ADDITIONAL NOTES

City of
SACRAMENTO
Community Development

PROJECT DATA

* REFER TO ATTACHED OWNER CERTIFICATION FORM CDD-0438 FOR ADDRESS, PARCEL NUMBER, PROPERTY OWNER OR ANY ADDITIONAL SITE SPECIFIC PROJECT DATA.

JURISDICTION:	CITY OF SACRAMENTO
OCCUPANCY:	R-3
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	
PV REQUIRED:	NO (PER SECTION 150.1(c)140, EXCEPTION 2 < 1.8kWdc)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (CENC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)
2022 CALIFORNIA REFERENCE STANDARDS CODE
CURRENT CITY OF SACRAMENTO CODES AND ORDINANCES

PROJECT DESCRIPTION

NEW SINGLE STORY 20'x20' ACCESSORY DWELLING UNIT:

HABITABLE LIVING AREA:	367 SQ FT
COVERED PORCH:	24 SQ FT
UTILITY CLOSET:	9 SQ FT

NOTES TO OWNER/BUILDER

1. ALL WORK SHALL CONFORM TO APPLICABLE CODES, REGULATIONS, LAWS AND ORDINANCES AS REQUIRED BY CODES AND REGULATIONS LISTED HEREIN AND AS REQUIRED BY THE STATE OF CALIFORNIA AND ALL RELEVANT REGULATORY BODIES.
2. FLOOR PLAN DIMENSIONS SHOWN ARE FACE OF FRAME UNLESS OTHERWISE NOTED AT NEW CONSTRUCTION. DIMENSIONS NOTED AS "CLEAR" ARE TO PRECISELY MAINTAINED.
3. DO NOT DRILL OR CUT JOISTS, BEAMS, COLUMNS OR OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. MAKE OPENINGS OF PROPER SIZE FOR CONDUITS, DUCTS, PIPES, AND OTHER ITEMS PASSING THROUGH OPENINGS.
4. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
5. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
6. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
7. BLOCKING TO BE PROVIDED BEHIND ALL WALL-MOUNTED ACCESSORIES.

NOTES TO OWNER/BUILDER

1. BUILDER TO VERIFY THAT THE SANITARY SEWER SERVING THE ADU WILL HAVE A MINIMUM SLOPE OF 2% FROM THE LOWEST PART OF THE SYSTEM IN THE ADU TO THE POINT IT CONNECTS TO THE SEWER SYSTEM OF THE MAIN HOUSE. IF EXISTING SLOPE IS LESS THAN 2%, A PUMP MAY BE USED.
2. AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK. APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY. THE GROUND IMMEDIATELY ADJACENT TO THE ADU FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN 6" (5% SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF BUILDING SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM BUILDING.
3. ADDRESS ASSIGNMENT IS REQUIRED PRIOR TO FINAL INSPECTION OF THE BUILDING PERMIT.

NOTE TO PERSONS WITH DISABILITIES

PLANS HAVE BEEN DESIGNED TO ACCOMMODATE CBC, CHAPTER 11B ACCESSIBLE FEATURES, AND PLANS ARE INCLUSIVE OF COMMONLY UTILIZED DETAIL DRAWINGS. THESE MAY BE INCORPORATED INTO THE CONSTRUCTION AT THE OWNER'S DISCRETION, AND ARE CONSIDERED COMPLETELY VOLUNTARY ON THE PART OF THE PERMIT HOLDER.

