



Building – Permits, Plans and Inspections

Mendocino County Planning and Building Services

501 Low Gap Road, Room 1440, Ukiah, CA 95482

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Mendocino County Planning and Building Services

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BUILDING DIVISION PERMIT PROCESS

BUILDING PERMITS

Generally any new construction, or any addition, alteration or repair to an existing building (including re-roofs, fireplaces, swimming pools, carports, etc.) requires a Building Permit.¹

A Building Permit may be issued only to a California licensed contractor or an owner-builder.

The County of Mendocino utilizes a single-permit system; that is, one Building Permit application is filed for all work, whether it be a building, electrical, mechanical, or plumbing project.

HOW TO OBTAIN A BUILDING PERMIT

If your construction project requires any kind of Planning Division approval (such as development review, administrative permit or use permit), you must submit the appropriate planning application, **either prior to or concurrent with** your application for a building permit.

Step 1 - Filing of Application and Submittal Requirement

Your first step is to complete a Building Permit Application form and submit it to the Building Division of the Planning and Building Services Department together with three complete sets of plans.

a. The plans must include the following:

1. Plot Plan: On 8 1/2" x 11" paper, draw perimeter of entire parcel fully dimensioned with a north arrow. Show all existing and proposed structures. Identify distance to property lines from existing and proposed buildings that affect the property. See attached sample plot plan. Please submit three copies of the plot plan.
2. Floor Plan: Completely dimension and show location, size and use of each room, location and size of windows and doors; show electrical outlets and subpanels, plumbing and heating fixtures. Show BTU output rating of furnace and hot water heater on plans. Identify energy features and California Energy Commission compliance (CEC) requirements.
3. Foundation Plan: Completely dimension plan, including, pier blocks, interior footings and fireplace support. Label and locate porches, patios, planters, garage, etc. Show stepped

¹ Attached as an exhibit is a list of projects exempted from obtaining a permit according to the construction codes. This section identifies the type of work subject to a permit and further identifies projects exempt from the building permit process.

footings on sloped lots. Show size of footings and stem walls. Show footing depths, rebar and anchor bolt locations.

4. Elevations: An elevation is a drawing of the finished exterior of the structure. Minimum of two elevation views showing all openings, siding material, original and finished grade, stepped footing outline, roof pitch and type of roofing material.
5. Framing plans for floors and roof. Plans to state lumber grade, size and spacing of floor girders, floor joists, wall studs, ceiling joist and roof rafters and/or roof trusses.
6. Cross-Section: Provide true section through building showing structural elements, foundation through roof, fireplace section, other sections as needed, earth-to-wood clearances and floor-to-ceiling heights.
7. Wet signature of person responsible for the plan preparation is required to be on all plans. A licensed professional architect or engineer is required for certain specific conditions such as design of special foundations, large beam spans, truss designs and other items which deviate from standard code practices.

b. Other data that may be required:

1. Two sets of California Energy Commission compliance calculations when required for residential and commercial construction of habitable, conditioned space shall be copied onto the construction plans (Forms CF-1R and MF-1R).
2. Two sets of structural calculations if applicable.
3. Two sets of specifications and engineering calculations if applicable.
4. Two sets of soils report if applicable.
5. Statement from the California Department of Forestry and Fire Protection District if the project is located within a state responsibility area.

The omission of any of the above items may result in the permit application not being accepted, a delay of plan checking or return of the plans due to insufficient information.

OTHER DEPARTMENTS

Many building permits require review and approval from other agencies and County departments, such as: Planning, Environmental Health, Air Quality, Public Works, Local fire departments, etc. Be sure to contact these agencies and departments for their requirements. The Building Department may route your application to them or you may have to hand carry it.

FEES

Plan check and permit fees (except Mobile Home setup and building alterations) are based upon project valuation as established by a fee schedule approved by the Board of Supervisors. Fees are necessary to cover plan check, processing and inspection costs of the County. The fees set by the Building Division do not affect the assessed valuation of the structure as determined by the County Assessor.

The types of fees mentioned are not meant to be all-inclusive, as additional fees may be imposed by law.

1. Fees Due When Filing Application

At the time you apply for your Building Permit, you will be required to pay a plan check fee.

2. Fees Due When Permit is Issued

At the time the permit is issued, you must pay all Building Permit fees (Building, plumbing, electrical and mechanical). Any previously paid plan check deposits will be adjusted at this time.

Prior to issuing building permits, any required school impact fees must be paid to the appropriate school district and proof of payment or exemption must be submitted to the Building Division.

CONDITIONS TO BE MET BEFORE BUILDING PERMIT IS ISSUED

1. All fees paid as noted above.
2. Any required planning actions, such as design review or use permit, shall have been completed and conditions of approval complied with. If the property is located within the Coastal Zone, it may be necessary that you apply for and receive a Coastal Development permit before your building permit can be issued.
3. Clearance must be obtained from the Mendocino County Division of Environmental Health. If you propose to use a septic tank, you must secure a septic tank permit. The Division of Environmental Health Department is located at:

UKIAH OFFICE
501 Low Gap Road, Room 1326
Ukiah, CA 95482
707-463-4466

FORT BRAGG OFFICE
790 South Franklin
Fort Bragg, CA 95437
707-961-2714

4. Any required school impact fees paid to the school district.

ISSUANCE OF BUILDING PERMIT

Building permit applications are processed on a "first in, first out" basis.

When your plans have been checked, required corrections made, plans have been approved, and approval from related agencies has been obtained, your permit is ready to be issued. The Building Division staff will request you to come to the office, pay the remaining fees, and pick up your permit.

If the owner or contractor intends to hire anyone in connection with the project, he/she must furnish a certificate of Workers' Compensation Insurance naming the County of Mendocino as a certificate holder. This certificate, with a current expiration date, must be on file before the permit can be issued. This certificate must be identical in name style to the contractor's license.

Contractors must also present evidence of a current contractor's license (pocket card) and must have a current Mendocino County business license at the time of permit issuance.

