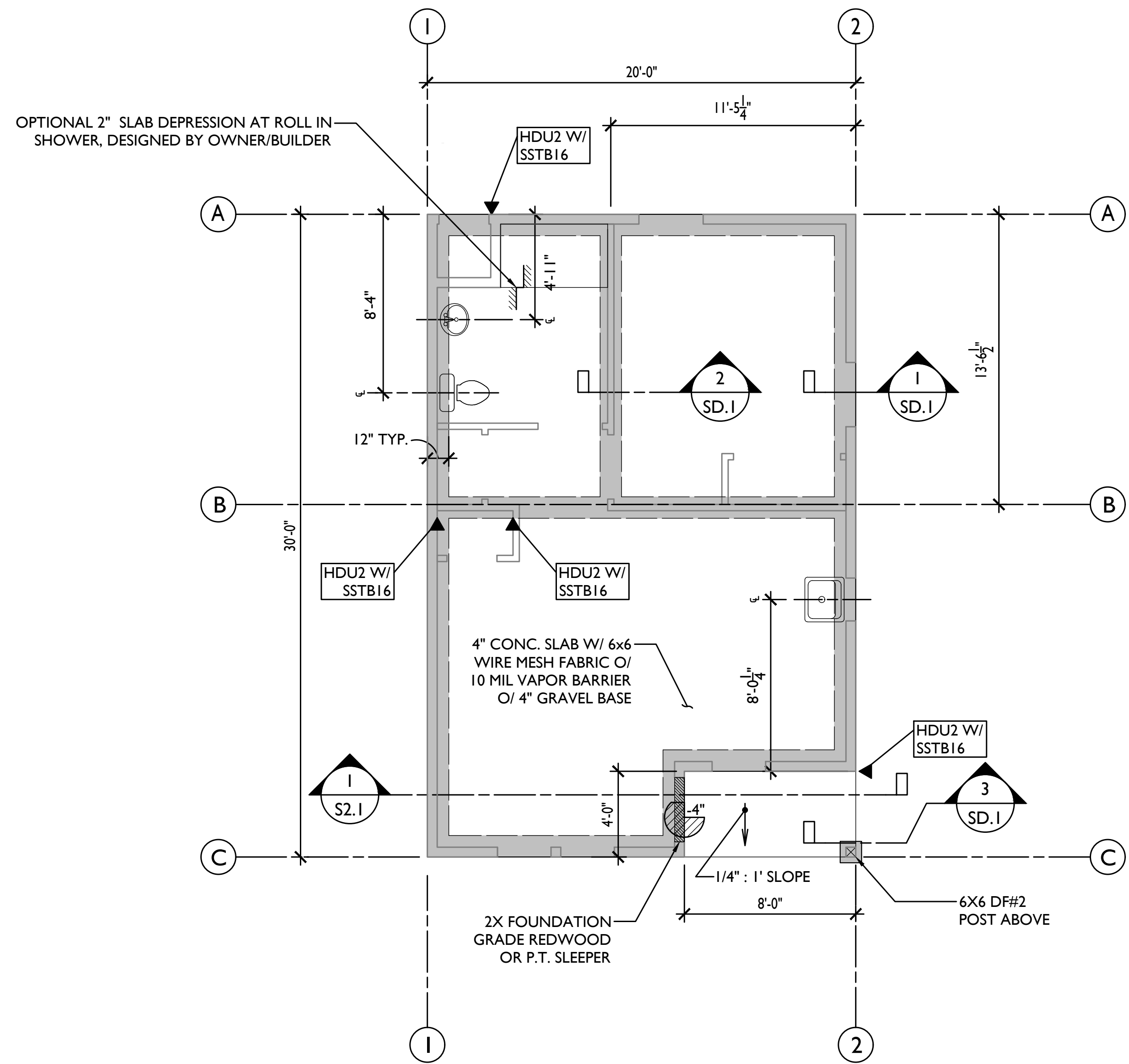
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BRACE WALL SCHEDULE			
METHOD	MINIMUM PANEL THICKNESS	NAILING	
		EDGE	FIELD
CS-WSP (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL)	3/8" OSB	8d @ 6" O.C.	8d @ 12" O.C.
WSP (WOOD STRUCTURAL PANEL)			
ABW (ALTERNATE BRACE WALL)			

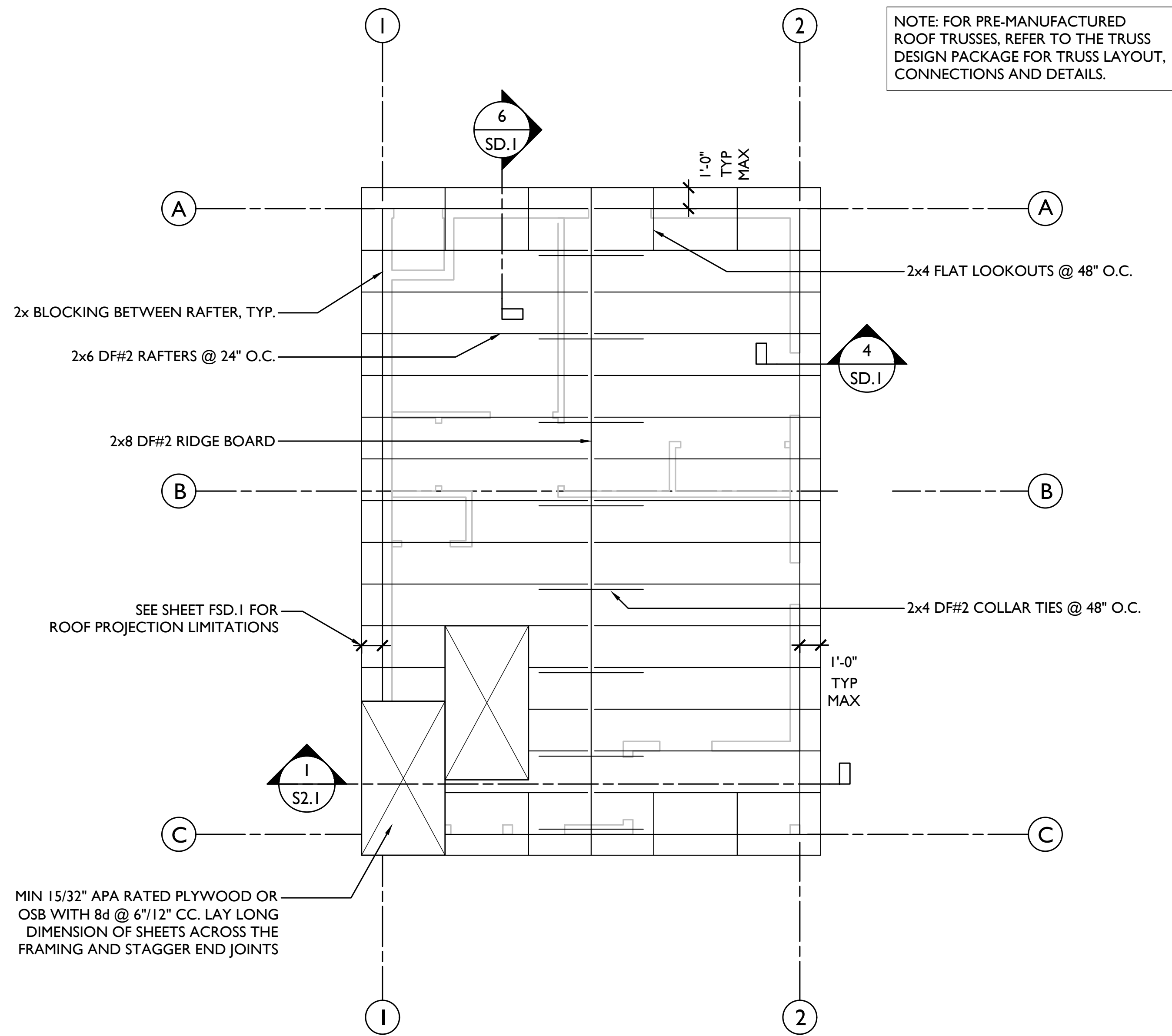
2
S1.1
BRACE WALL PLAN
SCALE: 1/4" = 1'-0"



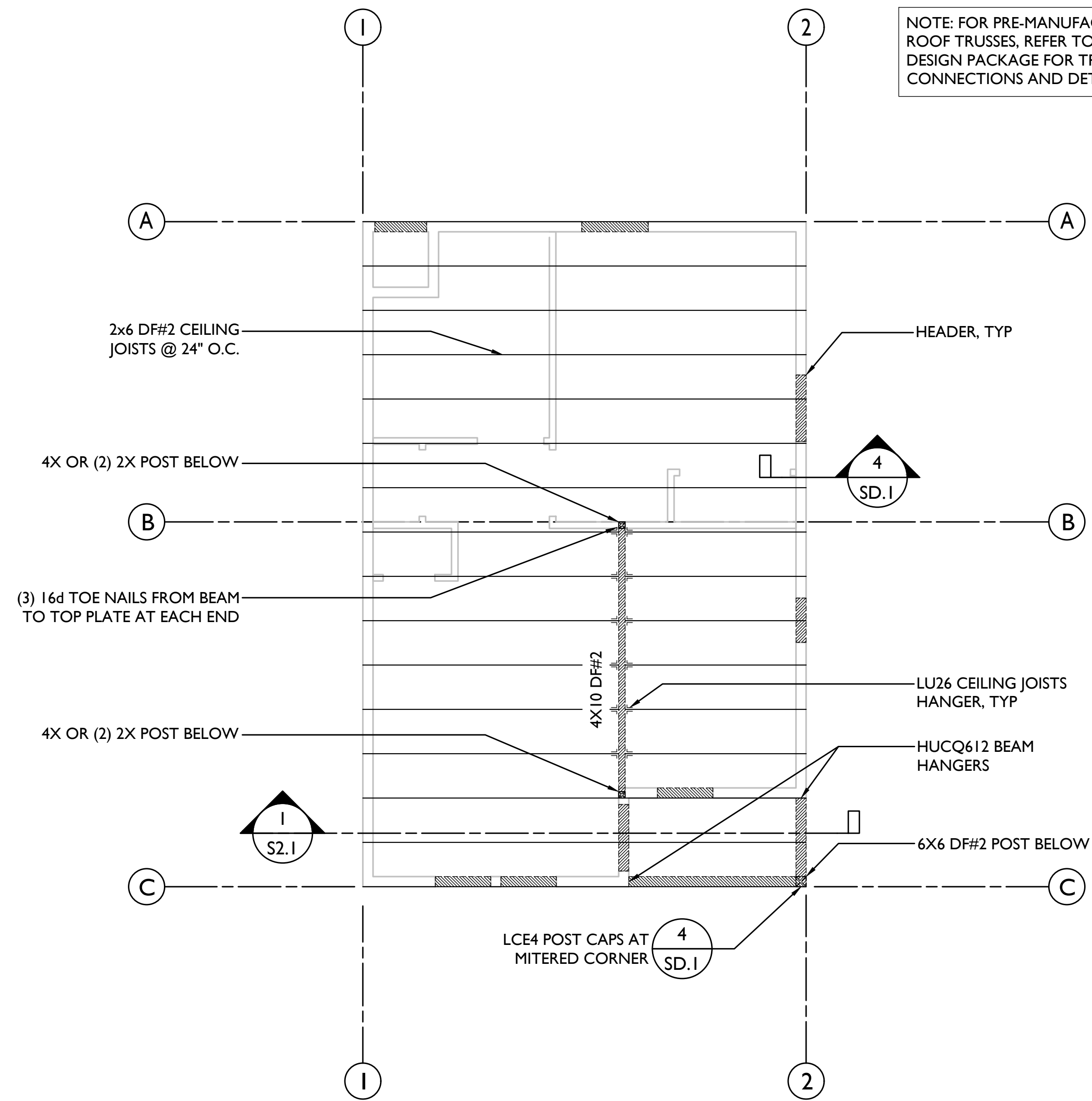
HOLDOWN SCHEDULE					
SYMBOL	HOLDOWN ID	CAPACITY (LBS)	MINIMUM FRAMING MEMBER	ANCHOR BOLT	EMBEDMENT
▼	HDU2*	1,810	DBL 2x	SSTB16	12-5/8"

