



Permit Service Center
Building & Safety Division
Planning and Development Department

Plan Check Correction List

Application #: B2022-06100

August 29, 2023

Project Address: 2732 Claremont Blvd.

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. **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 submittal 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.

Date: August 15, 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.: PC23.116.101.2

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: 3898.45
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.

The following re-check comments numbered per the original plan review list have not been fully addressed with the re-submitted plans. Additional comments are provided to clarify the information needed to complete the plan review of this project. The format includes a restatement of the original comment followed by a re-check comment in a separate bold italicized paragraph.

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]

The "Green Halo Tracking Number" was not provided.

ARCHITECTURAL COMMENTS

Sheet A1.2

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:

- 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.

Note indicated on sheet A2.4 but reference to detail 16/A5.1 does not clearly show construction meeting the specific construction for fire rating, HT or fire-retardant wood requirements. Please review and amend submittal documents accordingly.

- 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.

Please indicate the sizes of the existing windows on the 1st floor that will be restored (sand and repaint). Also indicate the size of the existing window in the basement that will remain as both of these windows are on the north wall line.

NEW COMMENT:

- e. ***On the existing north elevation the existing windows at the stair pop out area appear to be fixed but on the proposed north elevation the existing windows are noted to be operable. This is also noted on the first floor plan on sheet A2.2. Per Table R302.1(1) CRC, openings are not permitted less than 3'. This window is noted as "R" (sanded and re-painted). Section R102.7.1 CRC would not permit this alteration as it does not meet current code requirements.***

- 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](#)

Response indicated that sewer lateral to be replaced under separate permit but this does not appear to be noted on the plans. Provide sizing calculations to indicate size of water and sewer line is necessary for this project and note sizes on plan

- A12. The sewer line appears to extend through the rear adjacent parcel. Please clarify whether there is an easement for the sewer line.

Response indicated that this has been corrected on site plan but the sewer lateral appears to extend toward the adjacent lot 25, 2928 Forest Avenue.

- A13. Please clearly differentiate between hard surface areas and landscape area. [City of Berkeley Building Permit Checklist](#)

Response indicated that areas are now clearly marked on sheet A1.2 but the legend provided does not identify the landscape area. The legend differentiates between the existing non-permeable hard surface area and the new non-permeable hard surface area.

Sheet A2.3

- 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.

A general note is provided indicating sleeping room shall have at least one operable window meeting emergency escape and rescue requirements but please verify that the proposed window openings meet all the specific requirements. For

example, the 2'2"x5" SH window may not have an opening meeting the 5.7 SF operable area criteria.

Sheet 2.4

- A34. Provide roofing specifications (ESR Report or other approved listing), including roof assembly fire classification, for the flat roof area on the plans.

Detail 13/A5.1 indicate Sure-Flex PVC FRS Fleeceback membrane per ICC ES-1463. Please review report and indicate on plans if proposed system is an adhered roofing system or mechanically fastened roofing system. Also indicate the respective "System No." and detail on plans installation requirements.(deck type, max. allowable slope, barrier board or slip sheet, insulation, etc)

- 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.

A 12" wide scupper is noted on sheet A2.4 but building elevations do not appear to indicate a parapet design. Please clarify by providing a detail on the plan. Note if the scupper is serving as the overflow for what appears to be a drain noted by "N9" it would need to be a minimum of 4" high in addition to the 12" wide currently noted on the plans. Clearly note the location of the low point of the roof and the drain and its respective size for that location. If scupper is serving as overflow, clearly indicate opening into scupper is a minimum of 2" above the roof drain inlet. The roof drain system is typically not a deferred submittal.

- 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]

Note provided that construction will be 1-hour rated with heavy timber. Detail 16/A5.1 does not appear to indicate the 1-hour rating and heavy timber construction.

Sheet A5.1

- A44. Please coordinate detail 13/A5.1 with comment A34 above.

Please see 2nd review comment for A34.

- 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)]

7/8" stucco is noted but 3 coats does not appear to be noted.

- 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]

Details 1/A and 1/B on sheet A5.1 indicates wood sheathing but only one layer of No.15 asphalt felt is noted.

NEW ARCHITECTURAL COMMENTS

Sheet A3.2 and A2.3

- A48. A guardrail does not appear to be shown for the balcony serving the exterior door in the Principal Bedroom. Please review and amend submittal documents accordingly.**

DISABLED ACCESS COMMENTS

Not within scope of review.

GREEN BUILDING COMMENTS

No further comments noted.

ENERGY COMMENTS

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.

The response appears to indicate that compliance report has been revised to account for the altered flat roof and the roof slope of 5:12 but the energy documentation appears to be the same as the first submittal. Please review

MECHANICAL COMMENTS

No further comments noted.

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]

Automatic gas shut-off valve appears to be located upstream of the gas utility meter.

ELECTRICAL COMMENTS

No further comments noted.

STRUCTURAL COMMENTS

Review performed by: Jesse Martinez, PE

Sheet S1.1

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.

The comment remains. The missing signature on the special inspection form can be a condition of approval once all other plan review comments have been addressed. No further action required at this time.

Sheet S2.1

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.

The comment remains. The comment response indicated that the new header is shown on sheet S2.1, but a header callout along gridline D for the new basement level bathroom #5 window could not be located to match the response.

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.

