



Permit Service Center  
Building & Safety Division  
Planning and Development Department

# Plan Check Correction List

Application #: B2024-00273  
Project Address: 2732 Claremont Blvd.

April 1, 2024

Dear Project Applicant,

The City of Berkeley has completed review of the construction documents submitted under the building permit application number specified 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.

Plans revised in response to corrections must be accompanied with a **written response letter**, which explicitly addresses each correction and the corresponding plan sheet number, revision number and date. **A full plan set of ALL construction drawings is required when responding to corrections. Incomplete or unclear responses to corrections may result in delays.**

## **Document formatting requirements:**

- All permit documents must be submitted in electronic format, as unsecured PDF files.
- Documents with multiple pages must be combined and named according to content.
- Documents that are incomplete or improperly formatted will not be processed.
- Code Enforcement cases must be indicated by case number. Dates specified in Notice(s) of Violation take precedence over any timelines specified in this document.

## **Document submittal options (choose one):**

- 1) **Permits Online:** Upload documents directly to the permit record at the [Permits Online Portal](#), by selecting *Record Info > Attachments > Add*. Permit documents are accessible from the registered Accela Citizen Access (ACA) account associated with the permit.
- 2) **In-Person:** Schedule an appointment for in-person processing through the [Permit Service Center webpage](#). Note that for all in-person submittals, documents must be saved on a USB thumb drive.

**Expiration of an application:** An application for a permit for any proposed work shall expire one year after the date of filing, unless it can be demonstrated by the applicant that such application has been pursued in good faith or a permit has been issued. The building official or the permit service center coordinator are authorized to grant one or more extensions of time for additional periods not exceeding a 180 days per extension. The extension shall be requested in writing and justifiable cause demonstrated. Requests for time extensions shall be accompanied by the payment of a fee set by resolution of the City Council. [BMC 105.3.2]

To apply for an application extension, complete an [Application Extension Request](#) form, and choose one of the two submittal options listed above.

**Building and Safety**

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2732 Claremont Boulevard

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**Administrative**

1. Please clarify whether the proposed work is intended to qualify for transfer tax rebate or similar program. The plans indicate only a portion of the house to be seismically strengthened per Plan Set A, which does not qualify without an engineered analysis.

*PC2: As the work is intended to qualify for EBB Brace & Bolt, it must comply with Plan Set A, California Existing Building Code Appendix Chapter A3, or an engineered design. Please either revise to demonstrate compliance with one of these options, or indicate that the permit is not intended to qualify for EBB Brace & Bolt.*

***PC3: The plans were revised to address the previous comments by indicating new braced walls where no walls previously existed. This is beyond the scope of a Plan Set A, which is intended to document reinforcement of existing cripple walls, not construction of new walls where none exist, associated footings, framing, etc. Please either:***

- ***Submit complete documents for the proposed scope of work as currently shown. This would not qualify for Brace & Bolt.***
  - ***Submit the drawings as previously shown, and note that the work is not intended to qualify for Brace & Bolt.***
  - ***Submit drawings demonstrating that the scope of work is only per Plan Set A and complies with the requirements of Plan Set A.***
2. ***PC3: The reproduction quality of the submitted plans is only partially legible. Please submit clearly legible drawings.***
  3. ***PC3: Please note that this is the third round of corrections issued for this permit application. The initial plan check fees assessed are limited to three plan reviews and approval of the construction documents. If the resubmitted construction documents warrant a fourth round of comments, that review and all subsequent reviews will be assessed a \$200 per hour plan check fee due at permit issuance.***

**Structural**

1. The drawings indicate less total bracing length than required in the reinforcement schedule 4/S1. Please revise accordingly.

*PC2: The drawings indicate openings in the braced walls that reduce the total bracing length. The previous comment stands.*

***PC3: Comment stands; please see Administrative item 1. Plan Set A is intended to document reinforcement of existing cripple walls, not construction of new walls where none exist, associated footings, framing, etc. Please resubmit as indicated in Administrative Item 1.***