



CITY OF DALY CITY

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT,
BUILDING DIVISION

333 – 90TH Street • Daly City • CA 94015 • (650) 991-8061

NEW RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS

Please note that the Daly City Building Official has begun a new policy regarding information that is required to be accurately shown on all plans submitted for review. Designers shall be required to insert the following notes and dimensions on the plans whenever the component is altered or added as part of the permit.

PLANS MISSING KEY INFORMATION WILL BE DENIED

Definitions are as follows:

Graphic = a drawn representation of components of the building being constructed or altered.

Show graphically = the component or dimension shall be drawn on the plan view, elevation or section.

Show graphically and provide calculations = the component or dimension shall be drawn on the plan view, elevation or section, and calculations (to justify the component use) shall be printed on the plan.

Show graphically and note on plan view = the component or dimension shall be shown on the plan view, elevation or section, and an explanatory note shall be located on the plan view, elevation or section adjacent to or with arrow pointing to the component.

Keyed note = notes shall be keyed to the plan view, elevation or section, if located in a list or on another sheet.

Note on plan view = the note shall be located on the plan view, elevation or section adjacent to or with arrow pointing to the component.

Note on Title Sheet = the note shall be located on the first sheet or Title Sheet of the planset.

The following information shall be provided on the title sheet of all plans submitted for review:

Note on Title Sheet - Code References: All design and construction shall comply with the 2010 California Code of Regulations Title 24: Residential Building Code (CRC); Building Code (CBC), Electrical Code (CEC); Mechanical Code (CMC); Plumbing Code (CPC); Energy Code [2008 Energy Standards] (CNC); and Daly City Municipal Code Amendments (DCMC) Title 15.

Note on Title Sheet - Project Description: Provide the project description, including rooms to be added or legalized, new windows, new furnace, new water heater and other information as appropriate for the project.

The following items shall be indicated on the plansheets if they are relevant to the project. All required dimensions shall be shown clearly. All energy components, such as insulation and window U-Factor shall be shown graphically and/or by note directly on the plan view. All required notes shall be numbered and keyed directly on the plan view.

RESIDENTIAL BUILDING CODE - GENERAL

Show graphically: Provide illuminated address numbers minimum ½" stroke by 4" high.

BUILDING - FIRE PROTECTION

Keyed note: Provide gyp board on garage walls, posts, beams and ceiling:

- 1/2" Type X gyp board on garage walls, and ceilings beneath attic spaces.
- 5/8" Type X gyp board on garage ceilings beneath habitable rooms.
- 1/2" Type X gyp board on all structural members supporting floor/ceiling assemblies.
- 1/2" Type X gyp board on detached garage walls parallel to and within in 3 feet of the dwelling.

Keyed note: Provide 1-3/8" solid core door or 20 minute fire rated door w/self-closer and latch between garage and habitable rooms.

Show graphically: Provide hardwired, interconnected smoke and carbon monoxide alarms w/battery backup:

- Smoke alarms inside **new** bedrooms and immediately outside the sleeping area.
- Carbon monoxide alarms immediately outside the **new** sleeping area.
- Smoke alarms inside **existing** bedrooms and areas outside when access to wiring is available.
- Carbon monoxide alarms immediately outside the **existing** sleeping area.
- On each level including basements and habitable attics.

Keyed note: Provide battery smoke and carbon monoxide alarms when hardwiring is not possible:

- Smoke alarms inside all **existing** bedrooms and in area outside bedrooms where wiring cannot be accessed through attic, crawl space or basement or by removal of existing wall or ceiling finish.
- Carbon monoxide alarms immediately outside the **existing** sleeping area.

BUILDING - EGRESS

Keyed note: Provide fire egress window for each bedroom with min 20" clear width / 24" clear height / 5.7 sq. ft. area.

Note on plan view: Indicate the egress window on directly on the plan view.

Keyed note: Maximum height between finished floor and bottom of fire egress window sill or opening shall be no more than 44 inches, except for pre-existing openings.