The comment remains. The anchor calculations shown on page F9 do not appear to consider any of the post-installed anchor failure modes listed in ACI 318-14 Chapter 17. For each epoxied anchor type post-installed into existing concrete, as shown in detail 12/S5.2, provide anchor calculations. Alternatively, if through-bolt detail 10/S5.2 applies in lieu of the epoxied anchor table in detail 12/S5.2 for the current scope of work, then please remove or cross out the table.

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.

For the new structural calculations please address the following:

- a. ***Provide updated calculations for 2nd story floor beam L2 B1, which appears to support tributary floor load from bathroom #3, to show that it has capacity to support a minimum floor live load of 40 psf per CBC Table 1607.1, instead of the 30 psf load shown on page B10 of the calculations;***
- b. ***Provide calculations for the capacity of the interior continuous footing and the underlying soil to support the 9 kips end reaction from 2nd story floor beam L2 B1, as shown on page B10 of the calculations;***
- c. ***Provide an updated calculation for 1st story header beam L1 B3, the span between supports shown on sheet S2.1 appears to be larger than the span shown on page B15 of the calculations;***
- d. ***Provide an updated calculation for 1st story header beam L1 B3, the shown 4,910 pounds seismic load from the 2nd story shear wall along gridline B does not appear to be the 3,222 pounds design uplift from page F7 amplified by the overstrength factor to comply with ASCE 7-16 Section 12.3.3.3;***
- e. ***Page B15 of the calculations appears to indicate that each end of 1st story header beam L1 B3 is attached to the supporting studs with a strap or holddown to resist the 2 kips and 1.4 kips uplift end reactions. Please clarify where the straps/holddowns are shown on sheet S2.1;***

- f. Provide an updated design for the 2nd story shear wall along gridline A, for an FTAO type design each wall pier shall have a minimum 2-feet-length. [AWC SDPWS- 2015 Section 4.3.5.2];**
- g. Provide an updated calculation for the new basement level shear wall along gridline B, the 24 feet shear wall length shown on page F4 does not appear to match the 12 feet shear wall length shown on sheet S2.1;**
- h. Provide verify the basement level and 1st story HDU4 holddowns at the intersection of gridlines 4 and C. This intersection appears to support stacked uplift from both the 1st story and 2nd story shear walls, but the shown HDU4 holddown does not appear to have capacity for the combined loads from page F7;**
- i. Provide updated calculations for the 1st story shear wall along gridline D, which appears to include an opening for the new family room fireplace. Please clearly show if this shear wall is designed as a segmented, perforated, or FTAO type. Please also indicate the minimum lengths of the wall piers for this shear wall on sheet S2.1;**
- j. If the 1st story shear wall along gridline D is an FTAO type, then please provide calculations to show that the CS16 straps specified in detail 16/S5.2 are adequate to transfer the design loads;**
- k. Please clarify how the basement level shear wall along gridline D resists design uplift loads at the end between gridlines 2 and 3, no holddown appears to be shown. An anchoring device is required at the shear wall ends where the stabilizing dead load moment is not sufficient to prevent uplift due to overturning moments. [AWC SDPWS- 2015 Section 4.3.6.4.2];**
- l. Provide calculations for all new shear walls parallel to gridlines 1-4, the calculation package received by TRB with the Cycle 2 plan set does not appear to include these calculations. The response to this comment may generate future comments.**

NEW STRUCTURAL COMMENTS

- S12. Please update the foundation plan on sheet S2.1 and detail 10/S4.1 for consistency for the interior footing along gridline C. Sheet S2.1 appears to indicate this footing is 15 inches wide and 2 feet deep, but detail 10/S4.1 is called out at the same interior footing and has lesser dimensions. If the detail does not apply to this footing, then please remove the detail callout along gridline C.**
- S13. Please clarify the load path for the shear wall end reactions listed below. The foundation plan does not appear to show a basement level holddown below these end reactions for load transfer. [AWC SDPWS- 2015 Section 4.3.6.4.2]**
 - a. The 2nd story shear wall end reaction at the intersection of gridlines 2 and B;**
 - b. The 2nd story shear wall end reaction along gridline C, between gridlines 3 and 4;**
 - c. The 2nd story shear wall end reaction along gridline D, between gridlines 2 and 3;**
 - d. The 1st story shear wall end reaction along gridline C, between gridlines 1 and 2.**

S14. Please provide an anchor detail on the plan set and calculations for the new rooftop HVAC units shown on sheet E6.2. Alternatively, show that the units meet one of the exceptions in ASCE 7-16 Section 13.1.4. If the HVAC anchor design is a deferred submittal, then please clearly indicate this on sheet A1.1 [ASCE 7-16 Chapter 13]

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]

Zoning

Prepared by: Cecelia Mariscal

Application #: B2022-06100

2732 Claremont Blvd.

cmariscal@berkeleyca.gov

Zoning Requirements

1. 2732 Claremont Blvd is in the Single-Family Residential District (R-1). The required minimum side setback is 4 feet. Please see the R-1 development standards in Berkeley Municipal Code (BMC) Section [23.202.050\(D\)](#). Sheet A1.2 shows the existing setback as 3 feet, 8 inches. Sheet A3.3 shows that opening D2 will be expanding. Alterations within non-conforming setbacks require an [Administrative Use Permit \(AUP\)](#) per BMC Section [23.324.050\(D\)\(2\)](#). Information on how to apply can be found on our website, linked [here](#).