

GENERAL RESIDENTIAL FLOOR PLAN



City of
SAN PABLO
Building Services

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THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER THE 2022 CALIFORNIA CODE CYCLE - INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT

CONSTRUCTION NOTES:

SMOKE ALARMS: (CRC R314)

SMOKE ALARMS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. ON EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS - IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL

SMOKE ALARMS SHALL **NOT** BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. WHERE AMBIENT CONDITIONS, INCLUDING HUMIDITY & TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE MANUFACTURER'S PUBLISHED INSTRUCTIONS
2. CRAWL SPACES, UNINHABITABLE ATTICS, GARAGES, OR OTHER SPACES WHERE TEMPERATURES CAN FALL BELOW 40°F OR EXCEED 100°F
3. WITHIN 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE

EXCEPTIONS:

- A. IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10' OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
 - B. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA & ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10' DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE
 - C. SMOKE ALARMS LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE
4. LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THE SECTION ABOVE
 5. WITHIN A 3' HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM
 6. WITHIN A 3' HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLER) FAN

SMOKE ALARMS SHALL BE HARD-WIRED & HAVE BATTERY BACKUPS, & SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS - SMOKE ALARMS SHALL BE AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED

CARBON MONOXIDE ALARMS: (CRC R315)

CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST:

1. WHERE THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE OR FIREPLACE
2. WHERE THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT

CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

1. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 2. ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
 3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM
- CARBON MONOXIDE ALARMS SHALL BE HARD-WIRED & HAVE BATTERY BACKUPS, & SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS

MINIMUM ROOM DIMENSION: (CRC R304, CBC 1208.3)

PROVIDE AT LEAST ONE ROOM OF 120ft² - ALL HABITABLE ROOMS (EXCEPT KITCHENS) ARE TO BE 70ft² MINIMUM & HAVE NO HORIZONTAL DIMENSION LESS THAN 7'

NATURAL LIGHT: (CRC R303)

PROVIDE NATURAL LIGHT OF 8% OF FLOOR AREA MINIMUM (OR SEE CODE FOR OPTIONAL LIGHTING PROVISIONS)

NATURAL VENTILATION: (CRC R303)

PROVIDE NATURAL VENTILATION OF 4% OF FLOOR AREA MINIMUM (OR SEE CODE FOR OPTIONAL VENTILATION PROVISIONS)

BATHROOM (AND LAUNDRY) VENTILATION: (CRC R303.3 & CMC 402.2.2 - TABLE 403.7)

PROVIDE NATURAL VENTILATION OF 4% OF FLOOR AREA MIN. OR 50 CFM EXHAUST FAN, (25 CFM FOR CONTINUOUS OPERATION). ROOMS WITH BATH, SHOWER OR SPA ARE REQUIRED TO HAVE AN EXHAUST FAN, & THAT EXHAUST FAN IS REQUIRED TO HAVE A HUMIDISTAT SENSOR

DRYER VENTS: (CMC 504.4.2.1)

DRYER VENTS ARE TO BE 14' MAXIMUM TOTAL LENGTH WITH A MAXIMUM OF (2) 90° ELBOWS - A LENGTH OF 2' SHALL BE DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF (2)

KITCHEN VENTILATION: (CEnC SUBCHAPTER 7, SECTION 150.0(a) & ASHRAE STANDARD 62.2)

PROVIDE AN EXHAUST FAN IN THE KITCHEN 50CFM CONTINUOUS OR 100CFM INTERMITTENT

SHOWER & TUB ENCLOSURES: (CRC R307.2, CRC R308.4.5)

PROVIDE NON-ABSORBENT BACKERBOARD & SURFACE TO 6" ABOVE THE FLOOR - GLASS LESS THAN 60" ABOVE DRAIN SHALL BE TEMPERED

WATER HEATER & MECHANICAL UNITS IN GARAGE: (CMC 305)

GAS FUELED EQUIPMENT AND APPLIANCES ARE TO BE ELEVATED 18" ABOVE THE FLOOR & BE PROVIDED WITH A PROTECTIVE BARRIER (EXAMPLE: CONCRETE FILLED STEEL BOLLARDS) - PROVIDE (2) MINIMUM SEISMIC STRAPS (ONE AT TOP THIRD & ONE AT BOTTOM THIRD) PER CRC R301.2.2.10 & CPC 507.2.