RESTRICTIONS AND REQUIREMENTS FOR USE OF THESE PLANS

1. THIS STRUCTURE MUST BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 5' FROM ALL LOT LINES, WITH THE EXCEPTION OF WALL LINE "1" (SEE SHEET FSD.1 FOR WALL LINE "1" OPTIONS).
2. THIS STRUCTURE MUST BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 4' FROM ANY RESIDENTIAL STRUCTURE (OR STRUCTURES ACCESSORY TO ON THE SAME LOT, WITHOUT EXCEPTION.
3. THESE PLANS MAY ONLY BE USED FOR CONSTRUCTION ON LOTS WITHIN THE CITY OF SACRAMENTO AND ONLY IF ALL PROPERTY OWNERS EXECUTE A HOLD HARMLESS AGREEMENT TO THE SATISFACTION OF THE CITY OF SACRAMENTO.
4. APPLICANT IS REQUIRED TO PROVIDE A SITE PLAN AND INCORPORATE IT INTO THIS PLAN SET PRIOR TO SUBMITTING PLANS
5. WHEN ELECTING TO SUBSTITUTE ROOF FRAMING WITH PRE-MANUFACTURED TRUSSES, IT IS THE APPLICANT'S RESPONSIBILITY TO OBTAIN AND SUBMIT AN ENGINEERED TRUSS DESIGN PACKAGE. THE PACKAGE MUST BE INCLUSIVE OF A DIMENSIONED TRUSS LAYOUT SHEET, CALCULATIONS FOR EACH TRUSS TYPE, AND STRUCTURAL DETAILS FOR TRUSS-TO-TOP PLATE, BARGE RAFTER FRAMING AND TRUSS TO TRUSS (IF APPLICABLE) CONNECTIONS.

SHEET INDEX

1.	T1.1	TITLE SHEET, PROJECT DATA
2.	C1.1	SITE PLAN (PROVIDED BY APPLICANT)
3.	FSD.1	FIRE SEPARATION DISTANCE DETAILS
4.	A1.1	RESIDENTIAL CODE REQUIREMENTS
5.	A2.1	FLOOR PLAN, DIMENSIONED FLOOR PLAN, ROOF PLAN, ELECTRICAL PLAN
6.	A3.1	ELEVATIONS
7.	S1.1	FOUNDATION, WALL AND ROOF/CEILING FRAMING PLANS
8.	S2.1	STRUCTURAL SECTION
9.	SN.1	STRUCTURAL NOTES
10.	SD.1	STRUCTURAL DETAILS
11.	EN.1	ENERGY COMPLIANCE DOCUMENTS
12.	EN.2	ENERGY COMPLIANCE DOCUMENTS (CENTRAL AIR)
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15.	EN.5	ENERGY COMPLIANCE DOCUMENTS (MINI SPLIT)
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17.	GB.2	2022 CALIFORNIA GREEN BUILDING STANDARDS
18.	AD.1	ACCESSIBILITY DETAILS

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

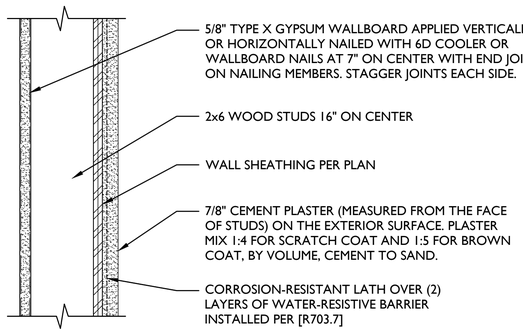
TITLE SHEET

Revisions:
1 --
2 --
3 --
4 --
5 --

File:
Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

T1.1

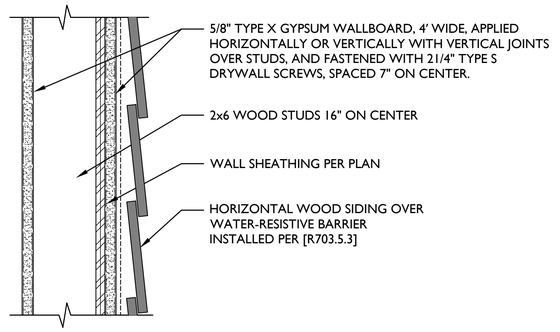


EXTERIOR SIDE:
CBC TABLE 721.1(2), ITEM 15-1.3
2" × 4" WOOD STUDS 16" ON CENTER WITH 7/8" CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE. PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT, BY VOLUME, CEMENT TO SAND.

INTERIOR SIDE:
CBC TABLE 721.1(2), ITEM 14-1.3
2" × 4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE.

NOTE: WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUDS ON EITHER THE INTERIOR OR EXTERIOR SIDE OF THE WOOD FRAME ASSEMBLIES IN THIS TABLE, PROVIDED THAT THE LENGTH OF THE FASTENERS USED TO ATTACH THE FIRE PROTECTION IS INCREASED BY AN AMOUNT NOT LESS THAN THE THICKNESS OF THE WOOD STRUCTURAL PANEL.