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

1
S1.1
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



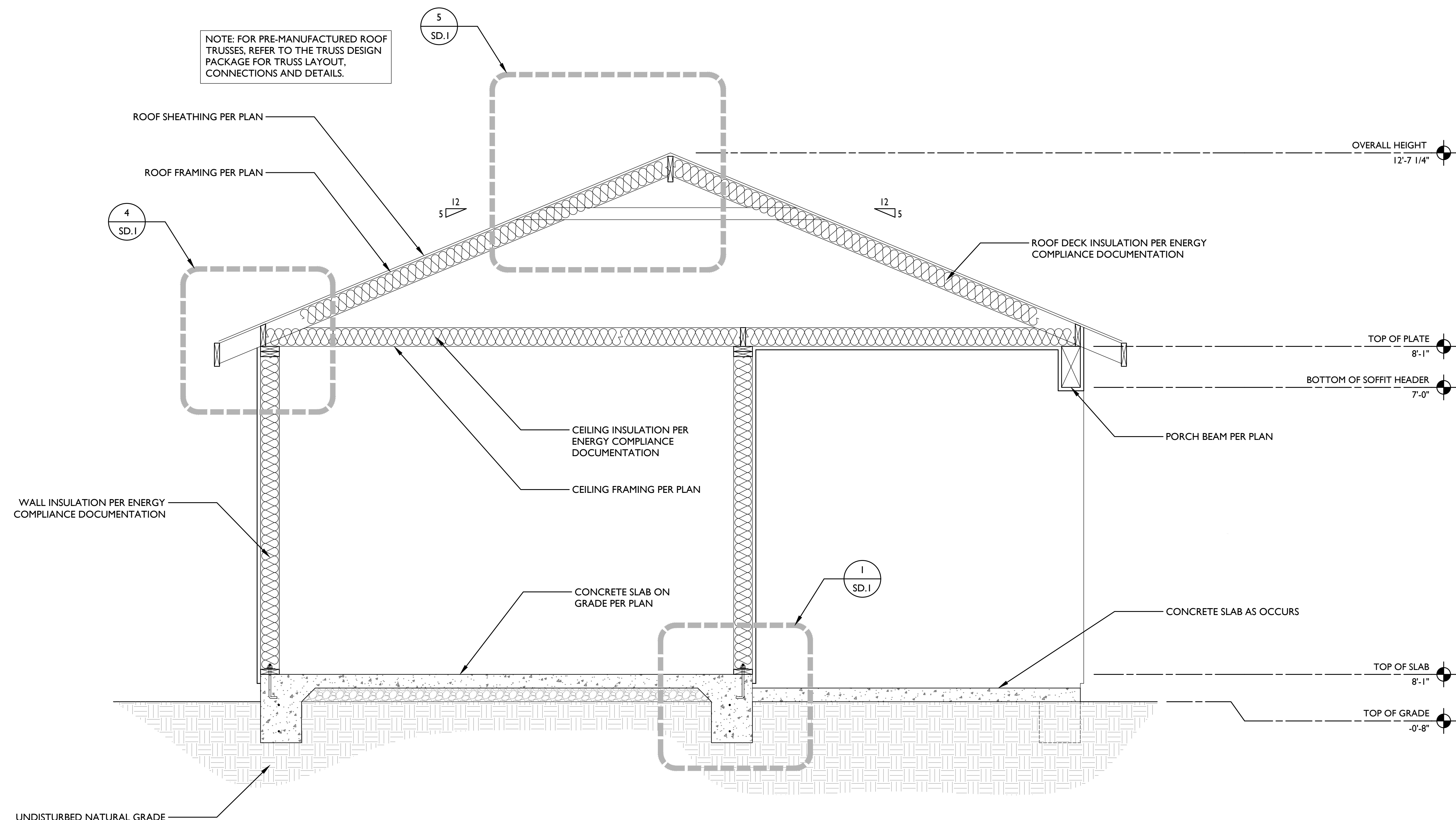
2 ROOF FRAMING PLAN
S1.2 SCALE: 1/4" = 1'-0"



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"

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1
S2.1
STRUCTURAL SECTION
SCALE: 3/4" = 1'-0"

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TABLE R602.3(1) FASTENING SCHEDULE			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING AND LOCATION
1	Roof	4-8d box (2 ³ / ₂ " x 0.113"); or 3-8d common (2 ³ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails 2-8d common (2 ³ / ₂ " x 0.131"); or	Toe nail
	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	2-3" x 0.131" nails 2-16d common (3 ¹ / ₂ " x 0.162"); or	Each end toe nail
	Blocking between rafters or truss not at the wall top plates, to rafter or truss	3-3" x 0.131" nails 2-16d common (3 ¹ / ₂ " x 0.162"); or	End nail
	Flat blocking to truss and web filler	3-3" x 0.131" nails 16d common (3 ¹ / ₂ " x 0.162"); or	6" o.c. face nail
		3" x 0.131" nails 4-8d box (2 ¹ / ₂ " x 0.113"); or	
2	Ceiling joists to top plate	3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or	Per joist, toe nail
		3-3" x 0.131" nails 4-10d box (3" x 0.128"); or	
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Section R802.5.2 and Table R802.5.2(1)]	3-16d common (3 ¹ / ₂ " x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Section R802.5.2 and Table R802.5.2(1)]	4-10d box (3" x 0.128"); or	Face nail
5	Collar tie to rafter, face nail	3-10d common (3" x 0.148"); or	Face nail each rafter
6		4-3" x 0.131" nails 3-16d box (3 ¹ / ₂ " x 0.135"); or	
	Rafter or roof truss to plate	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss ^d

7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d box (3 ¹ / ₂ " x 0.135"); or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails 3-16d box (3 ¹ / ₂ " x 0.135"); or 2-16d common (3 ¹ / ₂ " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
		Wall	24" o.c. face nail
		8 Stud to stud (not at braced wall panels)	16" o.c. face nail
		9 Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	12" o.c. face nail
		10 Built-up header (2" to 2" header with 1 ¹ / ₂ " spacer)	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 ¹ / ₂ " x 0.113"); or 4-8d common (2 ¹ / ₂ " x 0.131"); or	Toe nail
12	Adjacent full-height stud to end of header	4-10d box (3" x 0.128") 4-16d box (3 ¹ / ₂ " x 0.135"); or 3-16d common (3 ¹ / ₂ " x 0.162"); or	End nail
		4-10d box (3" x 0.128"); or	
13	Top plate to top plate	4-3" x 0.131" nails 16d common (3 ¹ / ₂ " x 0.162") 10d box (3" x 0.128"); or	16" o.c. face nail
		3" x 0.131" nails 16d common (3 ¹ / ₂ " x 0.135"); or	12" o.c. face nail
14	Double top plate splice	8-16d common (3 ¹ / ₂ " x 0.162"); or 12-16d box (3 ¹ / ₂ " x 0.135"); or 12-10d box (3" x 0.128"); or	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
		12-3" x 0.131" nails 16d common (3 ¹ / ₂ " x 0.162") 16d box (3 ¹ / ₂ " x 0.135"); or	16" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3 ¹ / ₂ " x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
		Roof	

16	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panels)	3-16d box (3 ¹ / ₂ " x 0.135"); or 2-16d common (3 ¹ / ₂ " x 0.162"); or 4-3" x 0.131" nails 4-8d box (2 ¹ / ₂ " x 0.113"); or 3-16d box (3 ¹ / ₂ " x 0.135"); or 4-8d common (2 ¹ / ₂ " x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails 3-16d box (3 ¹ / ₂ " x 0.135"); or 2-16d common (3 ¹ / ₂ " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails 3-10d box (3" x 0.128"); or	16" o.c. face nail
17	Top or bottom plate to stud	4-3" x 0.131" nails 3-16d box (3 ¹ / ₂ " x 0.135"); or 2-16d common (3 ¹ / ₂ " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails 3-10d box (3" x 0.128"); or	Toe nail
18	Top plates, laps at corners and intersections	2-16d common (3 ¹ / ₂ " x 0.162"); or 3-3" x 0.131" nails 3-8d box (2 ¹ / ₂ " x 0.113"); or	End nail
19	1" brace to each stud and plate	2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128"); or	Face nail
20	1" x 6" sheathing to each bearing	2 staples 1 ¹ / ₂ " 3-8d box (2 ¹ / ₂ " x 0.113"); or 2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 2 ¹ / ₂ " long 3-8d box (2 ¹ / ₂ " x 0.113"); or	Face nail
21	1" x 8" and wider sheathing to each bearing	3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 2 ¹ / ₂ " long	Face nail