GARAGE FLOOR: (CRC R309.1, SRCC TITLE 20-36.070 SECTION D.1)

PROVIDE SLOPE TO DRAIN OR FRONT OPENING AND PROVIDE CONTROL JOINTS AS NECESSARY - SURFACE TO BE OF NONCOMBUSTIBLE MATERIAL - GARAGE TO BE A MINIMUM OF 9½' x 19' CLEAR

GARAGE SEPARATION: (CRC R302.6)

PROVIDE ½" GYPSUM BOARD ON THE GARAGE WALL SEPARATION FROM HABITABLE SPACES (CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING) - FOR CEILING SEPARATION FROM HABITABLE SPACE ABOVE, PROVIDE ½" TYPE "X" GYPSUM BOARD

GARAGE-TO-RESIDENCE DOOR: (CRC R302.5.1)

PROVIDE A SELF-CLOSING, TIGHT-FITTING SOLID-WOOD (OR SOLID OR HONEYCOMB CORE STEEL) DOOR 1½" THICK BETWEEN GARAGE & RESIDENCE (OR PROVIDE A 20 MINUTE FIRE RATED, SELF-CLOSING DOOR)

AUTOMATIC GARAGE DOOR OPENERS: (HEALTH & SAFETY CODE 19892)

AUTOMATIC GARAGE DOOR OPENERS, WHEN PROVIDED, ARE TO BE HARDWIRED WITH BATTERY BACKUP

ATTIC ACCESS: (CRC R807.1, CMC 304.4)

ATTIC ACCESS SHALL BE 22" x 30" MINIMUM & SHALL BE OF A SIZE TO ADMIT THE LARGEST COMPONENT OF ENCLOSED APPLIANCES - ATTIC ACCESS OPENINGS SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS, & THE HEADROOM IN THE ATTIC SPACE ABOVE THE ACCESS SHALL BE 30" MINIMUM AT SOME POINT ABOVE THE ACCESS - WHERE THE HEIGHT OF THE PASSAGEWAY TO ATTIC APPLIANCES IS LESS THAN 6', THE DISTANCE FROM AN ACCESS TO AN APPLIANCE SHALL NOT EXCEED 20' MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY - THE PASSAGEWAY SHALL BE UNOBSTRUCTED & SHALL HAVE SOLID FLOORING NOT LESS THAN 24" WIDE FROM THE ATTIC ACCESS TO THE APPLIANCE - A LEVEL WORKING PLATFORM NOT LESS THAN 30" x 30" SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE - A PERMANENT 120V RECEPTACLE OUTLET & A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE - THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY

UNDER-FLOOR ACCESS: (CRC R408.4, CMC 304.4, CPC 707.8 & 707.9)

UNDER-FLOOR ACCESS SHALL BE 18"x24" MINIMUM & SHALL BE OF A SIZE TO ADMIT THE LARGEST COMPONENT OF ENCLOSED APPLIANCES - WHERE THE HEIGHT OF THE PASSAGEWAY TO APPLIANCES IS LESS THAN 6', THE DISTANCE FROM AN ACCESS TO AN APPLIANCE SHALL NOT EXCEED 20' MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY - THE PASSAGEWAY SHALL BE UNOBSTRUCTED & A LEVEL WORKING SPACE NOT LESS THAN 30" x 30" SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE - A PERMANENT 120V RECEPTACLE OUTLET & A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE - THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY - NO UNDER-FLOOR CLEANOUT SHALL BE LOCATED MORE THAN 5' FROM AN ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE, & EACH CLEANOUT SHALL BE ABOVE GRADE & READILY ACCESSIBLE

EGRESS WINDOWS: (CRC R310)

AT ALL SLEEPING ROOMS, SPECIFY EMERGENCY ESCAPE / RESCUE OPENINGS WITH 24" MIN CLEAR HEIGHT AND 20" MIN CLEAR WIDTH AND 5.7ft² MINIMUM CLEAR AREA (5.0ft² MINIMUM FOR WINDOWS WITH TOP OF LOWER SILL 44" MAX ABOVE FINISHED FLOOR AND FINISHED EXTERIOR GRADE)

EXTERIOR LANDINGS: (CEC 210.70(A)(2)(2), CRC R311.3)

ALL EXTERIOR LANDINGS ARE TO BE ILLUMINATED
PROVIDE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR - THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED - LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL - THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED ½ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%)

1. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1½" LOWER THAN THE TOP OF THE THRESHOLD
EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR
2. LANDINGS AT OTHER EXTERIOR DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD
EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY

STAIRS: (CRC R311.7.5.1, CRC R311.7.8, CRC R311.7.1, CRC R312.1.2, CRC R312.1.3)

STAIRS WITHIN AN R-3 OCCUPANCY SHALL HAVE A MAXIMUM RISE OF 7 ¾". A MINIMUM RUN OF 10", AND A MINIMUM WIDTH OF 36" - HANDRAILS SHALL BE PROVIDED WHERE 4 OR MORE RISERS OCCUR IN A RUN OF STAIRS - 42" MINIMUM HIGH GUARDS SHALL BE PROVIDED AT ELEVATED WALKING SURFACES MORE THAN 30" ABOVE ANY ADJOINING SURFACE & SHALL NOT ADMIT A 4" DIAMETER SPHERE TO PASS THROUGH