



Permit Service Center
Building & Safety Division
Planning and Development Department

Plan Check Correction List

Application #: B2022-06100

January 30, 2023

Project Address: 2732 Claremont Blvd.

documents with the City of Berkeley. City staff have completed the plan review of the construction documents submitted under the application number noted above. This letter includes comments and corrections from all City of Berkeley reviewing agencies which must be addressed in order to obtain the permits for the proposed work indicated in the construction documents.

Please provide a written response letter which explicitly addresses each correction. In many cases revised construction documents will be required to be resubmitted with each change clearly shown and identified with the corresponding page number and/or revision number and date. Incomplete or unclear responses to City comments may result in plan approval delays.

Please resubmit all documents in electronic PDF format without security restrictions. Please provide full sets of electronic documents that include revised sheets at every resubmittal.

There are two options available to facilitate resubmittal of documents:

- 1) **Online:** The most convenient option is to upload the resubmittal documents from a registered ACA account at our [Online Service Center](#). Permit documents, including this correction letter, can be downloaded and uploaded to the application record by the primary applicant for the permit under the record attachments.
- 2) **In-Person:** Schedule an appointment through the [Permit Service Center web page](#), or by calling (510) 981-7500 during regular business hours. Note that documents must be saved on a USB thumb drive for all in-person submittals.

Plan check applications are valid for one year from the date of filing, unless an extension is granted or a permit is issued. To apply for an application extension, please upload a completed and signed [Application Extension Request](#) form to the permit record at the Online Service Center, or schedule an appointment to submit the extension request in-person.

Please note: If this project is associated with a Code Enforcement case, please clearly indicate the case number on the submittal documents. Dates specified in the Notice(s) of Violation take precedence over any timelines specified in this document.

Date: January 19, 2023

To: Andrew Cockrell
ACockrell@cityofberkeley.info

Cc: Jesse Bright; Kong Chung
jbright@cityofberkeley.info; kchung@cityofberkeley.info

RE: **Plan Review for:** **Single Family Dwelling Exterior and Interior Remodel**
 Project Address: **2732 Claremont Blvd.**
 Agency App. No.: B2022-06100
 TRB+ Project No.: PC23.116.101.1

At the City of Berkeley's request, TRB + Associates has completed its plan review for the project listed above. Please see the section entitled "FOREWORD" on the following page for information on the scope of the review and contact information for your project.

Plan review comments are listed on the following pages.

Sincerely,

TRB + ASSOCIATES, INC.

Bing Young, RA
Supervising Plan Review Architect
Direct: (925) 365-6915
Office: (925) 866-2633
byoung@trbplus.com

PROJECT DATA

Occupancy Group: R3
Type of Construction: VB
Risk Category: II
Number of Stories: 2 with Basement
Conditioned Floor Area: TBD
Fire Sprinklered: No
Valuation: \$ 290,000

FOREWORD

- This plan review is only for the purpose of evaluating compliance with the provisions contained in the **2019 CBC, 2019 CRC, 2019 CPC, 2019 CMC, 2019 CEC, 2019 Green Building Standards Code, 2019 Energy Code**, and City of Berkeley's Ordinances. Please note that our review does not encompass provisions regulated and enforced by Planning, Engineering, Public Works, Health Departments; or other authorities outside the jurisdiction of the Building Department.
- Please address all of the following items and return a copy of this list, along with a response sheet, indicating the location of all required changes to the plans, specifications and/or calculations. Be as specific as possible in your responses so that we may expedite your recheck.
- If any changes have been made to the plan documents unrelated to those items identified in this comment list, please list the changes on a separate sheet and include in your resubmittal documentation.
- Please refer to re-submittal instructions provided by the Permit Service Center on the cover page of this correction package.