		Wider than 1" x 8" 4-8d box (2 ¹ / ₂ " x 0.113"); or 3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 2 ¹ / ₂ " long	
Floor			
22	Joist to sill, top plate or girder	4-8d box (2 ¹ / ₂ " x 0.113"); or 3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or	Toe nail
23	Rim joist, band joist or blocking to sill or top plate (roof applications also)	3-3" x 0.131" nails 8d box (2 ¹ / ₂ " x 0.113") 8d common (2 ¹ / ₂ " x 0.131"); or	4" o.c. toe nail
		10d box (3" x 0.128"); or	6" o.c. toe nail
24	1" x 6" subfloor or less to each joist	3" x 0.131" nails 3-8d box (2 ¹ / ₂ " x 0.113"); or 2-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or	Face nail
25	2" subfloor to joist or girder	2 staples, 1" crown, 16 ga., 2 ¹ / ₂ " long 3-16d box (3 ¹ / ₂ " x 0.135"); or	Blind and face nail
26	2" planks (plank & beam—floor & roof)	2-16d common (3 ¹ / ₂ " x 0.162") 3-16d common (3 ¹ / ₂ " x 0.135"); or	At each bearing, face nail
27	Band or rim joist to joist	2-16d common (3 ¹ / ₂ " x 0.162") 3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10 box (3" x 0.128"); or 4-3" x 0.131" nails, or	End nail
		4-3" x 14 ga. staples, 7 ¹ / ₂ " crown 20d common (4" x 0.192"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered. 24" o.c. face nail at top and bottom staggered on opposite sides
28	Built-up girders and beams, 2-inch lumber layers		

		And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails 4-16d box (3 ¹ / ₂ " x 0.135"); or 3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Face nail at ends and at each splice
29	Ledger strip supporting joists or rafters	3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail
30	Bridging or blocking to joist, rafter or truss	2-10d box (3" x 0.128"); or 2-8d common (2 ³ / ₂ " x 0.131"); or 2-3" x 0.131" nails	Each end, toe nail
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a, b, c}	SPACING OF FASTENERS
			Edges ^b (inches) Intermediate supports ^c (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
31	1 ¹ / ₂ " — 2 ¹ / ₂ "	6d common or deformed (2" x 0.113" x 0.286" head); or 2 ¹ / ₂ " x 0.113" x 0.286" head nail (subfloor, wall) 8d common (2 ¹ / ₂ " x 0.131") nail (roof); or	6 6 ^d
32	1 ⁹ / ₃₂ " — 3 ¹ / ₄ "	RSRS-01 (2 ³ / ₄ " x 0.113") nail (roof) ^b 8d common (2-2 ¹ / ₂ " x 0.131") nail (subfloor, wall) 8d common (2-2 ³ / ₄ " x 0.131") nail (roof); or	6 6 ^d
33	1 ¹ / ₂ " — 1 ¹ / ₄ "	RSRS-01; (2 ³ / ₄ " x 0.113") nail (roof) ^b Deformed 2 ¹ / ₂ " x 0.113" x 0.286" head (wall or subfloor) 10d common (3" x 0.148") nail; or	6 12
Other wall sheathing ^d			
34	1 ¹ / ₂ " structural cellulosic fiberboard sheathing	1 ¹ / ₂ " x 0.120" galvanized roofing nail, 7 ¹ / ₁₆ " head diameter; or 1 ¹ / ₂ " long 16 ga. staple with 7 ¹ / ₁₆ " or 1" crown	3 6
35	1 ⁹ / ₃₂ " structural cellulosic fiberboard sheathing	1 ¹ / ₂ " x 0.120" galvanized roofing nail, 7 ¹ / ₁₆ " head diameter; or 1 ¹ / ₂ " long 16 ga. staple with 7 ¹ / ₁₆ " or 1" crown	3 6
36	1 ¹ / ₂ " gypsum sheathing ^d	1 ¹ / ₂ " x 0.120" galvanized roofing nail, 7 ¹ / ₁₆ " head diameter; or 1 ¹ / ₂ " long 16 ga.; staple galvanized, 1 ¹ / ₂ " long, 7 ¹ / ₁₆ " or 1" crown or 1 ¹ / ₂ " screws, type W or S	2 2

37	1 ¹ / ₂ " gypsum sheathing ^d	1 ¹ / ₂ " x 0.120" galvanized roofing nail, 7 ¹ / ₁₆ " head diameter; or 1 ¹ / ₂ " long 16 ga.; staple galvanized, 1 ¹ / ₂ " long, 7 ¹ / ₁₆ " or 1" crown or 1 ¹ / ₂ " screws, type W or S	2 2
Wood structural panels, combination subfloor underlayment to framing			
38	1 ¹ / ₂ " and less	Deformed (2" x 0.113") or Deformed (2" x 0.120") nail; or 8d common (2 ¹ / ₂ " x 0.131") nail 8d common (2 ³ / ₄ " x 0.131") nail; or	6 12
39	1 ¹ / ₂ " — 1"	Deformed (2" x 0.113"); or Deformed (2 ¹ / ₂ " x 0.120") nail	6 12
40	1 ¹ / ₂ " — 1 ¹ / ₄ "	Deformed (2" x 0.113"); or Deformed (2 ³ / ₄ " x 0.120") nail	6 12

FRAMING NOTES:

- FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES.
- ALL FRAMING MEMBERS TO BE A MINIMUM GRADE OF DOUGLAS FIR #2, U.N.O.
- ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE FRAMING AT 3" U.N.O.
- DIMENSIONS SHOWN ARE FROM FACE OF STUD U.N.O. DIMENSIONS NOTED AS "CLR" ARE TO BE PRECISELY MAINTAINED.
- FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR #2 MINIMUM, U.N.O.
- PROVIDE RESTRAINT AT ENDS OF ALL MEMBERS TO PREVENT ROTATION.
- ALL WOOD EXPOSED TO WEATHER TO BE NATURALLY DURABLE OR PRESSURE TREATED.
- ALL NAILS & HARDWARE EXPOSED WEATHER SHALL BE HOT-DIP GALVANIZED STEEL (PER ASTM A153 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

20x30 ONE BEDROOM PLAN
559 SQ FT.

STRUCTURAL NOTES

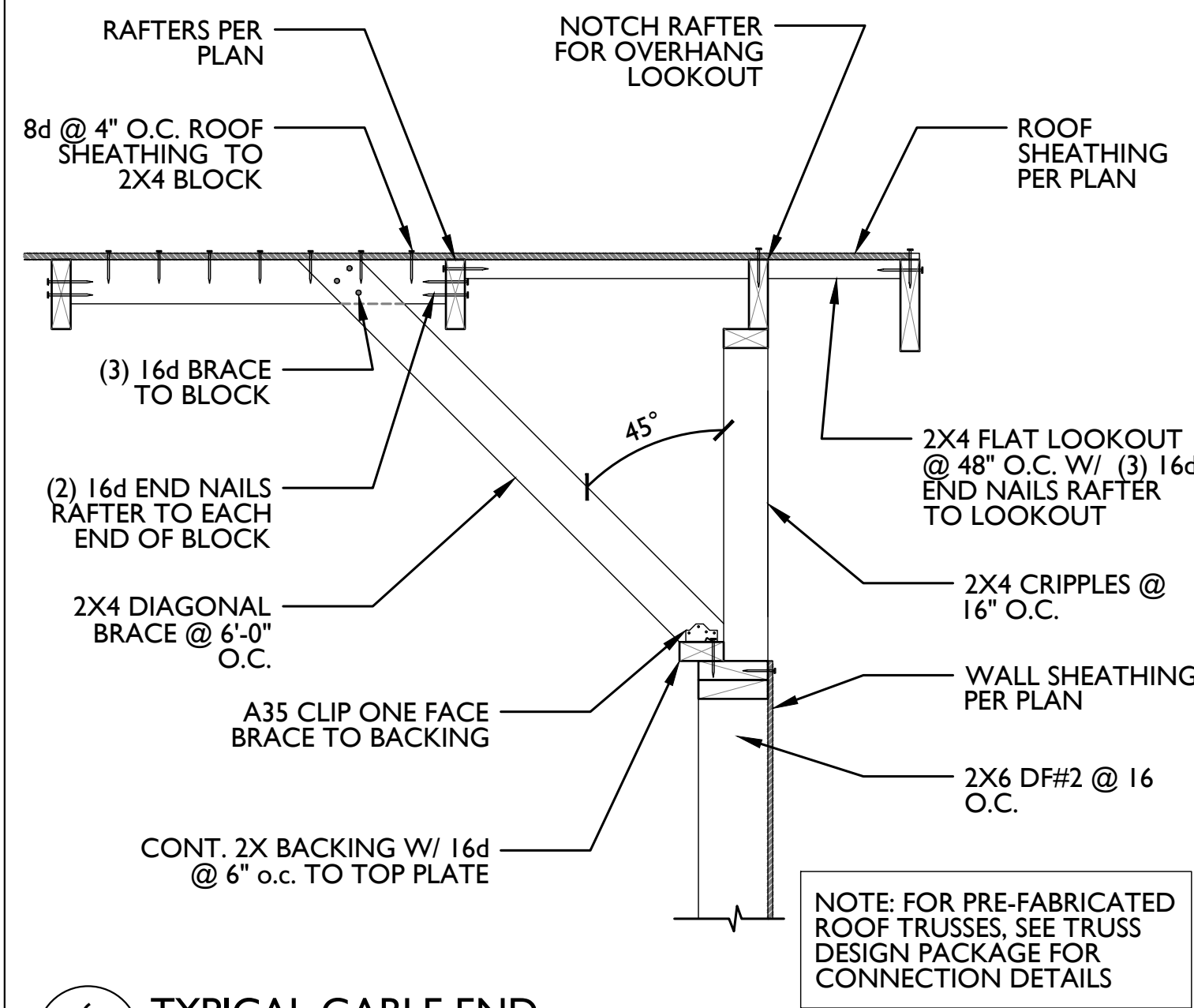
City of
SACRAMENTO
Community Development