TIME LIMITS

You must obtain your permit within 180 calendar days from the date you submitted the application, or submit a written request for an extension prior to the 180th day. (If this time span should lapse, your permit will be canceled). After the permit has been issued to you, you have one year from the date of permit issuance to start work on your building and call for an inspection by the Building Division. After you have received your first inspection, you must call for and receive an inspection every 180 days or your permit will expire and you will be required to reinstate your permit at established fees. If you are unable to meet the 180 day time frame, you may submit a written request for an extension provided the request is submitted prior to the six month period. Two six month extensions can be granted during the lifetime of the permit.

CHANGES

After a permit has been issued, any changes to the plans must be approved by the Building Division. Changes or revisions may delay your project. Two sets of the proposed changes must be prepared and/or initialed by the architect, engineer or plan preparer and submitted for Building Division review. When approved, one set will be given to you for the job site and one retained in the file.

INSPECTIONS

At each stage of construction you will be required to call for and obtain an inspection from the Building Division. The Building Division requires at least a one day advance notice for all inspections. You may call the morning of the scheduled inspection to get an approximate time that the inspector will be at your job site.

An approved copy of the plans and permit must be present at the job site on the day of the inspection.

TO HELP THE INSPECTOR LOCATE YOUR PROJECT SITE, YOU MUST POST THE JOB ADDRESS IN A CONSPICUOUS PLACE AT THE DRIVEWAY ENTRANCE PRIOR TO INSPECTION.

The Building Division is required to make the following inspections and shall either approve that portion of the construction as completed or notify you if the construction fails to comply with the adopted codes:

1. **Foundation Inspection:** To be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with Uniform Building Code Standard No. 19-3, the concrete need not be on the job. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official.

2. **Concrete Slab or Underfloor Inspection:** To be made after all in-slab or underfloor building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is placed or floor sheathing installed, including the subfloor.
3. **Frame Inspection:** To be made after the roof sheathing, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are installed.
4. **Lath and/or Gypsum Board Inspection:** To be made after all lathing and gypsum board, interior and exterior, is in place but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.
5. **Final Inspection:** To be made after finish grading and the building is completed and ready for occupancy. When applicable, provide a CDF final clearance letter for the inspector at the final inspection.

Other Inspections: In addition to the called inspections specified above, the building inspector may make or require other inspections of any construction work to ascertain compliance with the provisions of the codes.

COMPLETION

A CDF (California Division of Forestry) final clearance letter must be submitted to the Building Division. After your building has been 'finalized' by the Building Inspector, the local utility company is notified that approval has been granted for the connection of utilities. However, you must subsequently contact the utility company to arrange for service in advance of occupying the building.

BOARD OF BUILDING AND HOUSING APPEALS

The County has established a Board of Building and Housing Appeals to determine the suitability of alternate materials and methods of construction and to provide reasonable interpretations of the building regulations. If you do not agree with the decision of the building inspector, you have the right to appeal to the Board of Building and Housing Appeals. Before submitting your appeal and processing fee, it is recommended that you discuss your situation with the Building Inspector, Senior Inspector and Department Director.

CONSTRUCTION INFORMATION

Construction projects must comply with the uniform codes (building, plumbing, mechanical) mandated by the State of California. To purchase any code book, write to the International Conference of Building Officials at 5360 South Workman Mill Road, Whittier, CA 90601 or for information, call 1-800-423-6587.

The county has adopted regulations for Limited Density Rural Dwellings (Class K). These regulations may provide the builder an alternative to the uniform codes. You should contact the Building Division for Class K standards and procedures.

AGRICULTURAL EXEMPTION

Mendocino County Code Section 18.12.010 provides for a permit process for agricultural barns that comply with items A through F below:

- A. Is (was) designed and constructed primarily for use in housing livestock, poultry, hay or grain and is located on a parcel of land that is currently zoned or primarily used for agriculture.
- B. **WILL NOT** have workers or customers present, bathrooms, assemblages, display of products, packaging or pressing, sales, work stations or storage warehousing of processed products in quantity within the building.
- C. **WILL NOT** be located on a parcel of land less than one acre in size.
- D. **WILL NOT** be located closer than 50 feet to a property line or 40 feet to a residence.
- E. **WILL NOT** be used as a winery, sawmill, dairy, commercial greenhouse, warehouse or firewood storage area.
- F. **WILL NOT** be an addition to any structure other than a previously permitted agricultural exempt structure.

STANDARDS:

1. Structures on one to ten acre parcels are limited to 600 square feet and 15 feet in height.
2. Structures on parcels larger than 10 acres have no maximum square footage restrictions, but height is limited to 25 feet.
3. The ground floor must be on grade and must be concrete, dirt or asphalt.
4. Standard permits and inspections are required for electrical and plumbing installations. Electrical installations are limited to 100 Amp services. Plumbing is limited to exterior hose bibs and a cleanup sink. Waste systems must be approved by the Division of Environmental Health. Mechanical installations are prohibited.
5. Where plastic panels are used as skylights, the panels shall comply with Chapter 52 of the 1991 Uniform Building Code.
6. Exiting from agricultural exempt structures shall be arranged so that no point in the building is more than 300 feet from an exit. There shall be one exit for each 15,000 square feet of building area.
7. The approved ag exempt permit is valid for 3 years. Construction of the building must be completed and a final inspection made within 3 years from the date of securing the Agricultural Exemption for the County Department of Planning and Building Services.

Plans required for an ag exempt barn application consist of a floor plan drawn to scale showing dimensions, door and window size and locations. Show all electrical installations, if any. An elevation drawing of the finished exterior of the structure showing openings, siding, etc. Permit application for agricultural exempt barns shall include three copies of the floor plan and elevation drawing, Mendocino County Building Permit application, Agricultural Exempt Barn Permit application, plot plan, and preliminary California Department of Forestry approval (if applicable).