Show graphically: Exterior doors shall be:

- 3' - 0" wide by 6' - 8" high for the main exit door.
- Side hinged for main exit door (sliding doors not allowed for main exit door).
- No more than 1 ½ "above landings, or 7 ¾ "where door does not swing over landing.
- Have a minimum 36" wide landing on both sides of the door.
- Landing not required where a stairway of 2 or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

BUILDING - AREA DIMENSIONS

Show graphically: Minimum height for new rooms and spaces:

- 7' - 0" for all habitable spaces.
- 6' - 8" for bathrooms, basements and garages.
- 6' - 4" for soffits, beams and other obstructions.

Show graphically: Minimum width for new rooms and spaces:

- 7' - 0" in horizontal dimension for habitable rooms.
- 3' - 0" for hallways.

BUILDING - GLAZING

Keyed note: Window sills shall be at least 24" above the finish floor when located 72" or more above the exterior grade, unless the portion below 24" is fixed or has openings that do not allow the passage of a 4" sphere, or is protected by a guard.

Keyed note: Provide safety glazing for tub / shower enclosures and doors (22" minimum width). Doors shall open outward.

Note on plan view: Provide safety glazing for windows in tub or shower enclosures within 60" of drain inlet

Note on plan view: Provide safety glazing for windows within 24" of a door.

Note on plan view: Provide safety glazing for windows less than 60" above and within 36" horizontally of the walking surface of a stairway, landing or ramp, unless protected by a rail or guard

Note on plan view: Provide safety glazing for windows less than 60" above and within 60" horizontally of the nosing of the bottom tread of a stairway, unless protected by a rail or guard.

BUILDING - FOUNDATION

Show graphically and provide calculations: Provide crawl space ventilation openings with an area of 1/150 of the area, spaced to provide cross ventilation:

Show graphically: Provide minimum 18" X 24" crawl space access opening.

Show graphically: Provide a method of diverting surface drainage away from the foundation.

Show graphically: Provide a method of damp-proofing or water-proofing the foundation.

Show graphically: Maintain 6" wood to earth clearance at foundation.

BUILDING - FLOORS

Show graphically: Provide minimum 3 1/2" thick concrete slab

Show graphically: Provide minimum 4" thick base course under the concrete slab

Show graphically: Provide a 6 mil vapor retarder with joints lapped 6 inches placed immediately below the concrete slab

BUILDING - INTERIOR WALLS

Keyed note: Use only approved tile backer materials and gyp board in bathrooms:

- Non-absorbent finish material minimum 72" above the standing surface.
- Cement, fiber-cement or glass-mat gyp backers for adhesive application of finish materials (tile or other nonabsorbent sheet materials), or paint (above 72"), installed per manufacturer's instructions within shower stalls and bathtub surrounds.
- Water-resistant gyp board shall not be used within shower stalls, bathtub compartments or other wet or humid areas, or on ceilings with joists greater than 12" on center.
- Water-resistant gyp backers for tile or paint per manufacturer's instructions at water closet compartments.
- Regular gyp board for tile or paint on walls and ceilings other than above.

BUILDING - EXTERIOR WALLS

Show graphically: Provide 1" nominal naturally durable wood drop siding or primed fiber-cement siding within 18" of the property line

Show graphically: Provide 1" clear separation from the exterior wall of the building to the property line

Show graphically: Provide 1" minimum 1 layer of No. 15 Type I asphalt felt under exterior siding

BUILDING - ROOF

Show graphically: Provide minimum Class B roof assembly.

Show graphically: Provide minimum 1/4" per foot roof slope.

Show graphically: Provide double layer No. 15 Type I asphalt felt under shingles for slope less than 4 in 12.

Show graphically and provide calculations: Provide openings for attic or rafter space ventilation:

- Net free area of 1/150 of the enclosed attic or rafter space area. Openings shall be spaced to provide cross ventilation.
- Net free area of 1/300 of the enclosed attic or rafter space area, with minimum 50% but not more than 80% of the required openings using ventilators located at least 3 feet above the eave vents. The balance of the openings shall be located in the eaves. Openings shall be spaced to provide cross ventilation.
- Net free area of 1/300 of the enclosed attic or rafter space area, when a Class I or II vapor barrier is installed on the conditioned side of the ceiling between gyp board and insulation. Openings shall be spaced to provide cross ventilation.