GENERAL COMMENTS

- G1. Form provided on Sheet E6.5 but incomplete. Prior to issuance, please complete the City of Berkeley [Construction Waste Management Plan](#) by infilling the applicable information and signing. [CGBSC 301.1.2 and BMC 19.37.040]
- G2. Not used.
- G3. All sheets of the plans of the plans are required to bear the signature of the designer of the respective document (sheet). [City of Berkeley Building Permit Checklist](#)

ARCHITECTURAL COMMENTS

Sheet A1.1

- A1. Indicate the Fire Zone for this project in the Project Information provided.
- A2. The Type of Construction for this project appears to be VB. Please review and amend plans accordingly.
- A3. Provide a breakdown of the existing conditioned area for each floor including the basement and the proposed conditioned area for each of the respective levels. There appears to be

newly created conditioned space in the basement. The building area indicated in the Project Information does not appear consistent to that indicated in the Area Calculations. Provide lot coverage calculations also. [City of Berkeley Building Permit Checklist](#)

- A4. The total percentage of walls demo does not appear to be 30%. Please review and amend calculations accordingly.
- A5. Please include the 2019 Green Building Standards Code, 2019 Energy Code, and City of Berkeley's Ordinances in the list of applicable codes for this project. [City of Berkeley Building Permit Checklist](#)
- A6. Not used.
- A7. Please review the Scope of Work and elaborate on the structural improvements and review the mechanical plans as 6 HVAC units appear to be proposed for this project. [City of Berkeley Building Permit Checklist](#)
- A8. Please indicate that a photovoltaic system shown on roof plan will be under separate permit.

Sheet A1.2

- A9. Provide a legend for the site plan, specifically for the building line, roof and other projections beyond the building line. Show and dimension all building projections at stairway and other areas from the north property line. [City of Berkeley Building Permit Checklist](#)
- A10. There appears to be alterations on the north facing exterior wall of the building. Alterations would need to comply with Table R302.1(1) CRC and R102.7.1 CRC. Projections, openings and exterior walls of the dwelling facing the north property line shall comply with Table R302.1(1). Please address the following:
 - a. Exterior wall, which is located less than 5 feet from property line require a 1-hr fire-resistance rating—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the California Building Code with exposure from both sides.
 - b. Indicate the length of the roof overhang. Projections 2 – 5 feet from property line require a 1-hr fire-resistance rating on the underside, or heavy timber, or fire-retardant-treated wood.
 - c. Please provide details of the rated assembly and state the prescriptive item number in accordance with CBC 721 / Table 721, or the UL/GA listing number.
 - d. Provide a calculation of the openings on the north wall line to show that the openings are within the 25% maximum allowable for the respective wall areas.
- A11. Indicate the size of the sewer and water lines serving this building as additional plumbing fixtures are proposed. Verify that sewer line will not need to be altered to accommodate the additional waste drainage load. [City of Berkeley Building Permit Checklist](#)
- A12. The sewer line appears to extend through the rear adjacent parcel. Please clarify whether there is an easement for the sewer line.
- A13. Please clearly differentiate between hard surface areas and landscape area. [City of Berkeley Building Permit Checklist](#)

Sheet A2.1

- A14. Indicate the size of the existing doors and windows that are being removed.

- A15. Provide natural light in gymnasium room of at least 8% of the floor area with a minimum openable area to the outdoors of 4% of the floor area. [See exceptions] [R303.1 CRC]
- A16. Note that bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface to a height of not less than 6ft above the floor. R307.2 CRC
- A17. Show 30in clear width for water closet compartments and 24in clearance in front of a water closet in accordance with the California Plumbing Code. [CPC 402.5]
- A18. Please note the following:
- a. Glazing adjacent to the stairways, landings, and ramps where the bottom exposed edge of the glazing is less than 3ft above the plane of the adjacent walking surface shall be considered a hazardous location. R308.4.6 CRC
 - b. Glazing adjacent to bottom landing of a stairway with less than 3ft vertically and within 5ft horizontal arc less than 180 degrees from the bottom tread nosing shall be safety glazing. R308.4.7 CRC
- A19. Window Ne01 is noted as Egress Compliant but please note the specific requirements on the plan as follows:
- Basements, habitable attics, and every sleeping room shall have at least one operable emergency escape and rescue opening. The bottom of the clear opening shall not be greater than 44 inches above the floor, must have 5.7 sq. ft. of openable area, and have a minimum 20"x24" clear opening size. R310 CRC
- A20. Show exterior landings for Doors Ne05 and Ne06 that are not more than 1 ½" lower than the top of the door threshold (see exception). R311.3.1 CRC
- A21. Dimension landing depth of 36" at change of stair direction per R311.7.6 CRC.
- A22. Note that under-stair surface will be protected on the enclosed side with ½" gypsum board. R302.7 CRC
- A23. Please cross-reference details to plan view. Provide construction details for wall N1. [City of Berkeley Building Permit Checklist](#)