PERMIT EXEMPTIONS

BUILDING PERMITS

SEC. 106.1 Permits Required. Except as specified in section 106.2, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

106.2 Exempted Work. A building permit shall not be required for the following:

1. One story detached accessory buildings used as a tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet.
2. Fences not over six feet high.
3. Oil derricks.
4. Movable cases, counters and partitions not over five feet nine inches high.
5. Retaining walls which are not over four feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or II-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 10,000 gallons and the ratio of height to diameter or width does not exceed two to one.
7. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below.
8. Painting, papering and similar finish work.
9. Temporary motion picture, television and theater stage sets and scenery.
10. Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than 54 inches.
11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons.
12. Signs no larger than six feet by eight feet, not more than six feet in height.
13. Detached shade structures not more than 15 feet in height with no rigid roof covering.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

ELECTRICAL PERMIT EXEMPTIONS

ELECTRICAL PERMITS

SEC. 301.(a) Permits Required. Except as specified in Subsection (b) of this section, no electrical system regulated by this code shall be installed, altered, repaired, replaced or remodeled unless a separate electrical permit for each building or structure has first been obtained from the building official.

(b) **Exempted Work.** An electrical permit shall not be required for the following:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.
2. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, contactor or control device.
5. Reinstallation of attachment plug receptacles, but not the outlets therefor.
6. Repair or replacement of any overcurrent device of the required capacity in the same location.
7. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
8. Taping joints.
9. Removal of electrical wiring.
10. Temporary wiring for experimental purposes in suitable experimental laboratories.
11. The wiring for temporary theater, motion picture or television stage sets.
12. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
13. Low-energy power, control and signal circuits of Classes II and III as defined in this code.
14. A permit shall not be required for the installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

PLUMBING PERMIT EXEMPTIONS

PLUMBING PERMITS

SEC. 103.1

Permits Required. It shall be unlawful for any person, firm or corporation to make any installation, alteration, repair, replacement or remodel any plumbing system regulated by this Code except as permitted in subsection (b) of this section, or cause the same to be done without first obtaining a separate plumbing permit for each separate building or structure.

103.1.2.1 Exempted Work. A plumbing permit shall not be required for the following:

1. The stopping of leaks in drains, soil, waste or vent pipe, provided, however, that should any concealed trap, drainpipe, soil, waste or vent pipe become defective and it becomes necessary to remove and replace the same with new material, the same shall be considered as new work and a permit shall be procured and inspection made as provided in this Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, nor for the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valve, pipes, or fixtures.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

MECHANICAL PERMIT EXEMPTIONS

MECHANICAL PERMITS

SEC. 112.1 Permits Required. Except as permitted in subsection (b) of this section, no mechanical system regulated by this code shall be installed, altered, repaired, replaced or remodeled unless a separate mechanical permit for each separate building or structure has first been obtained from the building official.

112.2 Exempted Work. A mechanical permit shall not be required for the following:

1. A portable heating appliance, portable ventilating equipment, portable cooling unit or portable evaporative cooler.
2. A closed system of steam, hot or chilled water piping within heating or cooling equipment regulated by this code.
3. Replacement of any component part or assembly of an appliance which does not alter its original approval and complies with other applicable requirements of this code.

4. Refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
5. A unit refrigerating system.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

BARRIERS FOR SWIMMING POOLS, SPAS & HOT TUBS

Based upon practical difficulties and the financial burden caused by strict application of Appendix Chapter 12 Division III (a discretionary appendix adopted by the County of Mendocino) the County will accept alternatives as follows:

Outdoor Swimming Pool. An outdoor swimming pool, including an in-ground, above-ground, or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

GENERAL:

The provisions of this interpretation policy apply to the design and construction of barriers for swimming pools, hot tubs and spas provided for the use by group R-3 occupancies.

DEFINITIONS:

For the purpose of this interpretation policy, certain terms, words and phrases are defined as follows:

Above-ground, on-ground pool. See definition of swimming pool.

Approved. When recognized and approved by the Chief Building Inspector

Barrier. A fence, wall, building wall, approved safety cover or combination of thereof, which completely surrounds the swimming pool, hot tub or spa and obstructs access to the swimming pool, hot tub or spa. When approved by the Chief Building Inspector, barriers may also incorporate natural or manmade features, such as topography, waterways, restricted areas and similar features including geographical isolated areas which provide an effective access barrier to the swimming pool, hot tub or spa area.

Grade. The underlying surface, such as earth, concrete, wood or a walking surface.

Hot Tub. See definition of swimming pool.

In-Ground Pool. See definition of swimming pool.

Separation Fence. A barrier which separates all doors of a dwelling, unit or building accessory thereto with direct access to a swimming pool, hot tub or spa from that swimming pool, hot tub or spa.

Spa. See definition of swimming pool.

Swimming Pool. Any structure intended for swimming or recreational bathing that contains water over 18 inches deep. This includes in-ground, above-ground, and on-ground swimming pools, nonportable spas and hot tubs, and fixed and in place wading pools.

Swimming Pool, Indoor. A swimming pool which is totally contained within a residential structure and surrounded on all four sides by walls of said structure.

Swimming Pool, Outdoor. A swimming pool which is totally outside the residential structure.

REQUIREMENTS:

Section 0003.