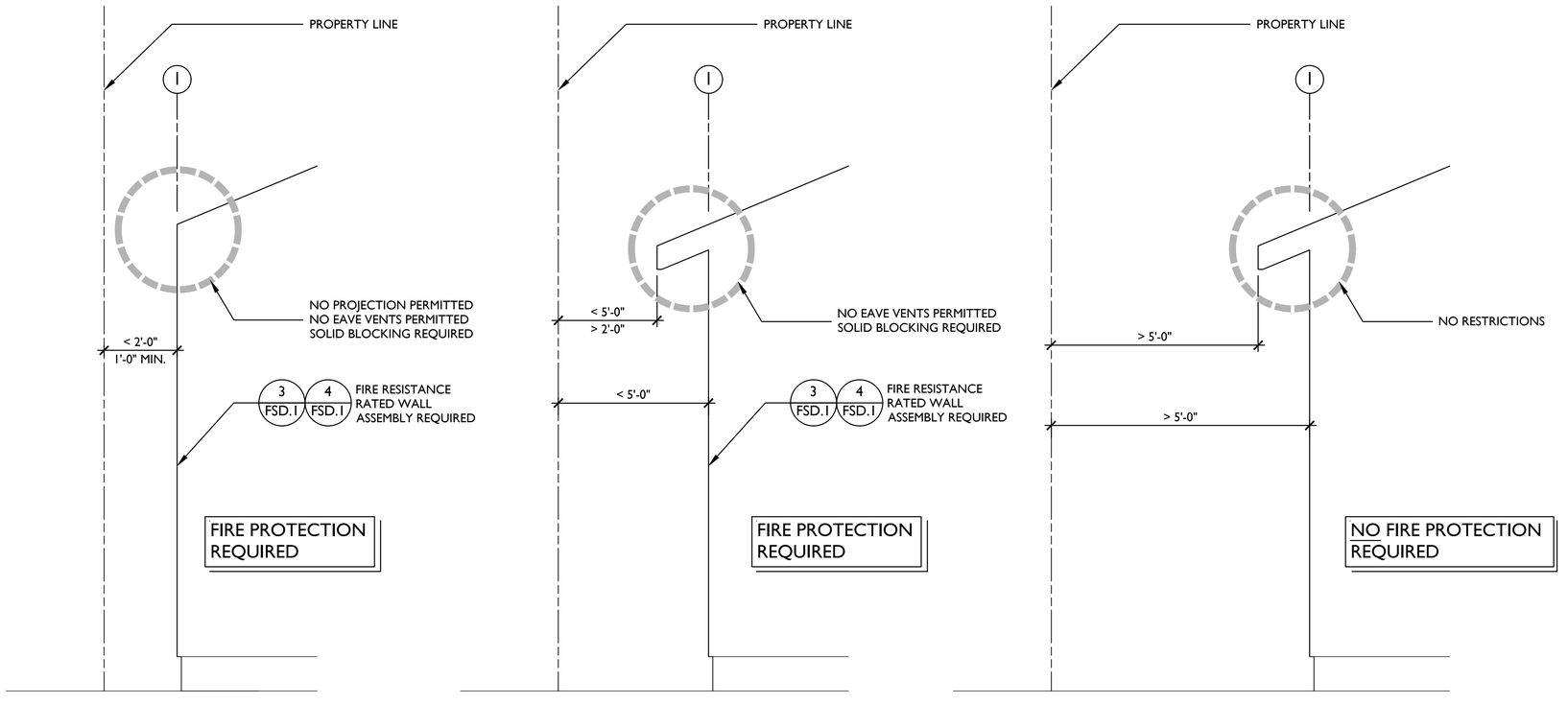
4 FSD.1 STUCCO FIRE RESISTANCE RATED WALL ASSEMBLY
SCALE: 1" = 1'-0"



EXTERIOR AND INTERIORS SIDES:
CBC TABLE 721.1(2), ITEM 15-1.14
2" × 6" WOOD STUDS AT 16" WITH DOUBLE TOP PLATES, SINGLE BOTTOM PLATE; INTERIOR AND EXTERIOR SIDES COVERED WITH 5/8" TYPE X GYPSUM WALLBOARD, 4' WIDE, APPLIED HORIZONTALLY OR VERTICALLY WITH VERTICAL JOINTS OVER STUDS, AND FASTENED WITH 21/4" TYPE S DRYWALL SCREWS, SPACED 7" ON CENTER.