- Show graphically:** Provide minimum 1" clearance between roof sheathing and insulation.
- Show graphically:** Provide roof drains and overflow scuppers directing storm water to approved location.
- Show graphically:** Provide minimum 22" X 30" attic access.

ENERGY CODE - GENERAL

Note on Title Sheet: INSTALLATION DOCUMENTATION REQUIRED – Installing contractors shall fill out an individual CF-6R form appropriate to their work and attach a signed copy to the building permit. Forms shall be reviewed by the building inspector at final inspection.

- If new LIGHTING is installed, provide form CF-6R-LTG-01.
- If new WINDOWS or INSULATION are installed, provide form CF-6R-ENV-01.
- If new WATER HEATER is installed, provide form CF-1R-MECH-01.
- If new FURNACE is installed, provide form CF-1R-MECH-04.

Note on Title Sheet: The installing contractor, engineer/architect/designer of record or owner's agent is

responsible for the following:

- Provide all required Energy Compliance Forms for the project.
- Review the plans and specifications, and ensure that they conform to the requirements of the Certificate of Compliance and the acceptance requirements applicable to the construction / installation.
- Perform construction inspections to confirm compliance of the regulated energy features, and ensure that a properly completed Installation Certificate has been submitted and posted at the building site prior to final inspection.
- Ensure that all applicable acceptance requirement procedures, if applicable, and identified in the plans and specifications and in Reference Nonresidential Appendix NA7 are conducted.

ENERGY - WINDOWS

Note on plan view: New and retrofit windows shall be maximum 0.40 U-Factor.

Note on plan view: Existing windows in new rooms shall be double pane and maximum 0.40 U-Factor.

Keyed note: NFRC temporary labeling on new windows shall not be removed until after inspection.

ENERGY - INSULATION

Show graphically and note on plan view: Install insulation in walls between conditioned and unconditioned space as follows: R-13 in 2 x 4 walls, [R-19 in 2 x 6 walls, R-22 in 2 x 8 walls, R-30 in 2 x 10 walls, R-38 in 2 x 12 walls or per CF-1R Performance].

Show graphically and note on plan view: Install insulation in ceilings between garage and rooms above, and at floors with crawl spaces as follows: R-19 in floors with 2 x 8 joists [R-13 with 2 x 6 joists, R-25 or R-30 with 2 x 10 joists, R-38 with 2 x 12 joists or per CF-1R Performance]. No insulation is required for floors without crawl spaces framed with 2 x 4's in any configuration [2 x 6's require R-11 or 13, 2 x 8's require R-19, 2 x 10's require R-30, 2 x 12's require R-38 or per CF-1R Performance].

Show graphically and note on plan view: Install R-30 [or per CF-1R Performance] insulation at ceilings exposed to unconditioned space with minimum 1" air space between insulation and underside of roof sheathing for ventilation.

Keyed note: Insulation shall be installed correctly with no gaps greater than 1/8" [use foam]; no voids; no compressions deeper than 3/4" [less than 10% of cavity area], with insulation completely filling the cavity and minimum 90 % in contact with all 6 cavity surfaces (flush with the face of framing members). Insulation shall be cut to fit around wiring or plumbing, or split to encapsulate wiring or plumbing. Recommend using unfaced batts, but if faced, the vapor retarder shall face into the conditioned space.

ENERGY - GENERAL LIGHTING

Keyed note: Recessed lights in insulated ceilings shall be IC / AT rated and shall be sealed between the housing and ceiling with gasket or caulk.

Show graphically and note on plan view: Living, dining, family rooms, dens and similar rooms, and closets over 70 square feet lighting fixtures shall be fluorescent, or provide dimmer switches or occupant sensors for incandescent lighting fixtures.

ENERGY - INDOOR AIR QUALITY (IAQ) VENTILATION FOR NEW BUILDINGS AND ADDITIONS

Show graphically and provide calculations: Provide a bathroom, kitchen or whole-building IAQ ventilation system (Additions >1000 sf & new buildings only).