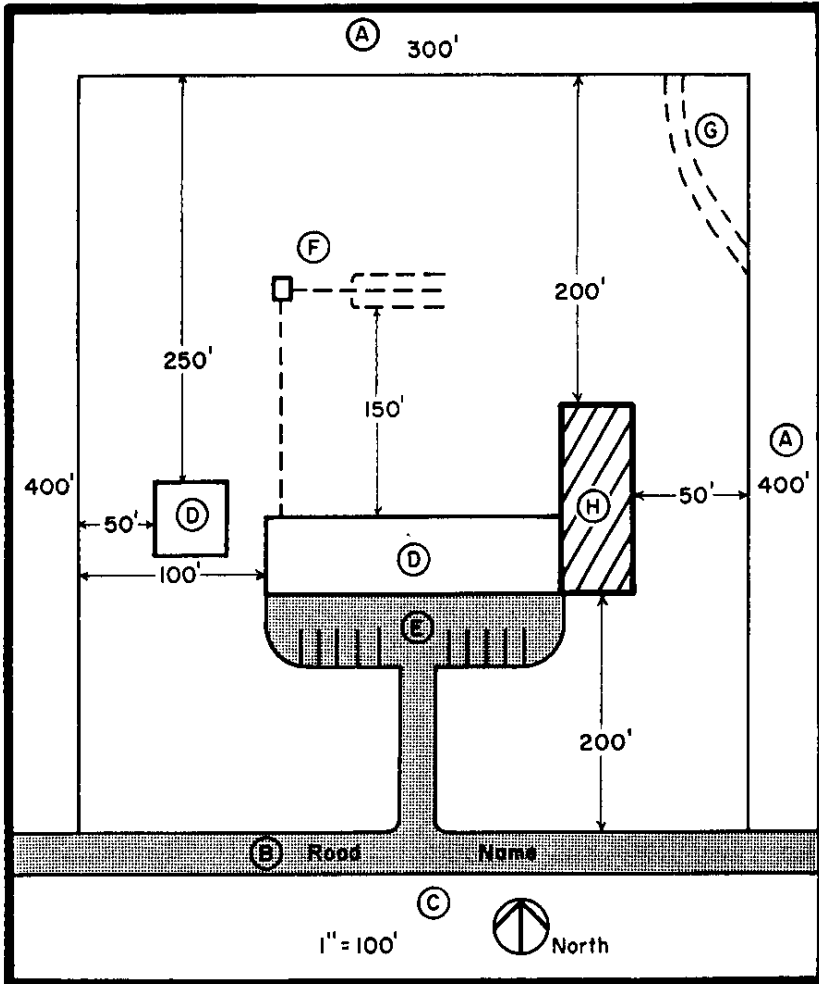
A. Outdoor Swimming Pool. An outdoor swimming pool, hot tub or spa shall be provided with a barrier. Once installed, shall be inspected by a Mendocino County building inspector and approved prior to filling the swimming pool. The barrier shall comply with one of the following:

1. A barrier that has its top at least 60 inches above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be two inches measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance at the bottom of the barrier may be increased to four inches when grade is a solid surface impenetrable by a small child, such as a concrete deck. Where the top of the pool structure is above grade, such as an above-ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four inches.
2. Openings in the barrier shall not allow passage of a four inch diameter sphere. When barriers have horizontal members, the tops of which are spaced less than 45 inches apart, (1) the horizontal members shall be placed on the pool side of the barrier and (2) spacing between vertical members shall not exceed two inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed two inches in width.
3. Solid barriers which do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.
4. When chain link fences are used as the barrier, openings shall not exceed two inches.
5. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall be not more than two inches.
6. Access gates shall comply with the requirements of subdivisions 2 through 6 above, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches from the grade, (1) the release mechanism shall be located on the pool side of the gate at least three inches below the top of the gate and (2) the gate and barrier shall have not openings greater than ½ inch within 18 inches of the release mechanism, (3) or be

equipped with a lockable hardware or padlocks and which shall remain locked at all times when not in use.

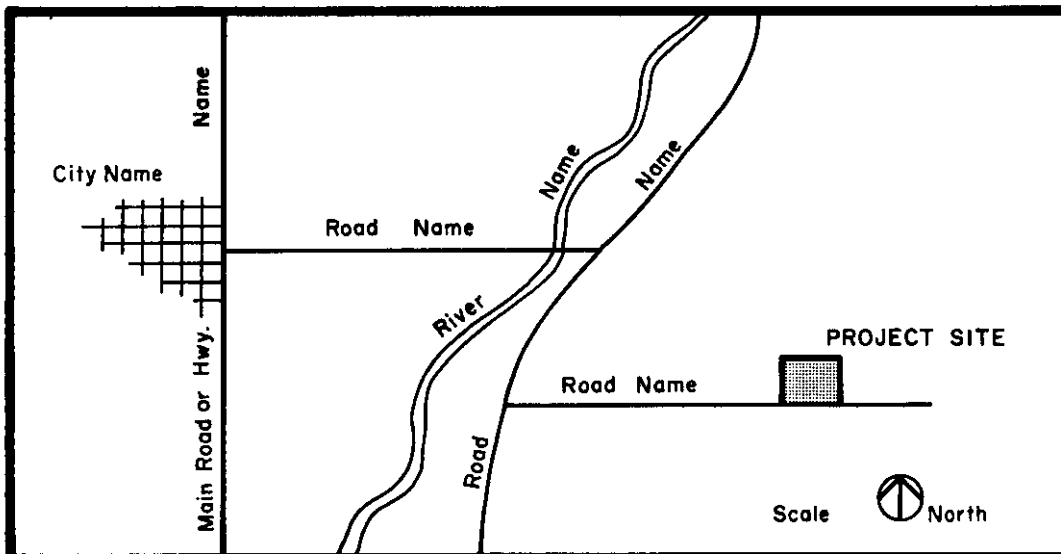
7. Where a wall of a dwelling or building accessory to the dwelling serves as part of the barrier, and contains door openings providing direct access to the pool, those doors shall be protected by one of the following means:
 - a. A self-closing device and self-latching device installed on all doors with the release mechanism located a minimum of 66 inches above the floor.
 - b. A manual locking device on the dwelling or building accessory to a dwelling side located at least 66 inches above the walking surface.
 8. Where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then (1) the ladder or steps shall be capable of being secure, locked or removed to prevent access or (2) the ladder or steps shall be surrounded by a barrier which meets the requirements of items 1 through 9. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a four inch diameter sphere.
- B. Spas and Hot Tubs. A spa or hot tub with a locking safety cover which complies with the ASTM Standard F 1346-91 shall not be required to provide other barriers. Where a locking safety cover is not provided, the spa or hot tub shall comply with the requirements of Section 0003.
- C. Indoor Swimming Pool. Doors with direct access to an indoor swimming pools shall comply with Section 0003 (8).
- D. An electrically operated or manual tracking safety cover that complies with the ASTM Standard F 1346-91 shall not be required to provide other barriers. When electrically operated covers are provided, the control shall be mounted at least 66 inches above grade.
- E. Other means of protection may be acceptable so long as the degree of protection afforded is substantially the same as that afforded by any of the devices described above when approved by the Chief Building Official.