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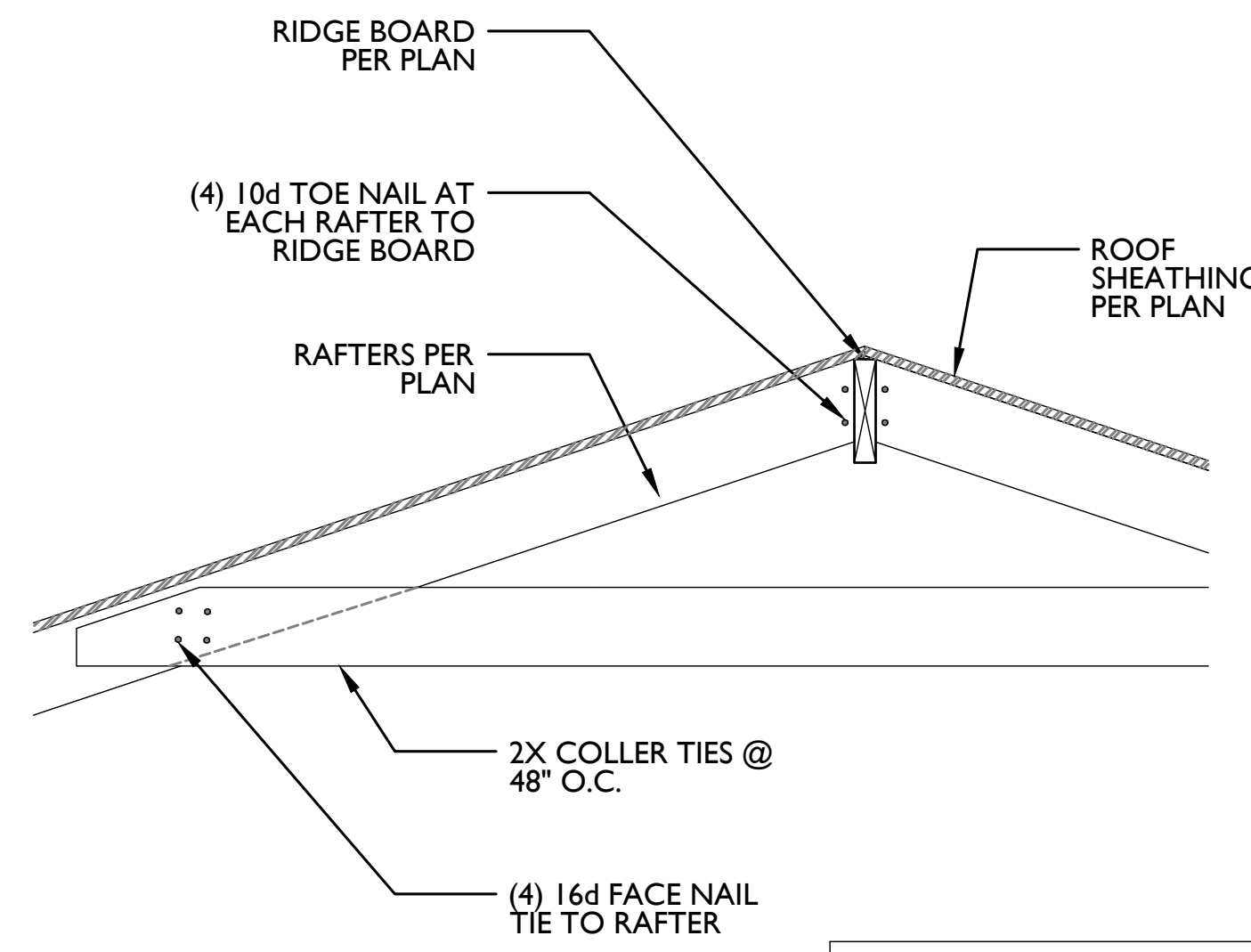
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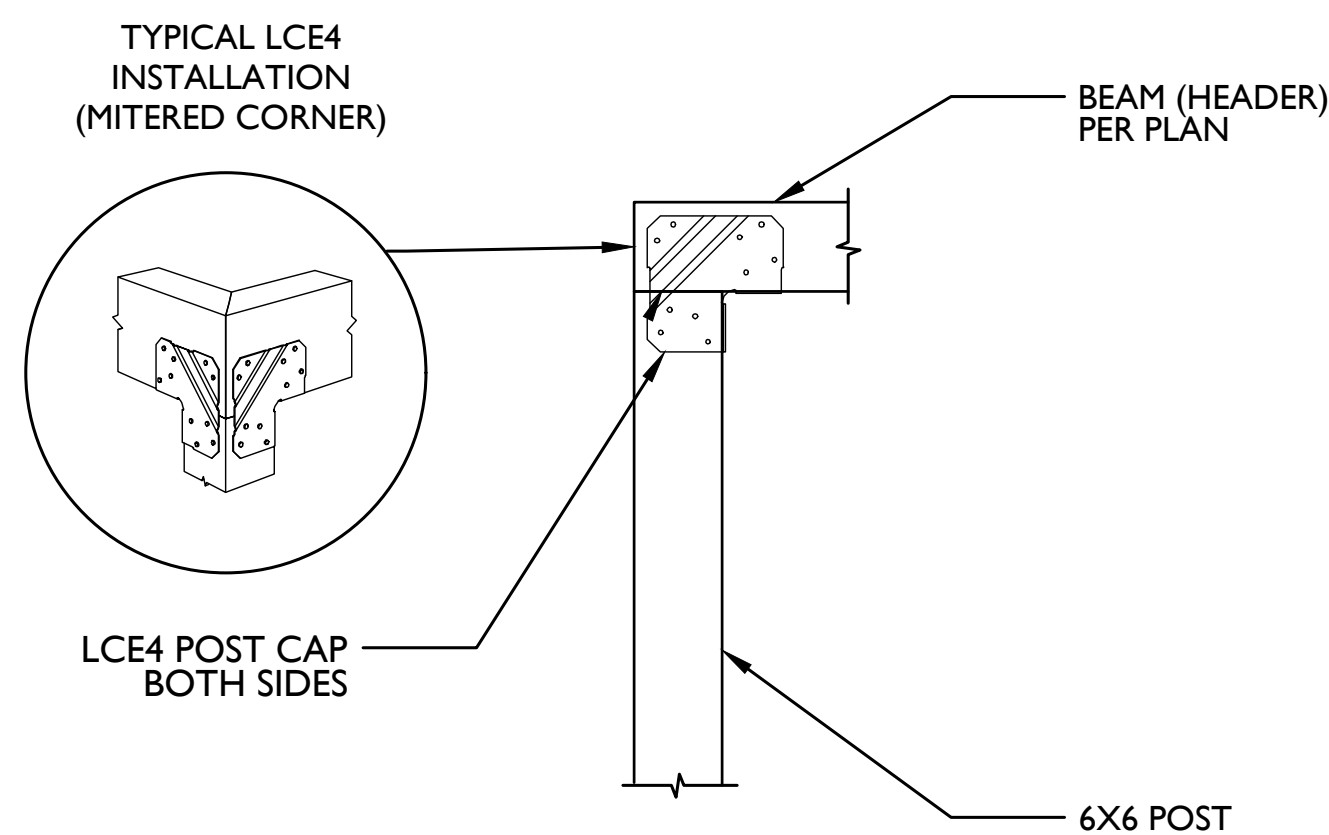
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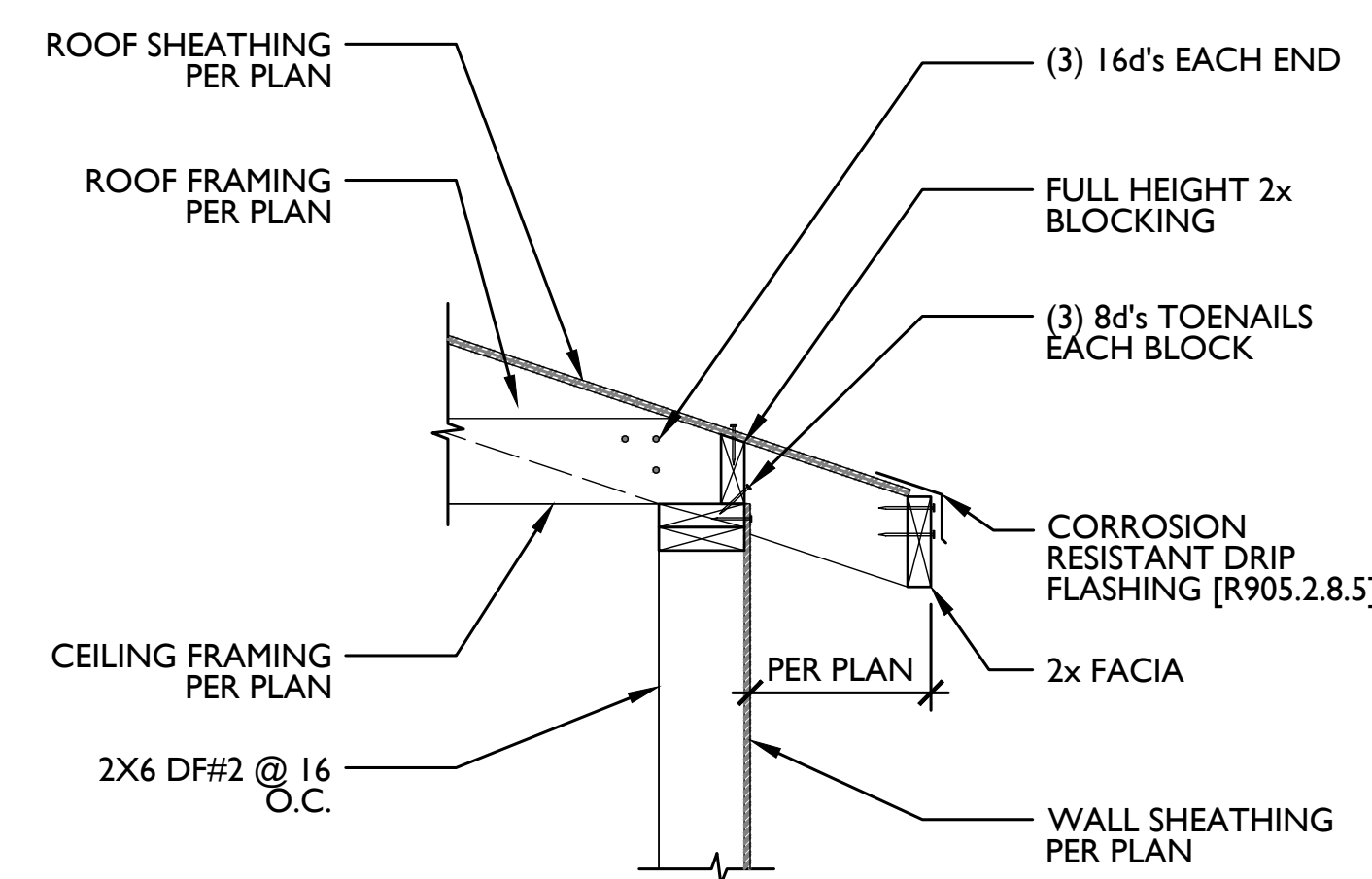
6 TYPICAL GABLE END
SD.1 SCALE: 1" = 1'-0"