Keyed note: Bathroom fans used as IAQ ventilation shall be minimum 50 CFM. The minimum ventilation rate is 1 CFM per each 100 square feet of floor area plus 7.5 CFM per each bedroom.

Keyed note: Bathroom fans used as IAQ ventilation shall be rated for continuous operation with a manual override switch.

Keyed note: Bathroom fans used as IAQ ventilation shall have maximum sound rating of 1 sone.

Keyed note: Kitchen range hoods used as IAQ ventilation in combination with bathroom fans shall be minimum 100 CFM or sized per range manufacturer's specifications. Maximum sound rating is 1 sone, unless >400 cfm.

ENERGY - KITCHEN LIGHTING AND VENTILATION

Show graphically and provide calculations: 50% of kitchen lighting shall be fluorescent with separate switch for incandescent lights.

Keyed note: New or added kitchen lighting shall be fluorescent until wattage is at least 50% of total

Keyed note: Kitchen ceiling lighting junction box without fixture installed is rated at 180 watts.

Keyed note: Lighting in spaces adjacent to the kitchen is considered to be part of the kitchen lighting unless switched separately.

Keyed note: Kitchen range ventilation hoods shall be minimum 100 CFM or sized per range manufacturer's specifications. Maximum sound rating is 3 sones, unless used for IAQ (1 sone, unless >400 cfm).

Show graphically and note on plan view: Kitchen range ventilation hoods shall be vented to the exterior.

ENERGY - BATHROOM LIGHTING AND VENTILATION

Show graphically and note on plan view: Bathroom lighting fixtures shall be fluorescent; or provide all incandescent fixtures with separate manual on / occupant sensor switches.

Keyed note: Bathroom ventilation fans shall be switched separately from lighting.

Keyed note: Bathroom ventilation fans shall be minimum 50 CFM.

Keyed note: Bathroom ventilation fans in new buildings shall be controlled by an accessible humidistat, unless used for IAQ.

Keyed note: Maximum sound rating for bathroom ventilation fans is 3 sones, unless used for IAQ (1 sone).

ENERGY - EXTERIOR LIGHTING

Show graphically: Provide switched outdoor fluorescent or motion / photo sensor switched incandescent fixture at exterior doors.

ENERGY - PLUMBING, APPLIANCES AND HVAC

Keyed note: First 5' of both hot and cold water pipes from the water heater shall be insulated (1" thick).

Keyed note: Hot water pipes shall be insulated (1" thick) between water heater and kitchen sink in new buildings, and in additions that include a kitchen where the pipes are exposed or accessible during construction.

Keyed note: New clothes washers shall have a Water Factor ≤ 6.0 .

Keyed note: New dishwashers shall use < 6.5 gallons per cycle, or be Energy Star Qualified.

Keyed note: New heating ducts shall be insulated to R-4.2 where less than 40 feet or R-6 where more than 40 feet are installed outside the conditioned space.

ELECTRICAL CODE - GENERAL

Keyed note: Label all breakers.

Keyed note: All conductors shall be copper.

Keyed note: All conductors for multi-wire circuits shall be grouped with wire ties within the breaker panel.

Keyed note: All new 15 and 20 amp circuits shall be protected with an arc fault circuit interrupter (AFCI), except kitchens, bathrooms, laundry rooms, garages and basement areas.

Keyed note: All new receptacles installed shall be tamper-resistant.

ELECTRICAL - BEDROOMS

Keyed note: All new hard-wired smoke and carbon monoxide alarms shall be protected with an arc fault circuit interrupter (AFCI).

ELECTRICAL - BATHROOM & LAUNDRY

Keyed note: Provide a 20 amp dedicated circuit for new bathroom.

Show graphically: Provide a GFCI protected, tamper resistant receptacle within 3' of the bathroom lavatory, or on the side of the vanity cabinet within 12 inches of the top.

Keyed note: Provide a 20 amp dedicated circuit for the new laundry.

Show graphically: Provide a GFCI protected, tamper resistant receptacle for the new laundry.

ELECTRICAL - KITCHEN

Keyed note: Provide two 20 amp circuits for kitchen counter receptacles.