NOTE: WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO BE INSTALLED BETWEEN THE FIRE PROTECTION AND THE WOOD STUDS ON EITHER THE INTERIOR OR EXTERIOR SIDE OF THE WOOD FRAME ASSEMBLIES IN THIS TABLE, PROVIDED THAT THE LENGTH OF THE FASTENERS USED TO ATTACH THE FIRE PROTECTION IS INCREASED BY AN AMOUNT NOT LESS THAN THE THICKNESS OF THE WOOD STRUCTURAL PANEL.

3 FSD.1 WOOD SIDING FIRE RESISTANCE RATED WALL ASSEMBLY
SCALE: 1" = 1'-0"

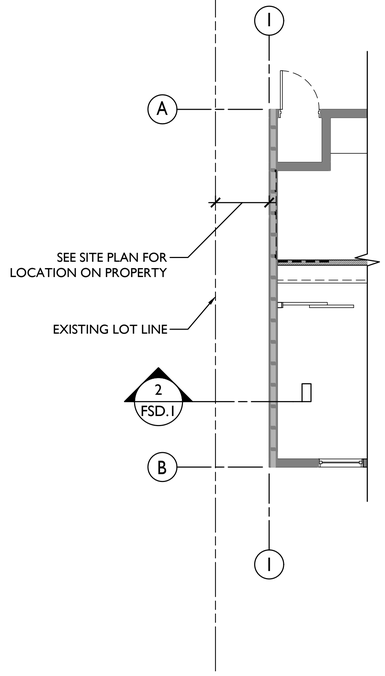


CONDITION #3: WHERE THE EXTERIOR FACE OF WALL IS BETWEEN 2 FEET AND 1 FOOT FROM THE PROPERTY LINE. NO PROJECTION PERMITTED.

CONDITION #2: WHERE THE EXTERIOR FACE OF WALL IS LESS THAN 5 FEET FROM THE PROPERTY LINE AND THE ROOF PROJECTION IS BETWEEN 5 FEET AND 2 FEET FROM THE PROPERTY LINE.

CONDITION #1: WHERE THE EXTERIOR FACE OF WALL AND ROOF PROJECTION ARE GREATER THAN OR EQUAL TO 5 FEET FROM THE PROPERTY LINE.

2 FSD.1 FIRE SEPARATION DISTANCE SECTIONS
SCALE: 3/4" = 1'-0"



1 FSD.1 FIRE SEPARATION PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

FIRE SEPARATION DISTANCE DETAILS

Revisions:
1 --
2 --
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FSD.1

City of SACRAMENTO Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

Residential Code Requirements

2022 Adopted Codes effective January 1st, 2023

The code requirements in this document are excerpts only, not a comprehensive list of all requirements that may apply to your project. These sheets, when attached to a set of plans, become part of those plans, and must remain attached thereto. The approval of these plans and specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law.

Building Code Requirements

B-1 **In dwelling units, smoke alarms shall be installed** on the wall or ceiling of the area immediately outside each separate sleeping area, in each room used for sleeping purposes, and on each story within the dwelling unit. In dwellings with basements, an alarm shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels and does not have an intervening door between the adjacent levels, a smoke alarm need only be installed on the upper level, except that when the lower level is less than one full story below the upper level, an alarm shall be installed on each level. Where the ceiling height of a room that opens onto a hallway serving a bedroom exceeds the height of the hallway by 24 inches, smoke alarms shall be installed in the hallway and in the adjacent room. In new construction, the required smoke alarms shall receive their primary power from a commercial source and have a battery backup. When more than one smoke alarm is being provided the alarms shall be interconnected. 2022 CRC, Section R314.

B-2 When interior **alterations, repairs, or additions having a value in excess of $1,000** are made, provide approved **smoke alarms** as required for new buildings. The alarm may be battery operated. 2022 CRC, Section R314.6.2.

B-3 **For new construction, and alteration, repairs and additions, an approved carbon monoxide alarm shall be installed** in dwelling units and in sleeping units within which fuel-burning appliances including fireplaces are installed and in dwelling units that have attached garages. 2022 CRC, Section R315.1.

B-4 **Sprinklers shall be installed** to protect all areas of a new dwelling unit. Fire sprinklers shall be designed and installed per 2022 CRC, Section R313.2.1.