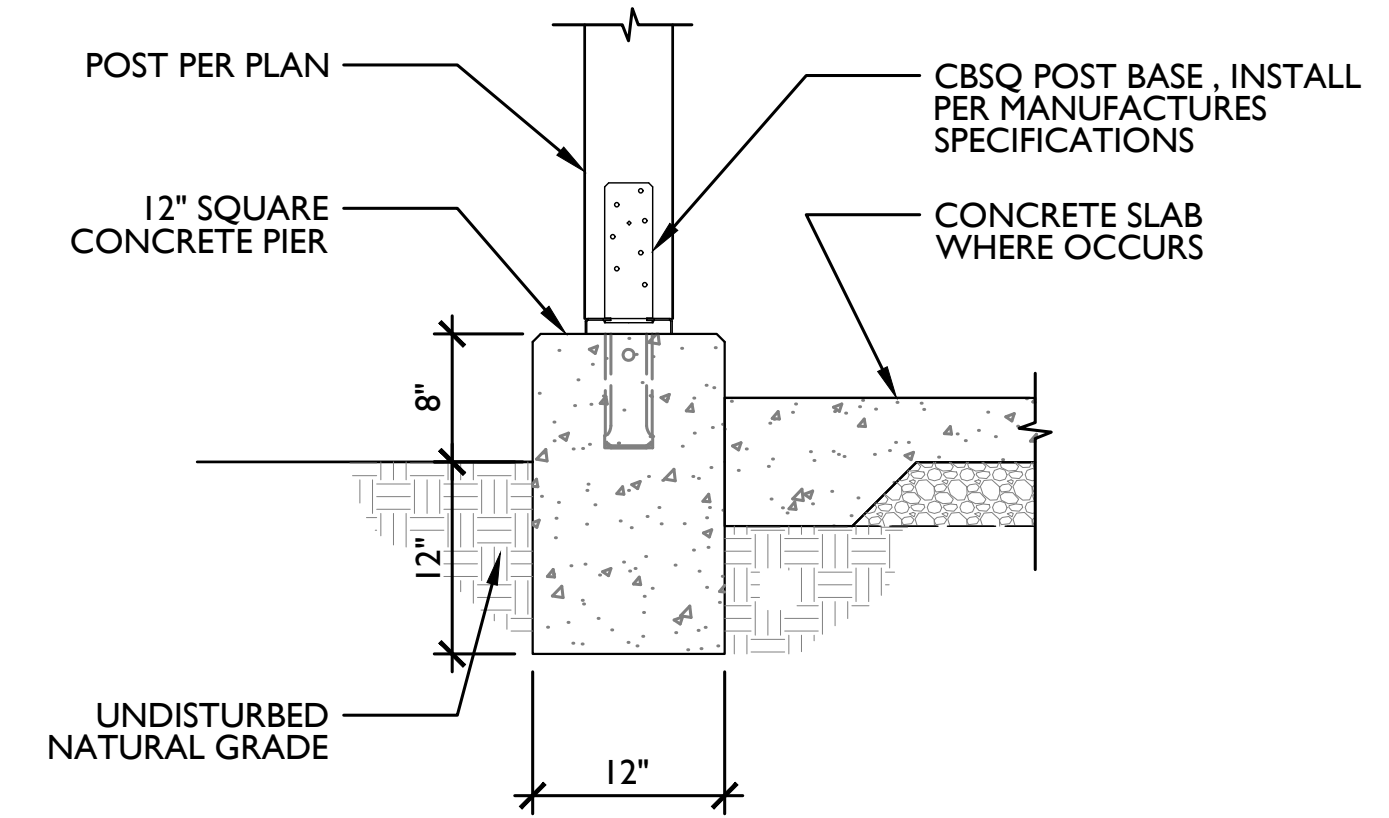
5 TYPICAL RIDGE
SD.1 SCALE: 1" = 1'-0"



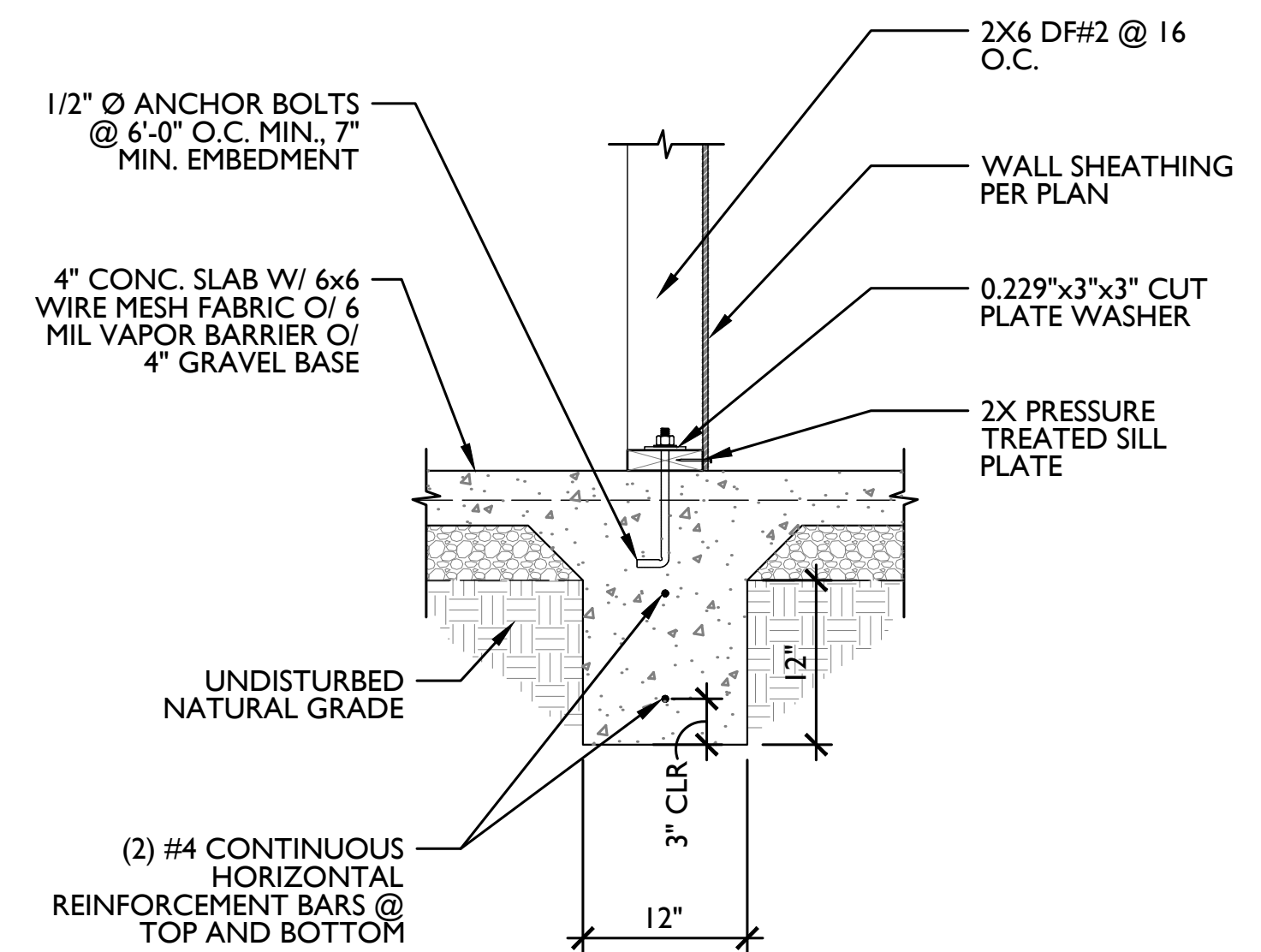
7 PORCH POST BEAM CONNECTION
SD.1 SCALE: 1" = 1'-0"



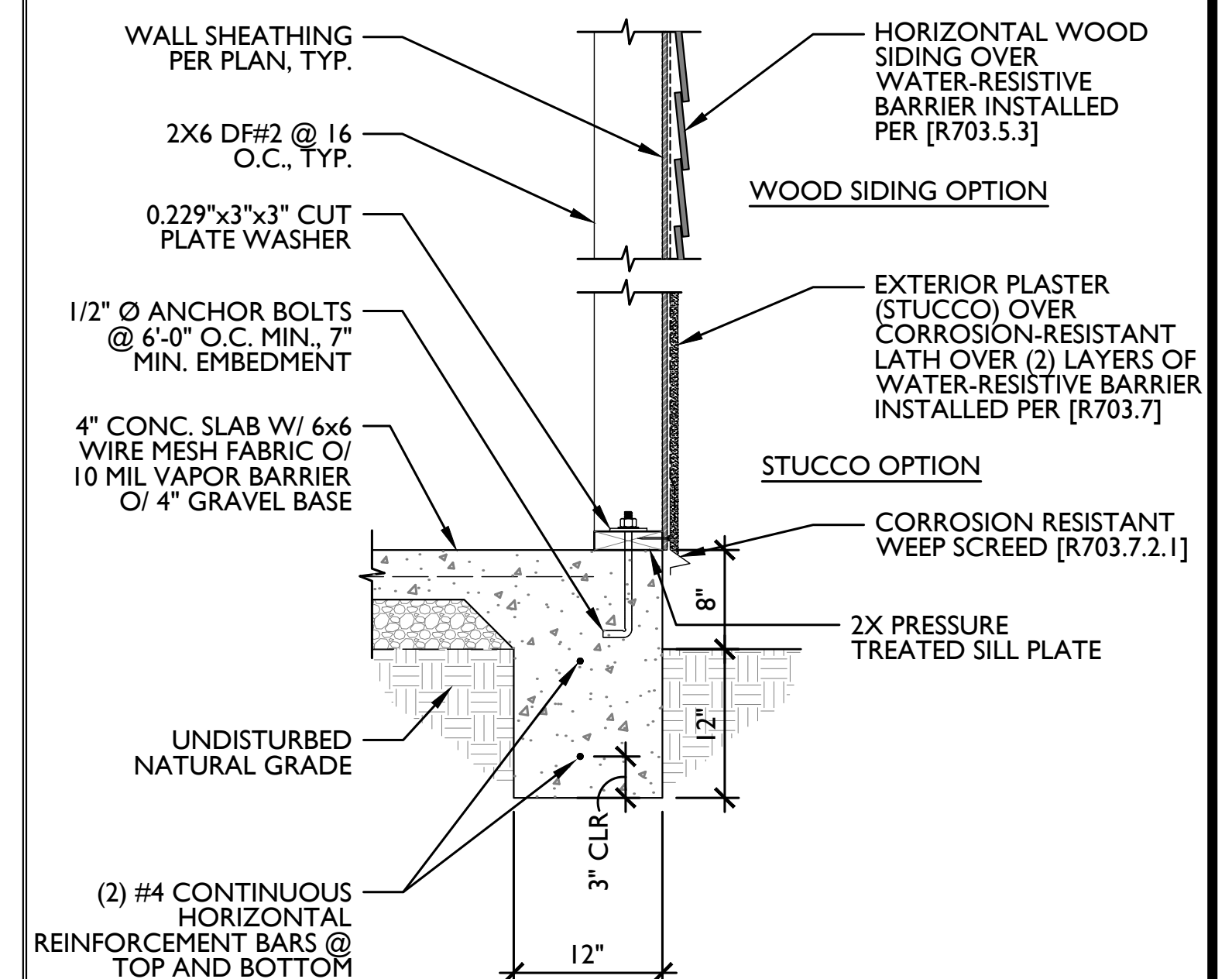
4 TYPICAL EAVE DETAIL
SD.1 SCALE: 1" = 1'-0"



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



2 INTERIOR FOOTING 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)

Building Envelope:

§ 110.6(a)1:	Air Leakage. Manufactured 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-2/A440-2011. *
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6.A, 110.6.B, or J4.4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(h):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(h) and be labeled per §10-113 when the installation of a cool roof is specified on the CFR.
§ 110.8(i):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.9(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1.A or B. *
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	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.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2.A through Table 110.2.N. *
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	Insulation. Unlined service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s):	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 and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t):	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	Electric Cooktop Ready. Systems using gas or propane cooktops to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(q)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(q)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO RAT), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply air and return air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used, Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravily Ventilating Dampers. Gravily ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0.A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	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, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	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. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *
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Ventilation and Indoor Air Quality:

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C. *
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ciii&iv.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G.