Show graphically: Provide GFCI protected, tamper-resistant receptacles at all kitchen counters, spaced so that no space along the counter is more than 24" from a receptacle, measured from the edge of a counter, sink or range. Applicable to any counter more than 12" in length.

Show graphically: Install minimum one GFCI receptacle at the end of the kitchen counter peninsula

Show graphically: Install minimum one GFCI receptacle at kitchen island.

Keyed note: GFCI Receptacles may be mounted maximum 12" below countertop with maximum 6" overhang.

ELECTRICAL - GENERAL RECEPTACLES

Show graphically: Provide tamper-resistant wall receptacles in habitable rooms maximum 12' on center, and maximum 6' from any opening & at walls longer than 2'.

Show graphically: Provide a tamper-resistant receptacle in new hallway longer than 10 feet.

Show graphically: Provide GFCI protected, tamper-resistant receptacles within 6' of new wet bar or laundry sink.

Show graphically: Provide GFCI protection for new tamper-resistant receptacles located in the garage, basement, crawl space or other damp area.

Show graphically: Provide a GFCI protected, tamper-resistant receptacle with weatherproof enclosure in the backyard.

Show graphically: Provide a GFCI protected, tamper-resistant receptacle with weatherproof enclosure in the front yard.

Show graphically: Provide a GFCI protected, tamper-resistant receptacle with weatherproof enclosure at the deck, balcony or porch greater than 20 square feet.

ELECTRICAL - GENERAL LIGHTING

Show graphically: Provide a wall switch and light fixture in each new room.

Show graphically: Provide 3-way light switches at stairs with more than 6 risers.

Show graphically: Provide a switch and exterior light at each door to the exterior.

ELECTRICAL - SERVICE

Keyed note: Upgrade the service to minimum 100 amps, unless already complying

Keyed note: New overhead service conductors shall be enclosed in rigid metal conduit

Keyed note: Main electrical disconnect and meter shall be accessible to the building exterior

Keyed note: The service meter and panel shall be screened from view by an enclosure

Show graphically: Minimum working space at the electrical panel is 30" wide and 36" deep.

MECHANICAL CODE - GENERAL

MECHANICAL - FURNACES AND DUCTS

Show graphically and provide calculations: New and replacement furnaces and duct systems shall be sized according to the Mechanical code (ACCA Manual J, D &S, ASHRAE or SMACNA Manuals)

Keyed note: Provide 26-gage galvanized sheet metal heating supply ducts with sealed annular spaces between garage and new rooms or provide fire dampers.

Keyed note: Maintain manufacturer's specified access clearances for the furnace.

Show graphically: Provide bollard for protection of the furnace where exposed to damage by vehicles.

MECHANICAL - VENTILATION AND EXHAUST

Show graphically: Provide a bathroom ventilation fan.

Show graphically: Provide a kitchen range hood with hard, smooth metal vent (ductless hoods are prohibited).

Show graphically: Provide a dryer vent with hard, smooth metal pipe with no screws. Maximum length is 14', with two 90-degree bends. Provide dryer manufacturers installation instructions for alternate length.

Show graphically: Range hood, dryer and bathroom vents shall terminate not less than 3' from openings & property lines.

MECHANICAL - COMBUSTION AIR SUPPLY

Show graphically and provide calculations: Combustion air shall be provided for all fuel burning equipment and shall be taken from an approved location per CMC 701.

MECHANICAL - HEAT FOR HABITABLE ROOMS

Show graphically: Provide a heating supply register or other heat source in all habitable rooms capable of maintaining the space at 68 degrees at 3' above the floor.

PLUMBING CODE - GENERAL

Keyed note: Plastic piping shall not be used for drain, vent, gas or domestic water supply.

PLUMBING - WATER CONSERVATION

Keyed note: Kitchen faucets shall be maximum 2.2 gallons per minute.

Keyed note: Shower heads shall be maximum 2.0 gallons per minute

Keyed note: Lavatory faucets shall be maximum 1.5 gallons per minute.

Keyed note: Water closets shall be maximum 1.28 gallons per flush.