Sample Plot Plan

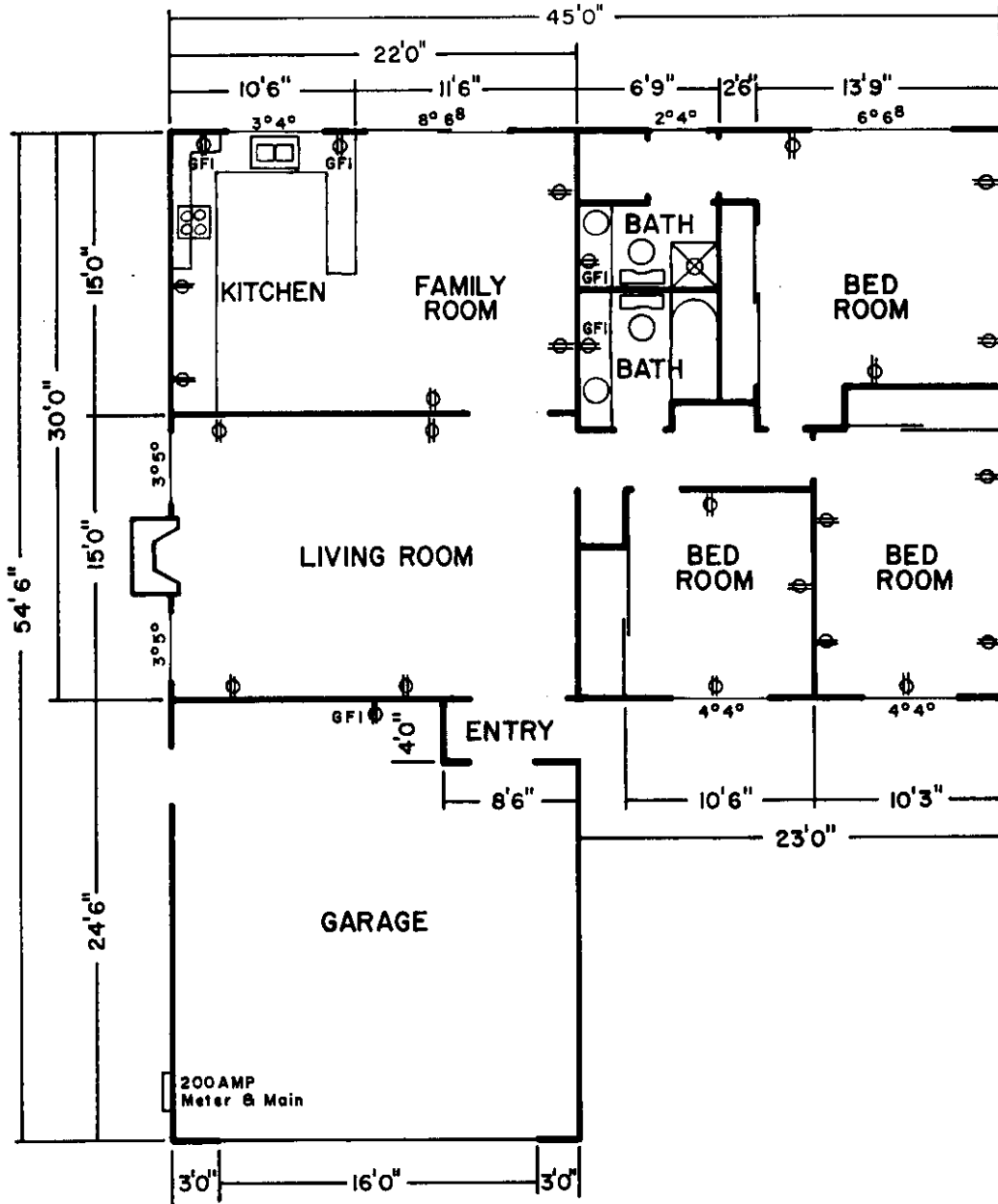


- A. Parcel Shape and Dimensions.
- B. Adjacent Streets.
- C. North Arrow and Scale.
- D. Existing Buildings including distance from property lines.
- E. Driveways, Parking and Loading Areas
- F. Existing and proposed septic system and wells including distances from structures.
- G. Easements and Utility lines (power, sewer, water, etc.).
- H. Proposed structure or addition including distance from property lines.