Sheet A2.2

- A24. Provide make, model, and ICC or other approved listing for prefabricated gas fireplace.
- A25. Dimension the minimum 36" clear width of exterior stairway at deck. [CRC R311.7.8.2]
- A26. Show that water closet shall be set no closer than 15" from its center to any side wall or obstruction. [CPC Section 402.5]
- A27. Please show how natural light and ventilation is provided for the vestibule and dining room. At least 8% of the floor area with a minimum openable area to the outdoors of 4% of the floor area is required. [See exceptions] [R303.1 CRC]

Sheet A2.3

- A28. Buildings with attic areas that exceed 30 sq. ft. and have a vertical height of 30 inches or greater shall have an attic access opening. The opening shall not be less than 22"x30" and located in a readily accessible location with a minimum of 30 inches of unobstructed headroom. Where mechanical equipment is located in the attic the access opening shall be sized according to the 2019 California Mechanical Code. Please show attic access. [CRC R807]

- A29. Indicate the type and sizes of the existing windows in Bedrooms 2, 3 and 4 that are labeled as "R". Show that natural light and ventilation is met and at least one of the windows meets emergency egress requirements.
- A30. Indicate the size of the existing egress-compliant door in Principal Bedroom.
- A31. The shower doors in Bathroom 2 and 3 swing inward and appear to not provide an unobstructed opening for egress. Please review and amend plans accordingly. Also see Plumbing Comment, P5, below. [CPC 408.5]
- A32. Clearly indicate makeup air for laundry room, an opening of not less than 100 square inches for makeup air shall be provided in the door or by other approved means. [CMC 504.4.1]

Sheet 2.4

- A33. With alterations to the roof structure, an evaluation of the attic ventilation is necessary. Show attic ventilation type, size, total amount provided and location. Vents shall meet the following requirements: R806.2
 - a. Openings shall be placed so as to provide cross ventilation of the attic space.
 - b. The net free ventilating area shall not be less than 1/150 of the attic area.
 - c. Openings shall have corrosion-resistant wire mesh or other approved material with 1/16" minimum and 1/4" maximum opening.
 - d. 50% of the required ventilation area must be located at least 3 ft. above eave or cornice vents with the balance provided by eave or cornice vents.
 - e. Where the ratio of 1/300 is used to vent the attics, not less than 40% but not more than 50% of the vents shall be located not more than 3 ft. below the ridge.
- A34. Provide roofing specifications (ESR Report or other approved listing), including roof assembly fire classification, for the flat roof area on the plans.
- A35. With 2% roof slope, show drainage methodology per R903.4 CRC. The installation and sizing of the drains shall comply with Sections 1106 and 1108 of the California Plumbing Code.
- A36. Note "D2" is indicated on the existing 5:12 roof. What does that represent?
- A37. In regards to the roof infill at North property line (Note N4), please see comment A10 above as alterations are required to comply with the current code. [R102.7.1 CRC]

Sheet A3.1

- A38. On the west elevation, the exterior handrail appears to not terminate per R311.7.8.4 CRC. Please review and amend plans accordingly.

Sheet A4.1

- A39. Provide general note that glazing adjacent to a door shall be considered hazardous location where the bottom exposed edge of the glazing is less than 60" above the floor and it is within 24" of either side of the door in the plane of the door in a closed position. Window Ne11 adjacent to door Ne16 at breakfast nook appears to be required to be safety glazing. Please also review and note the proximity of door Ne15 to existing window. [CRC R308.4.2]