PLUMBING - WATER HEATER

Keyed note and show water heater location with pipe sizing diagram: If a new tank-less water heater is installed, the contractor shall submit manufacturer's specifications and gas pipe diagram with demand calculations for review and approval.

Keyed note: Provide water heater with recovery rating in accordance with CPC Table 5-1.

First hour recovery capacity shall not be less than **80** gallons.

Keyed note: Strap the water heater at upper and lower thirds per CPC 508.2.

Keyed note: Raise the water heater to 18" above garage floor. FVIR water heaters with sealed combustion chambers may be installed on floor, provided floor slopes toward opening.

Keyed note: Maintain manufacturer's specified access clearances for the water heater.

Keyed note: Provide bollard for protection of the water heater where exposed to damage by vehicles.

PLUMBING - WATER CLOSETS

Show graphically: Provide 30" minimum clear width for the water closet.

Show graphically: Provide 15" minimum clear side clearance from the center of water closet.

Show graphically: Provide 24" minimum clear in front of the water closet.

PLUMBING - BATHTUBS AND SHOWERS

Show graphically: Locate the showerhead on the side wall of the shower compartment.

Show graphically: Showers shall be at least 32" x 32" or 1024 square inches with not less than 30" width.

INTERIOR STAIRS

Show graphically: Provide 7 3/4" maximum rise and 10" minimum tread run at stairs.

Show graphically: Minimum tread = 10". If tread is less than 11", provide 3/4" to 1 1/4" nosing.

Keyed note: Treads width and riser height shall not vary by more than 3/8" for each flight of stairs.

Show graphically: Provide minimum headroom of 6'- 8" measured from the tread nosing.

Show graphically: Landings shall be a minimum size of 36" x 36".

Show graphically: Provide 36 inch minimum clear width at stairways.

Note on plan view: Provide one-hour fire resistive construction on walls & ceiling under the interior of stairway.

Show graphically: Provide minimum 42" guard height, with openings that do not allow the passage of a 4" sphere at stair landings

Show graphically: Provide minimum guard height at stairs of 34 inches above tread nosing (if top is also a handrail, then the guard height shall be 34" to 38" above the tread nosing).

Show graphically: Guards on the open sides of interior stairways shall have no openings that allow the passage of a 4 3/8" sphere.

Show graphically: Clear space at open risers shall not allow the passage of a 4" sphere.

Show graphically: Triangular openings at stair tread / riser shall not allow the passage of a 6" sphere.

Show graphically: Provide a minimum handrail height at stairs of 34 to 38 inches above tread nosing.

Show graphically: All handrails shall return to the wall.

Note on plan view: Handrails shall be 1 1/4" to 2" in cross sectional dimension (Type I), or meet the requirements for Type II handrails (2x4 handrail not acceptable).

DECKS AND EXTERIOR STAIRS

Note on plan view: Exposed wood shall be pressure treated, redwood, or other approved material.

Show graphically: Exterior deck shall be setback minimum 5 feet from property line, unless one-hour fire resistive protection is provided

Show graphically: Provide guards at decks over 30" above adjacent grade

Show graphically: Provide minimum deck guard height of 42" above floor of the deck.

Show graphically: Provide 7 3/4" maximum rise and 10" minimum tread run at stairs.

Show graphically: Minimum tread = 10". If tread is less than 11", provide 3/4" to 1 1/4" nosing.

Show graphically: Deck and stair guards shall have no openings that allow the passage of a 4" sphere.

Show graphically: Provide minimum stair guard height of 42" above stair tread nosing (if top is also a handrail, then the guard height shall be 34" to 38" above the tread nosing).

Show graphically: Clear space at open risers shall not allow the passage of a 4 inch sphere.

Show graphically: Triangular openings at stair tread / riser shall not allow the passage of a 6 inch sphere.

Show graphically: Provide a minimum handrail height at stairs of 34 to 38 inches above tread nosing.

Show graphically: All handrails shall return to the wall or post.

Show graphically: Handrails shall be 1 1/4" to 2" in cross sectional dimension (Type I), or meet the requirements for Type II handrails (2x4 handrail not acceptable).