Pool and Spa Systems and Equipment:

§ 110.4(a):	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 and listing in MAEDBS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, built vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

5/6/22

20x30 ONE BEDROOM PLAN
559 SQ. FT.

ENERGY COMPLIANCE DOCUMENTATION

Revisions:
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File:
Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

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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 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	2022
06	Zip code	95811	07	Software Version	CBECC-Res 2022.2.0
08	Climate Zone	12	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft ²)	600	19	Glazing Percentage (%)	12.80%
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 HERS Provider: CHEERS
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ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ³ EDR (EDR2efficiency)	Total ² 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 ³ : PASS						
¹ Efficiency EDR includes improvements like a better building envelope and more efficient equipment ² Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries ³ 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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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -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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ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -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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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
North Facing				
Gross EUI ¹	30.74	28.76	1.98	6.44
Net EUI ²	15.47	13.5	1.97	12.73
East Facing				
Gross EUI ¹	30.74	28.8	1.94	6.31
Net EUI ²	15.47	13.54	1.93	12.48
South Facing				
Gross EUI ¹	30.74	28.59	2.15	6.99
Net EUI ²	15.47	13.33	2.14	13.83
West Facing				
Gross EUI ¹	30.74	28.83	1.91	6.21
Net EUI ²	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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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. • PV System: 1.72 kWdc • Cool roof • Insulation below roof deck • Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed											
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 • 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											
BUILDING - FEATURES INFORMATION											
01	02	03	04	05	06	07					
Project Name	Conditioned Floor Area (ft ²)	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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Drawn By: JCE
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01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Zone 1	Conditioned	Heat Pump1	600	8.1	DHW Sys 1	New

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)
Front Walls	Zone 1	R-21 Wall	0	Front	161.6	40.5	90
Left Walls	Zone 1	R-21 Wall	90	Left	242.4	0	90
Rear Walls	Zone 1	R-21 Wall	180	Back	161.6	15	90
Right Walls	Zone 1	R-21 Wall	270	Right	242.4	41	90
Ceiling/ Roof - HPVA	Zone 1	R-30 Ceiling + R-4 Roof	n/a	n/a	600	n/a	n/a

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	5	0.2	0.75	No	Yes

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Glazing	Window	Front Walls	Front	0			1	40.5	0.3	NFRC	0.23	NFRC	Bug Screen
Rear Glazing	Window	Rear Walls	Back	180			1	15	0.3	NFRC	0.23	NFRC	Bug Screen
Right Glazing	Window	Right Walls	Right	270			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

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01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Door	Right Walls	20	0.2

01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Zone 1	600	100	none	0	80%	No

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: Wood Siding/sheathing/decking
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-4	None / None	0.184	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-4 / 2x4
R-30 Ceiling + R-4 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

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01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	RheemPROPH40T2RH37515	Outside	Outside	Outside

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER / SEER2	EER / EER / CEER	Zonally Controlled	Compressor Type	HERS Verification
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

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Not Required	Yes	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
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
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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 11 of 12)
 Calculation Description: Title 24 Analysis Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

01	02	03	04	05	06	07	08	09
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
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

01	02	03	04	05	06	07	08	09
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
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
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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 12 of 12)
 Calculation Description: Title 24 Analysis Input File Name: 26651-sacramento-ADU (1 Bedroom).ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Michael Kunz	Documentation Author Signature: 
Company: Energy Performance Services	Signature Date: 01/03/2023
Address: P.O. Box 587	CEA/ HERS Certification Identification (If applicable): Phone: 888-828-9488
City/State/Zip: Blue Lake, CA 95525	
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Michael Kunz	Responsible Designer Signature: 
Company: Energy Performance Services	Date Signed: 01/03/2023
Address: P.O. Box 587	License:
City/State/Zip: Blue Lake, CA 95525	Phone: 888-828-9488

Digitally signed by Consol 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.

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Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom)Calculation Date/Time: 2025-10-30T10:24:57-07:00

CF1R-PRF-01-E

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

(Page 1 of 11)

GENERAL INFORMATION					
01	Project Name	ADU (1 Bedroom)			
02	Run Title	Title 24 Analysis			
03	Project Location	-			
04	City	Sacramento	05	Standards Version	2022
06	Zip code	95811	07	Software Version	EnergyPro 9.4
08	Climate Zone	12	09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft ²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft ²)	559	19	Glazing Percentage (%)	13.69%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit:	No

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom)Calculation Date/Time: 2025-10-30T10:24:57-07:00

CF1R-PRF-01-E

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

(Page 2 of 11)

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ³ EDR (EDR2efficiency)	Total ² EDR (EDR2total)
Standard Design	36.7	32.6	47.9			
Proposed Design						
North Facing	34.8	31.3	47.1	1.9	1.3	0.8
East Facing	34.8	30.8	46.8	1.9	1.8	1.1
South Facing	34.6	29.9	46.2	2.1	2.7	1.7
West Facing	34.7	31.3	47.1	2	1.3	0.8
RESULT ³ : PASS						
¹ Efficiency EDR includes improvements like a better building envelope and more efficient equipment ² Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries ³ 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: 0.00 kWdc • Proposed PV Capacity Scaling: North (0.00 kWdc) East (0.00 kWdc) South (0.00 kWdc) West (0.00 kWdc)						

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom)Calculation Date/Time: 2025-10-30T10:24:57-07:00

CF1R-PRF-01-E

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

(Page 3 of 11)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	4.96	33.75	5.41	42.71	-0.45	-8.96
Space Cooling	1.25	32.37	1.03	34.85	0.22	-2.48
IAQ Ventilation	0.43	4.65	0.43	4.65	0	0
Water Heating	4.1	43.01	2.62	27.19	1.48	15.82
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	10.74	113.78	9.49	109.4	1.25	4.38
Space Heating	4.96	33.75	5.44	42.8	-0.48	-9.05
Space Cooling	1.25	32.37	0.99	32.98	0.26	-0.61
IAQ Ventilation	0.43	4.65	0.43	4.65	0	0
Water Heating	4.1	43.01	2.62	27.2	1.48	15.81
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	10.74	113.78	9.48	107.63	1.26	6.15

Registration Number: 425-P010328439A-000-000-00000000-0000
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Registration Number: 425-P010328439A-000-000-00000000-0000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (1 Bedroom)Calculation Date/Time: 2025-10-30T10:24:57-07:00

CF1R-PRF-01-E

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

(Page 4 of 11)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	4.96	33.75	5.3	41.02	-0.34	-7.27
Space Cooling	1.25	32.37	0.97	31.64	0.28	0.73
IAQ Ventilation	0.43	4.65	0.43	4.65	0	0
Water Heating	4.1	43.01	2.62	27.16	1.48	15.85
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	10.74	113.78	9.32	104.47	1.42	9.31
Space Heating	4.96	33.75	5.25	40.93	-0.29	-7.18
Space Cooling	1.25	32.37	1.12	36.55	0.13	-4.18
IAQ Ventilation	0.43	4.65	0.43	4.65	0	0
Water Heating	4.1	43.01	2.62	27.14	1.48	15.87
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	10.74	113.78	9.42	109.27	1.32	4.51

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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CF1R-PRF-01-E

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

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ENERGY USE INTENSITY				
	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Margin (kBtu/ft ² -yr)	Margin Percentage
North Facing				
Gross EUI ¹	31.78	29.73	2.05	6.45
Net EUI ²	31.78	29.73	2.05	6.45
East Facing				
Gross EUI ¹	31.78	29.75	2.03	6.39
Net EUI ²	31.78	29.75	2.03	6.39
South Facing				
Gross EUI ¹	31.78	29.46	2.32	7.3
Net EUI ²	31.78	29.46	2.32	7.3
West Facing				
Gross EUI ¹	31.78	29.68	2.1	6.61
Net EUI ²	31.78	29.68	2.1	6.61
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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Project Name: ADU (1 Bedroom)Calculation Date/Time: 2025-10-30T10:24:57-07:00

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

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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 (%)
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	
REQUIRED SPECIAL FEATURES The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. - PV exception 2: No PV required when minimum PV size (Section 150.1(c)(14) < 1.8 kWdc (0 kW) - Cool roof - Insulation below roof deck - Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed - One or more heat pump water heaters have been modeled as demand response compatible											
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 - Indoor air quality ventilation - Kitchen range hood - Verified Refrigerant Charge - Verified heat pump rated heating capacity											
BUILDING - FEATURES INFORMATION											
01	02	03	04	05	06	07					
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems					
ADU (1 Bedroom)	559	1	1	1	0	1					

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ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Zone 1	Conditioned	Heat Pump1	559	8.1	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Walls	Zone 1	R-21 Wall	0	Front	161.6	40.5	90
Left Walls	Zone 1	R-21 Wall	90	Left	242.4	0	90
Rear Walls	Zone 1	R-21 Wall	180	Back	161.6	15	90
Right Walls	Zone 1	R-21 Wall	270	Right	242.4	41	90
Ceiling + Roof - HPVA	Zone 1	R-30 Ceiling + R-4 Roof	n/a	n/a	559	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	5	0.2	0.75	No	Yes

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Glazing	Window	Front Walls	Front	0			1	40.5	0.3	NFRC	0.23	NFRC	Bug Screen
Rear Glazing	Window	Rear Walls	Back	180			1	15	0.3	NFRC	0.23	NFRC	Bug Screen
Right Glazing	Window	Right Walls	Right	270			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door	Right Walls	20	0.2

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Zone 1	559	100	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: Wood Siding/sheathing/decking
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-4	None / 0	0.184	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-4 / 2x4
R-30 Ceiling + R-4 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION				
01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH137515 (40 gal, 9A13)	Outside	Zone 1	Zone 1

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS								
01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Efficiency Type	Heating		Efficiency Type	Cooling		EER / EER / CEER	Zonally Controlled	Compressor Type	HERS Verification
				HSPF / HSPF2 / COP	Cap 47	Cap 17	SEER / SEER2	SEER / SEER2				
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

HVAC HEAT PUMPS - HERS VERIFICATION								
01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Not Required	Yes	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
			Supply	Return	Supply	Return	Supply	Return			
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

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:
Michael Kunz

Documentation Author Signature:


Company:
Energy Performance Services

Signature Date:
10/31/2025

Address:
CEA/ HERS Certification Identification (If applicable):
P.O. Box 587

City/State/Zip:
Blue Lake, CA 95525

Phone:
888-828-9488

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:
Michael Kunz

Responsible Designer Signature:


Company:
Energy Performance Services

Date Signed:
10/31/2025

Address:
P.O. Box 587

License:

City/State/Zip:
Blue Lake, CA 95525

Phone:
888-828-9488

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Job No.