Sheet A5.1

- A40. Provide general note that headroom in stairway shall be not less than 6'8" measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing. R311.7.2 CRC
- A41. Note that for both the greatest riser height and tread depth within any flight of stairs shall not exceed the smallest by more than 3/8". [CRC R311.7.5.1 and R311.7.5.2]
- A42. Note that open risers are permitted , provided that the openings located more than 30 inches, as measures vertically to the floor or grade below do not permit the passage of a 4-inch diameter sphere. [CRC R311.7.5.1]
- A43. Detail handrail for exterior stairway compliant with R311.7.8 CRC.
- A44. Please coordinate detail 13/A5.1 with comment A34 above.
- A45. **Please indicate that the exterior stucco shall be not less than three coats where applied over metal lath or wire lath with minimum thickness of 7/8 inches. [CRC R703.7.2 & Table R702.1(1)]**
- A46. Please note that One layer of No. 15 asphalt felt or other approved water-resistive barrier shall be as required in accordance in CRC Table R703.4 [see exceptions] When applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. [R703.2 and R703.7.3 CRC]
- A47. Please cross-reference all details to applicable plan views. [City of Berkeley Building Permit Checklist](#)

DISABLED ACCESS COMMENTS

Not within scope of review

GREEN BUILDING COMMENTS

- GB1. Cement used in concrete mix design shall be reduced not less than 25 percent. Please revise the construction notes to specify a compliant mix design including quantity of replacement product (e.g., fly ash, slag, silica fume, rice hull ash, etc.). [CGBSC 4.405.1 and BMC 19.37.040]
- GB2. Please revise the drawings to specify that Berkeley Municipal Code requires 100% of excavated soil and land-clearing debris, concrete, and asphalt be recycled and/or salvaged for reuse. [CGBSC 4.408.1, 5.408.3 and BMC 19.37.040]
- GB3. Name and Signature required on Page 6 of the CALGreen Checklist.

ENERGY COMMENTS

- EN1. Six HVAC units appear to be shown on the mechanical plans. Please review and amend submittal documents accordingly.
- EN2. Energy documentation indicates that there will be no ducts in attic area and ducts are located in conditioned space other than <12 linear feet. Sheets E6.1 and E6.2 appear to indicate otherwise. Please review and amend submittal documents accordingly.
- EN3. Have the existing flat roof and flat roof alterations been considered in the energy documentation? Energy documentation indicates the sloped roof areas as 4:12 but the roof plan indicates 5:12. Please review and amend submittal documents accordingly.

MECHANICAL COMMENTS

- M1. Please note that termination of all environmental air ducts shall be at least 3 feet from property line. The new kitchen hood duct, basement dryer vent and bathroom vents may not terminate less than 3' feet from property line. Please review and amend plans accordingly, clearly indicating termination point.
- M2. Please indicate that where a compartment or space for a clothes dryer is provided, not less than a 4-inch ϕ exhaust duct or approved material shall be provided in accordance with CMC 504.4. The domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows. A length of 2 feet shall be deducted for each 90-degree elbow excess of two. [CMC 504.4.2.1]

PLUMBING COMMENTS

- P1. In any existing building, when any addition, alteration or repair is made for which a building permit is issued and the valuation for the work exceeds \$50,000, **an automatic gas shut-off valve shall be installed on the downstream side of the gas utility meter. [CPC 1209.2 and BMC 19.34.040]**
- P2. Show 30in clear width for water closet compartments and 24in clearance in front of a water closet in accordance with the California Plumbing Code. [CPC 402.5]
- P3. Water heaters shall be anchored or strapped to the structure. Show on plans the seismic anchoring in accordance with CPC Section 507.2.
- P4. **Note on plans that shower valves shall be an individual control valve of the pressure balance, thermostatic or combination pressure balance/ thermostatic mixing valve type.** Handle position stops shall be provided on such valves to limit the mixed water to a maximum temperature of 120 degrees. CPC 408.3
- P5. Note all shower compartments, regardless of shape, shall have a minimum finished interior of 1024 sq. in. and shall be capable of encompassing a 30-inch diameter circle. The shower door shall have a minimum 22-inch clear opening. CPC 408.5
- P6. Note on plans that shower valves shall be an individual control valve of the pressure balance, thermostatic or combination pressure balance/ thermostatic mixing valve type. Handle position stops shall be provided on such valves to limit the mixed water to a maximum temperature of 120 degrees. [CPC 408.3]