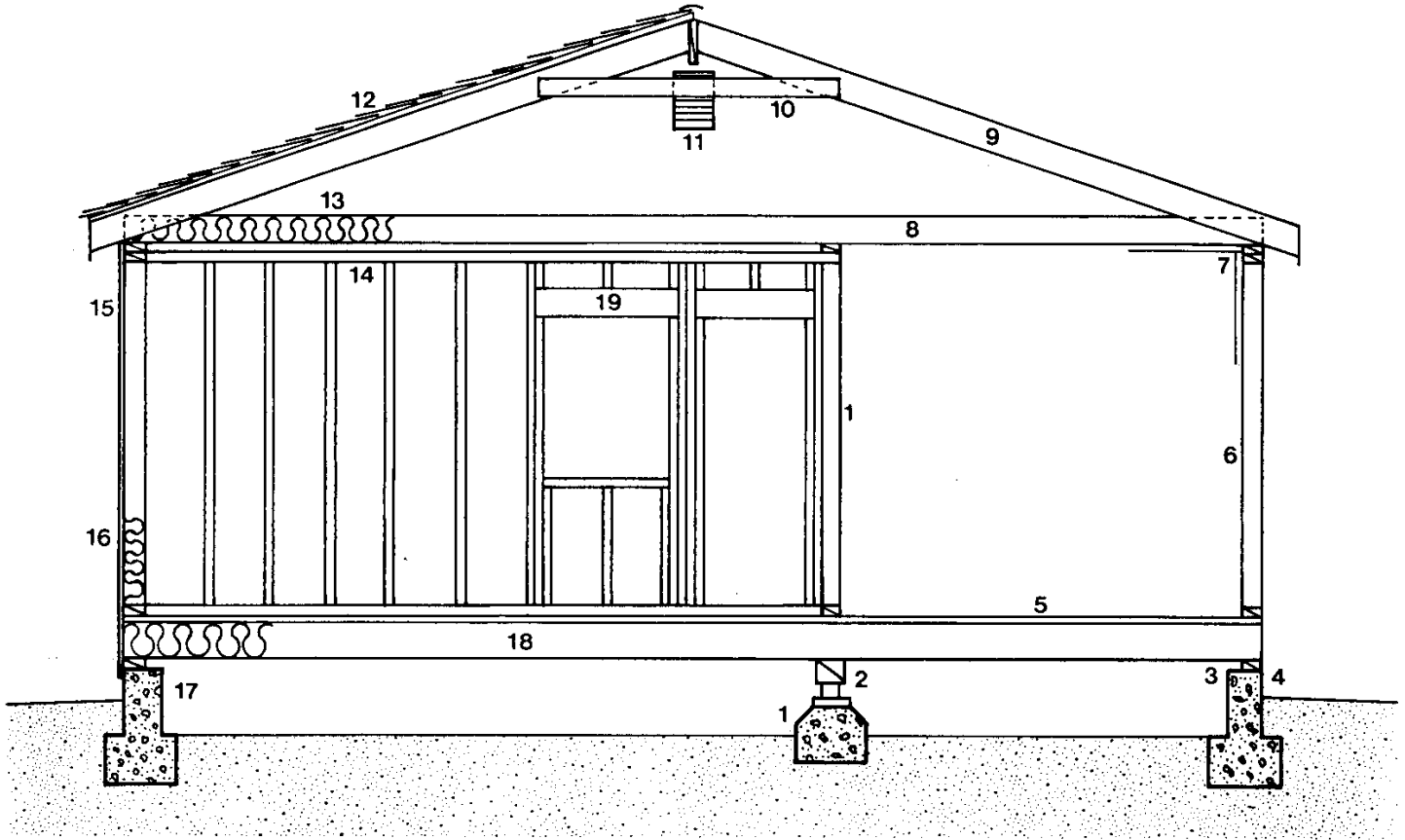
Sample Location Map



Sample Floor Plan



Typical Cross Section Detail

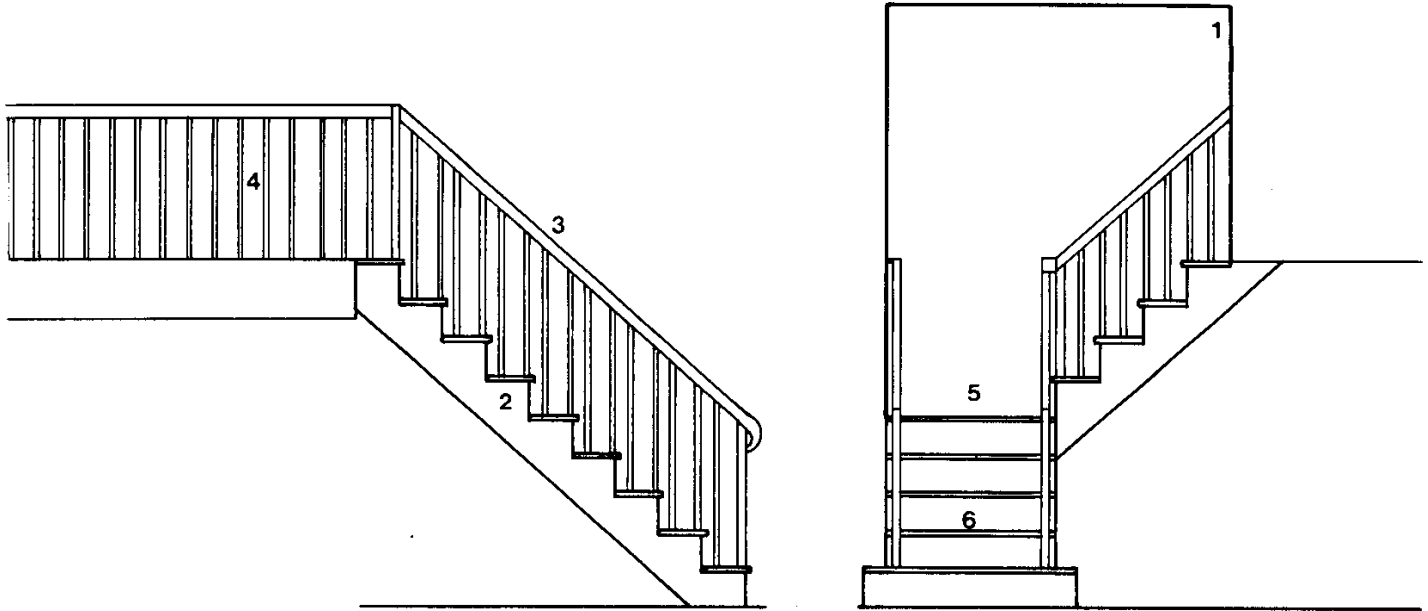


The wall section should show/describe, as a minimum, the following items:

1. Location of bearing walls and sizes of supports.
2. Size and spacing of girders and beams used for supports.
3. Underfloor ventilation and underfloor access.
4. Earth to wood separation: minimum six inches.
5. Floor sheathing size and panel index number.
6. Size and spacing of studs.
7. Wall and ceiling covering.
8. Size and spacing of ceiling joists.
9. Size and spacing of roof members. (If using manufactured trusses, provide two detail sheets from suppliers.)
10. Rafter ties: size, spacing and minimum 48" on center.
11. Attic ventilation.
12. Roof sheathing: size, panel index, type of covering, felt weight and roof slope.
13. Insulation: type, location, and "R" factor.
14. Top Plates.
15. Exterior wall covering and sheathing: type, size and vapor barrier.
16. Shear bracing: type, location, and size.
17. Earth to wood clearances: 18" minimum to joists, 12" minimum to girders/beams.
18. Floor joists: size and spacing.
19. Header size.