EN.5

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

[illegible]

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

[illegible]

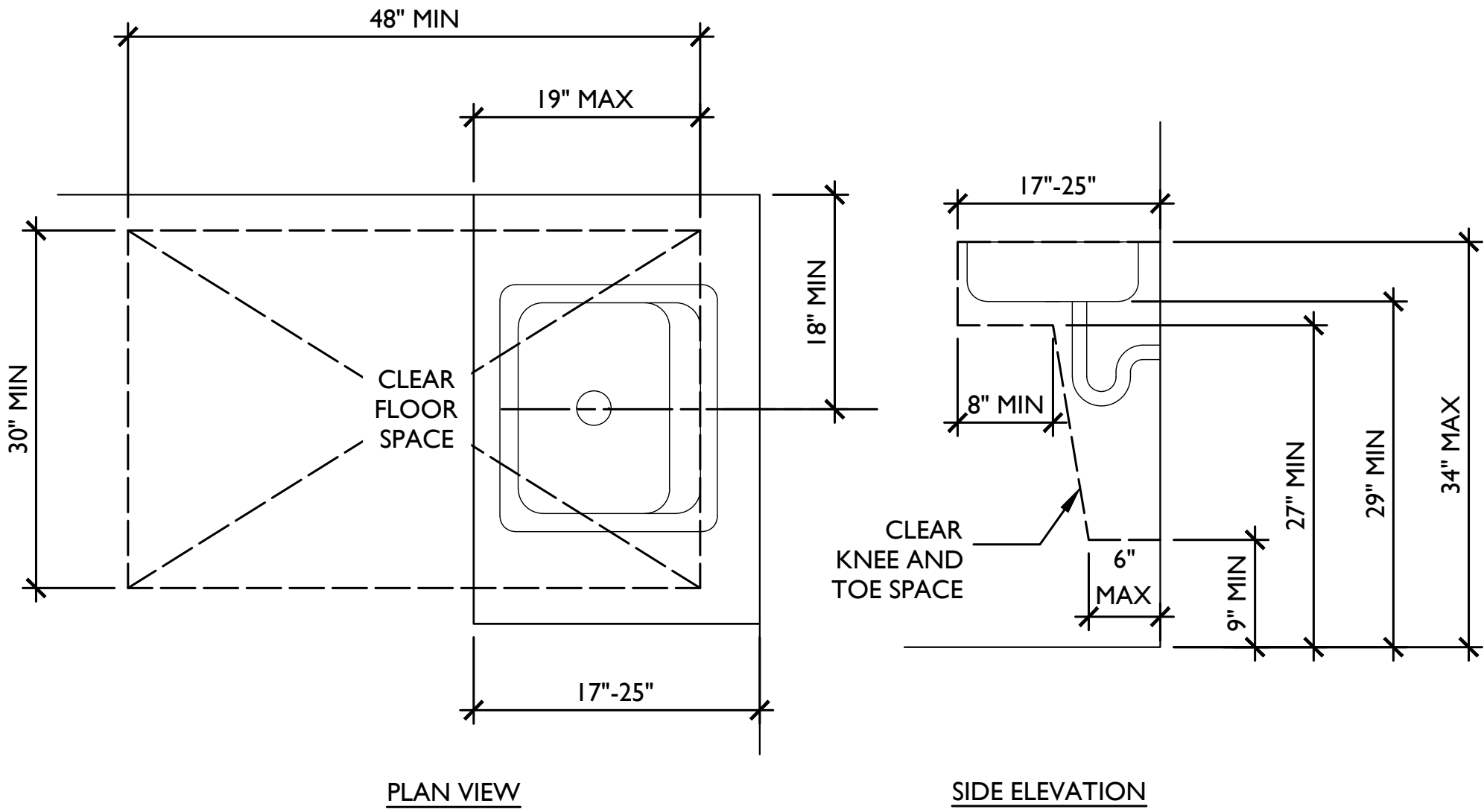
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			DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile 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. https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.3.1 Carpet cushion. 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. https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 RESILIENT FLOORING SYSTEMS. 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. https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.5 COMPOSITE WOOD PRODUCTS. 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 4.504.5.1 Documentation. 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 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards. 5. Other methods acceptable to the enforcing agency. 4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the <i>California Building Standards Code</i>. 4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by 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. 4.505.2.1 Capillary break. 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. 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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. 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. 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) Notes: 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>. 4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. 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. Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

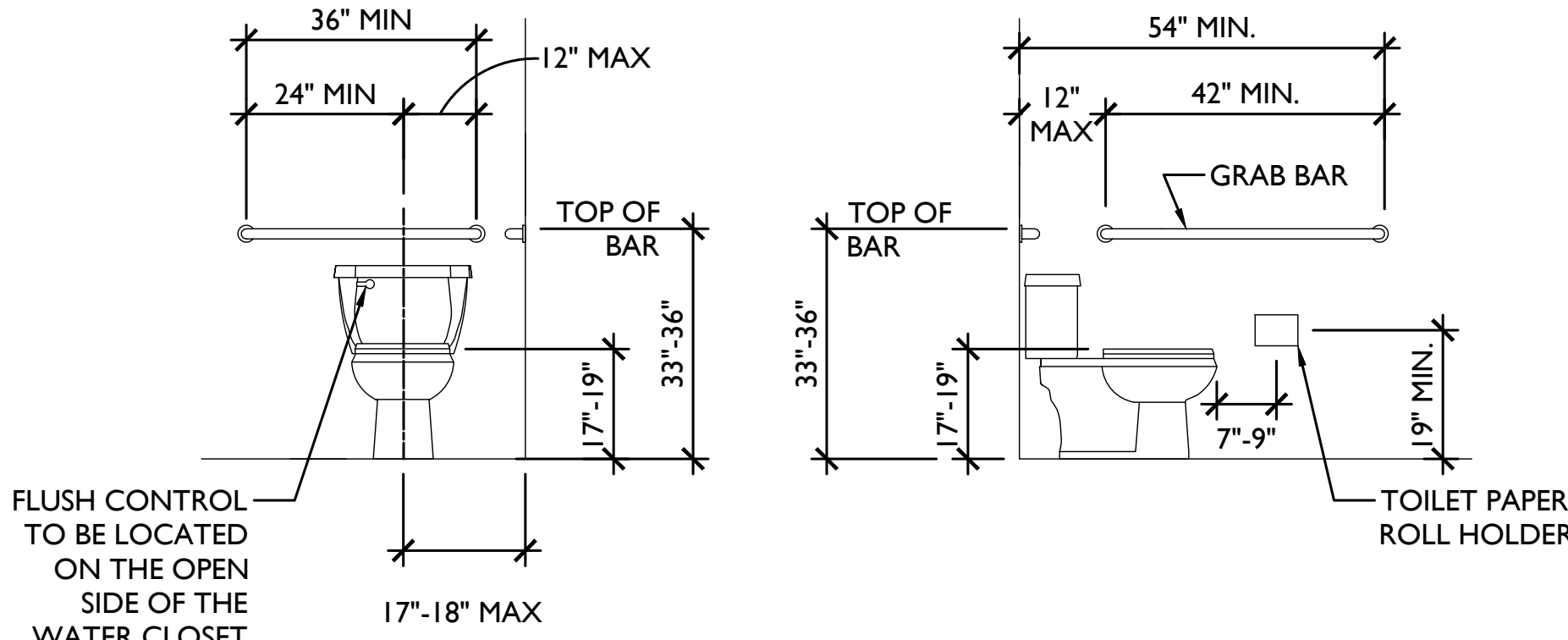
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 SACRAMENTO Community Development													
20x30 ONE BEDROOM PLAN 559 SQ FT.	2022 CALIFORNIA GREEN BUILDING CODE												
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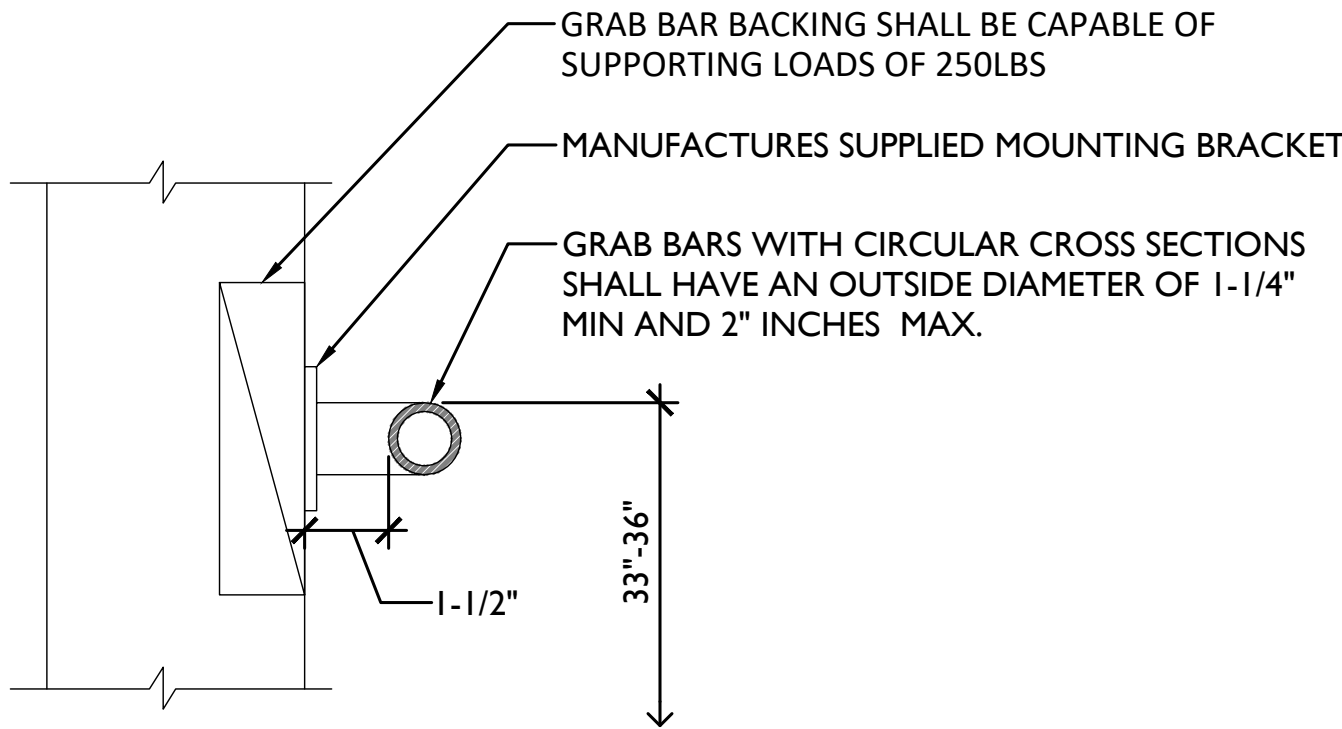
- NOTES:
1. PROVIDE LEVER TYPE FAUCET CONTROLS FOR ACCESSIBLE LAVS.
 2. PROVIDE INSULATION PADS ON ALL WATER SUPPLY & DRAIN PIPES FOR ACCESSIBLE LAVS.
 3. FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. 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.