ELECTRICAL COMMENTS

- E1. Buildings with gas for clothes drying and cooking shall have provisions for future installation of electric equipment. Please revise the drawings to specify electrical components accordingly. [CEnC 150.0(s) and BMC 19.36.040]
- E2. Show on the plans the amperage and location of the electrical service and subpanels and specify if it is a new or existing service and/or subpanel. Provide main electrical service load calculations to verify size of main electric service. [City of Berkeley Building Permit Checklist](#)
- E4. In addition to providing lighting notes regarding the requirement for vacancy sensors in utility room (crawl space) and laundry rooms, please detail switching requirement on the electrical plan. [City of Berkeley Building Permit Checklist](#)
- E5. Switches for bathroom exhaust fans are not shown. They are required to be switched separately from lighting. [City of Berkeley Building Permit Checklist](#)
- E6. Please provide a note that two or more 20-amp small-appliance branch circuits shall be provided at the kitchen. Such circuit shall have no other outlets. [CEC 210.11(C)(1)]
- E7. Please add note stating the receptacle outlet serving the dishwasher shall be on separate circuit. [CEC 422.11(G) and 430.32]
- E8. Provide at least one 20-ampere branch circuit with ground-fault circuit-interrupter protection to supply the laundry receptacle outlet(s) required by 210.52(F). This circuit shall have no other outlets. [[CEC 210.8(A) & CEC 210.11(C)(2)]
- E9. Please show the GFCI receptacle serving the laundry appliances. [CEC 210.52(F) & CEC 210.8(A)(10)]
- E10. Please note that all 125-volt, single-phase, 15- and 20-ampere receptacles installed within 6' of the outside edge of any dwelling unit sink shall be GFCI protected, including refrigerators, dishwashers, garbage disposal, microwave, etc. [CEC 210.8(A)(7)]
- E11. Lighting fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. [CEC 410.10]
- E12. Indicate that outdoor lighting shall be controlled by a manual ON and OFF switch and controlled by a motion sensor and either a photocontrol or astronomical time clock. [CA Energy Code 150(k)(3)]
- E13. Clearly indicate dimmer switches or other approved lighting control devices required by Section 110.9 CA Energy Code for all lighting fixtures. Please review electrical plans as some are shown and some do not appear to be detailed.

STRUCTURAL COMMENTS

Review performed by: Jesse Martinez, PE

Sheet S1.1

- S1. Please update the Seismic Design Category (SDC) shown in the Design section. For Risk Category I-III structures with a mapped spectral response acceleration parameter at 1 second period, S_1 , of at least 0.75 the SDC is E. [ASCE 7-16 Section 11.6]
- S2. Please update the Berkeley Special Inspections form to clearly indicate that special inspection is required for the epoxied shear wall holddown anchors referenced in detail 12/S5.2 or clarify in the detail if no epoxied holddown anchors are proposed.

- S3. Please provide a fully signed special inspection form prior to permit issuance. This can be a condition of approval once all other plan review comments have been addressed.

Sheet S2.1

- S4. The scope of work on sheet A1.1 appears to indicate that the existing basement slab is being removed and replaced. Please provide a note on the foundation plan to indicate the existing basement foundation walls shall be braced to resist sliding prior to slab removal.
- S5. For gridlines 1 and 4 with new opening area in the exterior walls please provide a note on the plan to indicate that the shown existing 1x diagonal sheathing shall be verified in field to comply with the diagonal sheathing specifications shown in detail 6/S5.1.
- S6. Please verify the existing header callout shown on the First Floor Plan for the basement level bedroom #5 new window along gridline 1. Sheet A2.1 appears to indicate that the window length has increased.
- S7. Please clarify where the header size for the basement level bathroom #5 new window along gridline D is shown on the plan. The header does not appear to be shown on the First Floor Plan, which appears to show the other basement level headers.

Sheet S2.2

- S8. Please clarify where the header size for the 1st story powder room new window along gridline 4 is shown on the plan. The header does not appear to be shown on the Second Floor Plan, which appears to show the other 1st story headers.