Provide all dimensions, Include the grade and species of all framing lumber and materials. If project is a room addition, provide detail sheet for point of attachment.

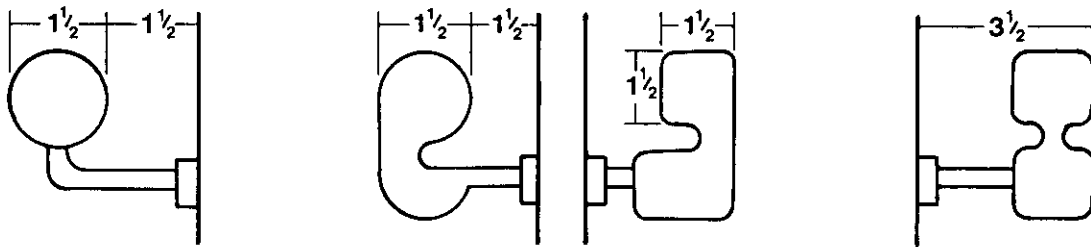
Typical Residential Stair Detail



The stair detail should show/describe, at a minimum, the following items:

1. Headroom clearance: 6 feet 8 inches minimum.
2. Rise and run: 8-inch maximum rise. 9-inch minimum run (Top and Bottom risers to be fireblocked [interior stairway only]). Maximum variation in a flight of stairs in the rise or run; 3/8 inches.
3. Handrails: 34 inches to 38 inches measured from the nosing of the tread to the top of the rail.
4. Guardrails: 36 inches minimum height with an intermediate pattern such that a sphere 4 inches in diameter cannot pass through. Exception: guardrail height on the handrail side of an open stairway may be at 34 to 38 inches above nosing.
5. Landings: Every landing shall have dimension measured in the direction of travel equal to the width of the stairway.
6. Stairway width: 36 inches minimum.

Spiral, circular, and winding stairway requirements not shown.

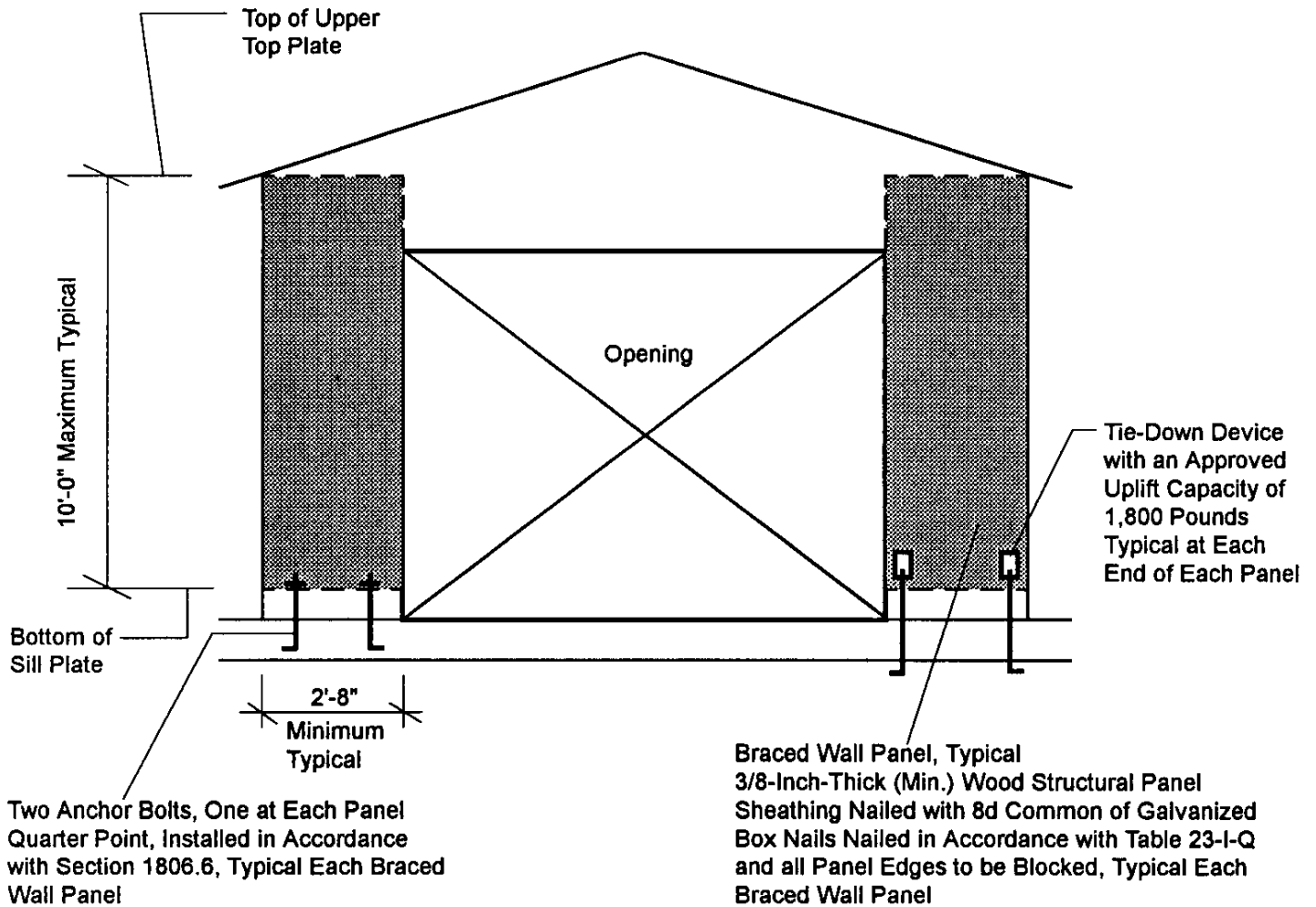


Handrails:

1. Handgrip: Shall not be less than 1 1/2 inches and not more than 2 inches in cross-sectional dimension.
2. Handrails from wall shall have a space of not less than 1 1/2 inches between the wall and the handrail.
3. Overall distance from wall: 3 1/2 inches maximum (This distance may protrude into the 36-inch minimum width of the stairway).
4. Ends shall be returned or shall terminate in newel posts or safety terminals.

Other shapes may be acceptable if they provide an equivalent gripping area.

Alternate Braced Wall Panels for One-Story Buildings

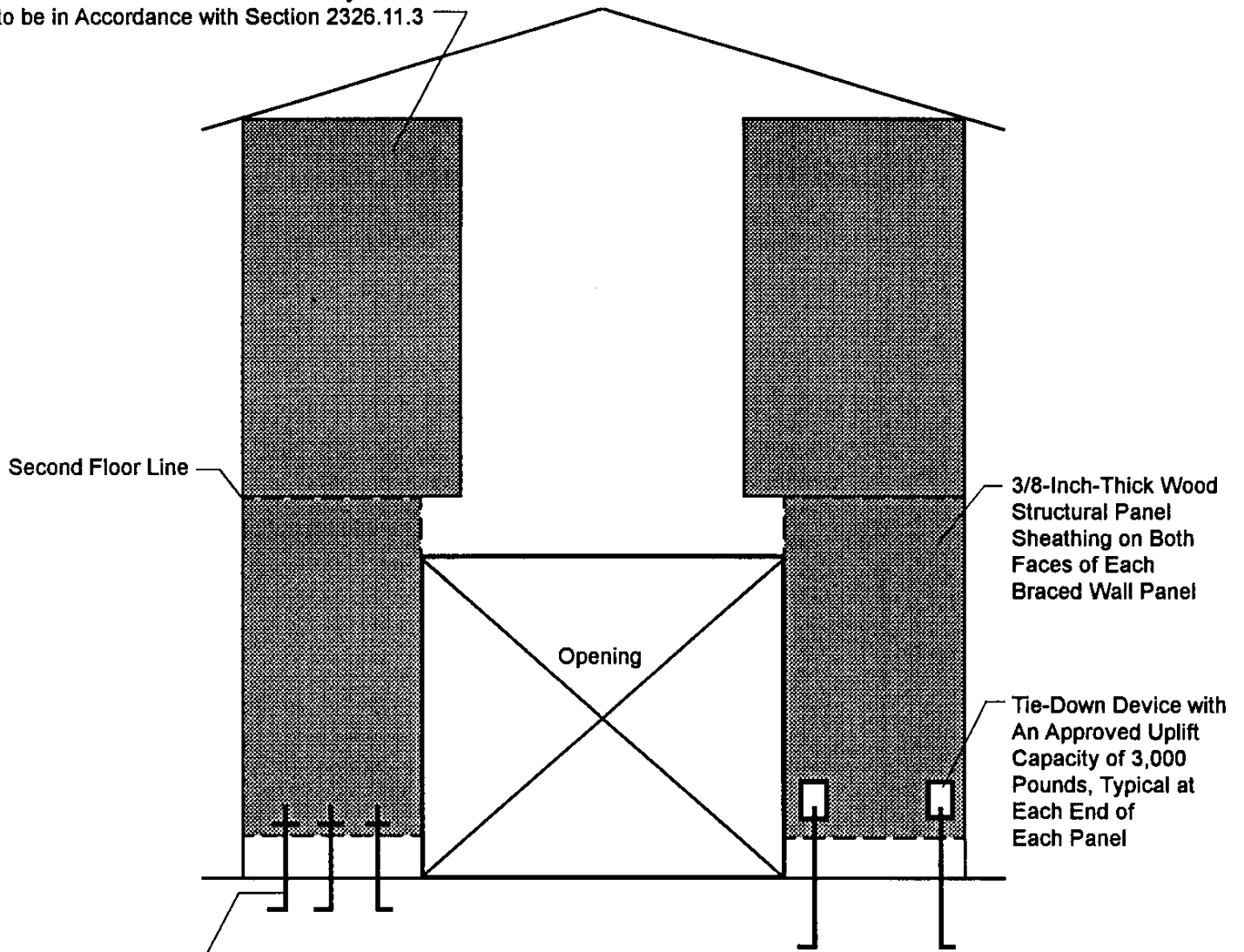


Braced Wall Panels for Conventional Wood Frame Construction (1994 UBC Section 2326.11.4)

In previous code editions, the braced wall panel provisions for conventional construction have required a minimum 4-foot (1219 mm) panel length. However, construction practices for braced wall panels adjacent to garage door openings employed lengths considerably less than 4 feet (1219 mm). Therefore, the code now permits braced wall panels to be a minimum 2 feet 8 inches (813 mm) in length if certain construction methods, as outlined in this section of the code denote braced wall panel requirements for sheathing material, thickness, size, fasteners, and steel tie-down device requirements.

Alternate Braced Wall Panels for Two-Story Buildings

Braced Wall Panels at Second Story
to be in Accordance with Section 2326.11.3



Three Anchor Bolts, One at Each Panel's
One-Fifth Point, Installed in Accordance
with Section 1806.6, Typical Each Braced
Wall Panel

Note: Remaining Items
as Noted for One-Story
Buildings (Section 2326.11.4, Item1)

BUILDING PERMIT PROCESS

Typical Process for a Single Family Dwelling