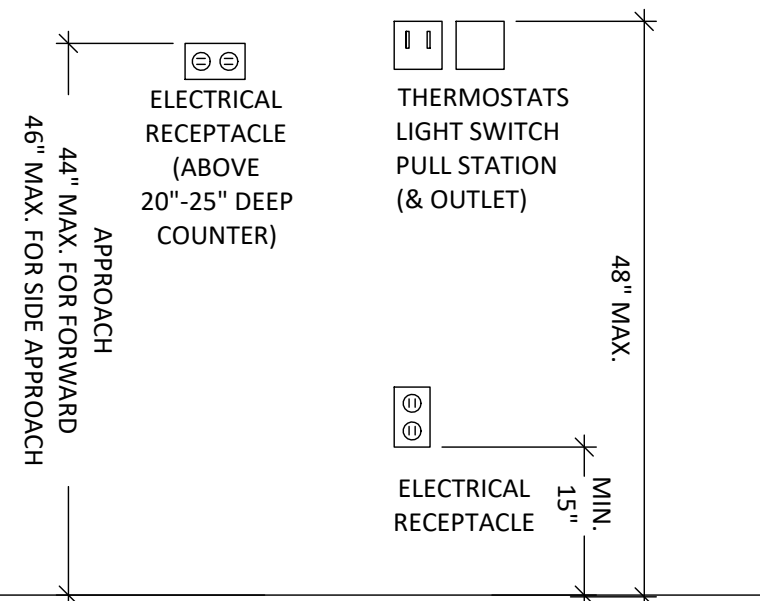
4 ACCESSIBLE CLEARANCES AT VANITY/ KITCHEN SINK
AD.1 SCALE: NTS



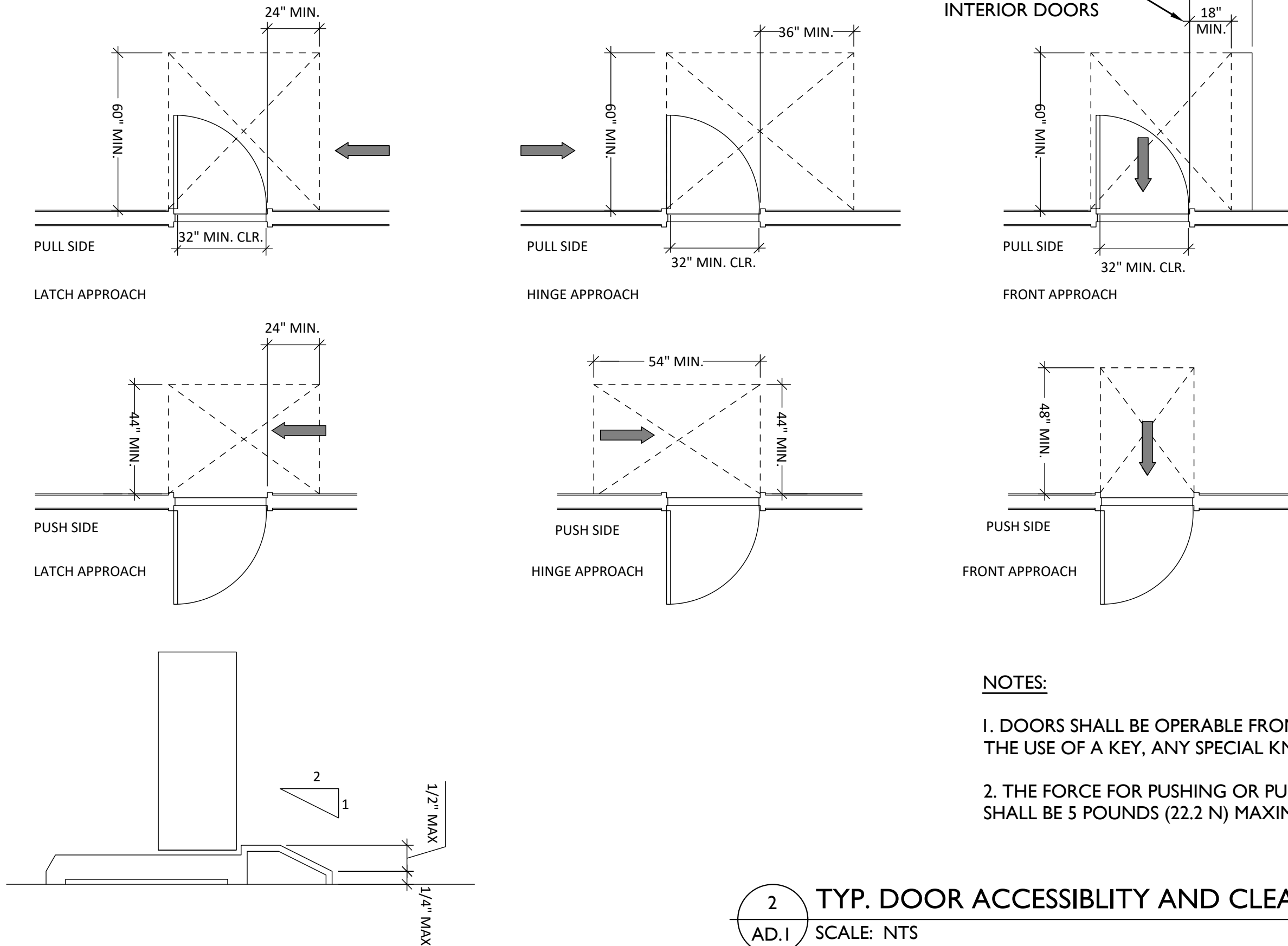
1 TYP. ACCESSIBLE TOILET CLEARANCES
AD.1 SCALE: NTS



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

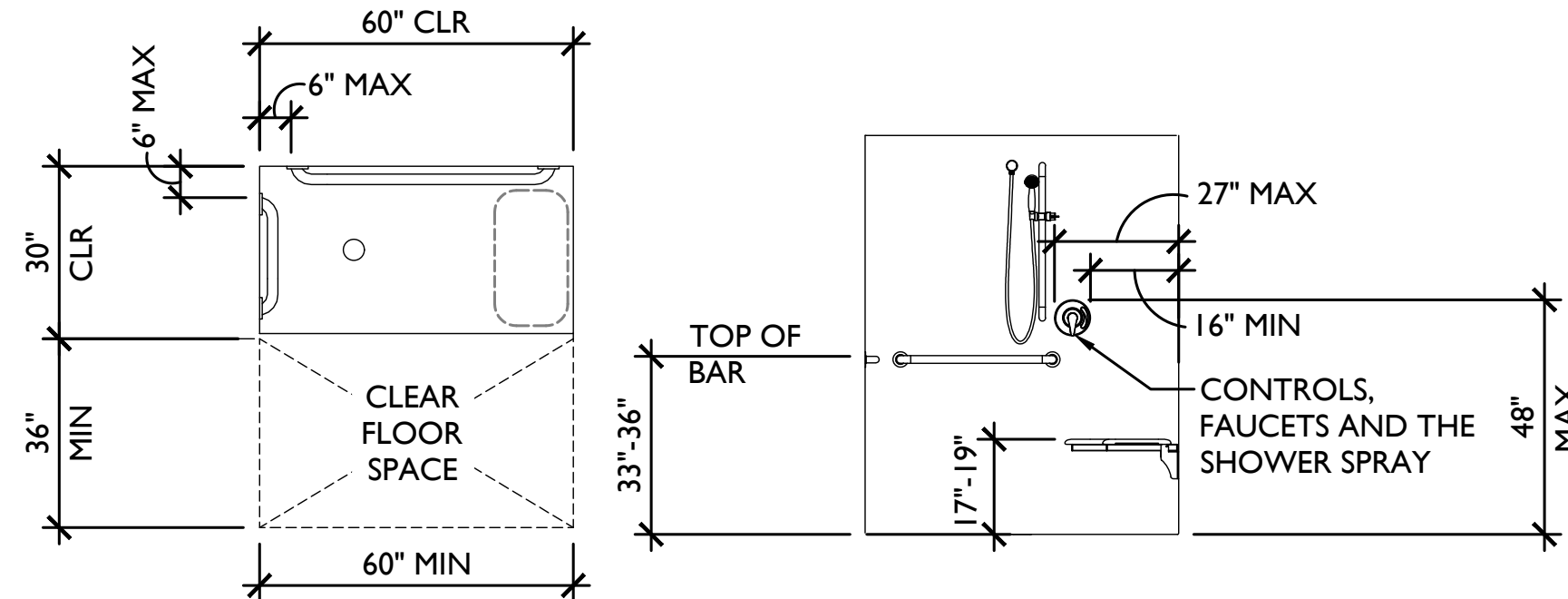


6 ACCESSIBLE FIXTURE MOUNTING HEIGHT DETAILS
AD.1 SCALE: NTS



- 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



3 ROLL IN SHOWER DETAIL
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

Revisions:	
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File:	
Drawn By:	JCE
Checked By:	MB
Scale:	AS NOTED
Date:	11/26/2025

Job No.