Sheet S5.1

- S9. Please update detail 8/S5.1 specify that the adjoining panel edges for all new shear walls with an ASD shear capacity over 350 plf require either of the following per AWC SDPWS-2015 Sections 4.3.7.1 #5c and 4.3.6.1.1:
- a. Single common members or blocking that are minimum 3 inches nominal (3x) wide;
 - b. Two (2) common members that are minimum 2 inches nominal (2x) wide and fastened together.

Sheet S5.2

- S10. For the epoxied shear wall holddown anchors referenced in detail 12/S5.2 please address the following:
- a. Clarify where calculations per ACI 318-14 Chapter 17 are shown in the calculation package for each different anchor size, embedment, and allowable load shown in the detail;
 - b. Please provide a detail for the epoxied anchors on the plan set. For each allowable load shown in the detail please include the anchor type, minimum concrete edge distances, and minimum concrete end distances to match the values used in the calculations;
 - c. Alternatively, clarify in the detail if no epoxied holddown anchors are proposed.

Structural Calculations

- S11. No structural calculations appear to be included in the plan set submittal received. Please provide calculations from the engineer-of-record for the scope of work. The response to this comment may generate future comments.

The City of Berkeley contact for this review is Jesse Bright, P.E., Supervising Plan Check Engineer (jbright@cityofberkeley.info) via email or by telephone at (510) 981-7523.

[END]

Public Works Engineering

Prepared by: Vincent Chen

Application #: B2022-06100

2732 Claremont Blvd.

vchen@cityofberkeley.info

1. Effective October 1, 2006, the City of Berkeley implemented requirements for the testing, repair and replacement of privately-owned sewer laterals. BMC 17.24.090 requires verification testing of the sanitary sewer lateral(s) on the parcel whenever a building or plumbing permit valuation exceeds \$60,000. Prior to issuance of a building or plumbing permit, a Sewer Lateral Certificate is required.
 - a. The lateral must be inspected. A PSL (private sewer lateral) permit must be obtained by your sewer contractor for verification testing, repair or replacement of the sewer. Public Works Engineering will inspect the work when your Contractor schedules the inspection. If the sewer lateral passes the verification testing, submit an "Application for Sewer Lateral Certificate" to the City of Berkeley Private Sewer Lateral Program. Submit a copy of the Sewer Lateral Certificate in your response to these comments so that Public Works can approve this Building Permit. Detailed information regarding the PSL Program may be found online at <https://berkeleyca.gov/city-services/streets-sidewalks-sewers-and-utilities/private-sewer-lateral>.
 - b. If the sewer lateral does not pass verification testing and the lateral is going to be repaired as part of this work, you must show lateral repair/replacement on the plans. Your plumbing contractor must obtain a PSL (Private Sewer Lateral) permit prior to or at issuance of this building permit. If this option is chosen, you may request a deferral of the Sewer Lateral Certificate until before building final inspection. Public Works can conditionally approve this building permit with the condition the PSL permit is obtained prior to or at building permit issuance and the PSL certificate is obtained prior to final inspection of the building permit.
 - c. The City Engineer may extend the time to conduct repairs if justification can be made that compliance is infeasible at this time. In such cases, Owner will be required to record a Notice of Limitation on the affected parcel, stating a deadline by which repairs or work shall be completed. If it is infeasible to perform required sewer repairs, the Owner may apply for the Exception. The "Application for Exception" form is available online at <https://berkeleyca.gov/city-services/streets-sidewalks-sewers-and-utilities/private-sewer-lateral>. Public Works can approve the Agency step for this Building Permit once a copy of the approved Application for Exception is submitted to the Permit Service Center.

Zoning

Prepared by: Cecelia Mariscal

Application #: B2022-06100

2732 Claremont Blvd.

cmariscal@cityofberkeley.info

Zoning Requirements

1. Sheet-A3.1 shows a roof deck proposed on the rear façade that appears over 14' in height from average grade. Development Standards can be found in Berkeley Municipal Code (BMC) Section 23.202.050. This would be considered an [addition](#) and would require an Administrative Use Permit (AUP). Information on how to apply can be found on our website linked [here](#).
2. Additionally, please provide **proposed** elevation drawings showing all openings.