



**Residential Plan Requirements:
Additions, Alterations, Remodels and Fire Repairs.**
Planning Department approval is required for any exterior changes.
Engineering Department approval is required for additions 500 Sf. or larger.

Electrical

- An electrical service upgrade may be required if additional loads are imposed, electrical load calculations may be required. CEC 220.16
- Show all branch circuits that supply power to new outlets.
- All outlets in other than bathrooms or kitchens shall be protected by an arc-fault circuit interrupter. CEC 210.12
- Receptacles in bathrooms and kitchens that serve countertop surfaces shall be protected by ground-fault circuit interrupter. CEC 210.8
- All newly installed electrical outlet receptacles shall be Tamper Proof. CEC 406.11

Smoke Detectors CRC R314.3.1

Required when construction value exceeds \$1000.00

Required location(s)

- Sleeping rooms.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling unit.

Installation requirements: The required Smoke Detector shall receive its primary power from the building wiring with a battery back up and be interconnected in such a manner that the activation of one alarm shall activate all alarms in the individual unit.

Exception: Smoke alarms are permitted to be solely battery powered in existing buildings where no construction is taking place, or no removal of walls or ceilings.

Listed Combination Smoke and Carbon Monoxide alarms are acceptable

Carbon Monoxide Alarms CRC 315.2

Required to be installed as of July-1-2011

In homes with attached garage or fuel burning appliances

Required location(s)

- Outside of each sleeping area in the immediate vicinity of the bedrooms.
- On every level of the dwelling unit including the basement.

Installation requirements: The required Carbon Monoxide Detector shall receive its primary power from the building wiring with a battery back up and be interconnected in such a manner that the activation of one alarm shall activate all alarms in the individual unit.

1. *Exception: C/O alarms are permitted to be solely battery powered in existing buildings where no construction is taking place, or no removal of walls or ceilings.*
2. *Listed Combination Smoke and Carbon Monoxide alarms are acceptable*

CONTINUED ON OTHER SIDE

REMODEL SPECIFICATIONS CONT.

Lighting:

If new lighting is installed or altered in the following areas:

1. Kitchens; at least half the installed wattage of luminaries shall be high efficacy and must be switched separately.
2. Bathrooms; Garages, Laundry Rooms and Utility Rooms. All luminaries shall be either high efficacy or shall be controlled by an occupant sensor.
3. Other Rooms; All luminaries shall either be high efficacy or shall be controlled by an occupant sensor or dimmer.
4. Outdoor Lighting. All luminaries mounted to the building or to other buildings on the same lot shall be high efficacy luminaries or shall be controlled by a photo control/motion sensor combination.
5. **Exemption:** Closets that are less than 70 square feet

HVAC

If a system is altered or a new system is installed:

1. Split system air conditioners must have a minimum seasonal energy efficiency ratio (SEER) of 13.0
2. Single-phase heat pumps must have a minimum HSPF of 7.7
3. Gas fired furnaces must have a minimum AFUE of 78%
4. R-8 insulation on all new conditioned air ducts
5. Duct sealing is now prescriptively required in climate zone 15 when an air handler or condenser is replaced or when new ducts are added or altered in an existing home.

Fenestration (window installation and replacement)

1. Maximum Solar Heat Gain Coefficient 0.35
 2. Maximum U Factor .40
- As an alternative to the above *Prescriptive Method* for HVAC as listed above a number of new compliance options are offered to provide greater flexibility in complying with the standards when using the *Performance Method*.
 - These include ducts covered by attic insulation, efficient air handler and duct systems, properly sized air conditioners, adequate airflow, high EER air conditioners, and gas cooling.
 - All Performance Method approaches require an energy budget and the accompanying Title 24 Energy documents created with the approved Energy Software.

Current Approved Software Programs are as follows:

- Micropas 8.1
- EnergyPro 5.1
- Calres 2008 v.1.1

- **All new building materials shall comply with current codes and standards.**
- **2010 California Building Code**
- **2010 California Residential Code**
- **2010 California Electrical Code**
- **2010 California Plumbing Code**
- **2010 California Mechanical Code**
- **2010 California Energy Code**