B-5 **Basements, habitable attics, and every sleeping room in dwelling units** shall have not less than one operable emergency escape and rescue opening approved for **emergency escape or rescue** that shall open directly into a public way, yard, or court that opens to a public way. Escape or rescue windows shall have a minimum net clear opening area of not less than 5.7 square feet, except that when escape and rescue windows are on the grade-floor they can have a minimum net clear opening area of 5 square feet. All emergency escape and rescue windows shall have the bottom of the clear opening not greater than 44 inches measured from the floor. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches. Storm shelters and basements that are less than 200 square feet and are only used to house mechanical equipment are exempt from this requirement. 2022 CRC, Section R310.1. **See Exception 2** Where the dwelling or townhouse is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following: 2.1 One means of egress complying with Section R311 and one emergency escape and rescue opening. 2.2 Two means of egress complying with Section R311.

B-6 **Private garages shall be separated from a dwelling unit and its attic space** by minimum ½ inch gypsum board applied on the garage side. Private garages located beneath habitable spaces shall be separated from the habitable space by means of minimum 5/8 inch gypsum board. A garage shall not open directly into a room used for sleeping purposes. Door openings between a private garage and a dwelling unit are required to be self-closing and self-latching. When not protected by fire sprinklers, the door shall be constructed of solid wood, solid material, or honeycomb core steel and must be 1-3/8 inch thick or have a 20 minute fire rating. 2022 CRC, Sections R302.5 & R302.6.

B-7 **Ducts may pass through the walls or a ceiling separating a private garage from a dwelling unit** provided the ducts within the garage are constructed of steel having a thickness of not less than 26 gauge galvanized sheet steel and the duct has no openings into the garage. 2022 CRC, Section R302.5.2.

B-8 Provide **readily accessible natural ventilation directly to the outdoors** for all habitable rooms within a dwelling unit equal to 4 percent of the floor area ventilated. 2022 CRC, Section R303.1.

B-9 Provide **natural or artificial light** to all habitable rooms within a dwelling unit. Natural light shall be equal to 8 percent of the floor area served. Artificial light shall have an average illumination of 6 foot-candles at a height of 30 inches above the floor level. 2022 CRC, Section R303.1.

B-10 **Rooms containing bathtubs, showers, spas, and similar bathing fixtures** shall be provided with an aggregate glazing area of not less than 3 square feet of which at least one half must be openable or be mechanically ventilated with the exhaust air going directly to the outside. 2022 CRC, Section R303.3.

B-11 **Age-in-place design and fall prevention in newly constructed dwellings** shall be designed and constructed in accordance with 2022 CRC, Sections R327.1.1 through R327.1.4. **Reinforcement for grab bars** shall be provided in **at least one bathroom** on entry level. Where there is no bathroom on the entry level, at least one bathroom on the second or third floor of the dwelling shall comply with this section. **Electrical receptacle outlets, switches, and controls** (including controls for heating, ventilation, and air conditioning) intended to be used by occupants **shall be located no more than 48 inches** measured from the top of the outlet box and **not less than 15 inches** measured from the bottom of the outlet box above the finish floor. Effective July 1, 2024, **at least one bathroom and one bedroom** on the entry level shall provide a doorway with a **net clear opening of not less than 32 inches**, measured with the door positioned at an angle of 90 degrees from the closed position. **Doorbell buttons or controls**, when installed, **shall not exceed 48 inches above exterior floor or landing**, measured from the top of the doorbell button assembly.

B-12 Provide **safety glazing** for all glazing in locations specified as hazardous in the 2022 CRC, Section R308.4.

B-13 **Shower compartments and walls above bathtubs with installed shower heads** shall be finished with a smooth, nonabsorbent surface to a height of not less than 6 feet above the floor. 2022 CRC, Section R307.2.

B-14 Provide an approved **attic access** in a readily accessible location sized 22 inches by 30 inches with minimum 30 inch vertical headroom. 2022 CRC, Section R807.1. **If mechanical equipment** is installed in the attic space the access must be sized so that the largest piece of equipment can be removed, but in no case smaller than 22 inch by 30 inch with 30 inch vertical headroom clearance per 2022 CMC, section 304.4.

B-15 **Enclosed usable space under interior stairways** in dwelling units shall have the walls and soffits protected on the enclosed side with ½ inch gypsum board. 2022 CRC, Section R302.7.

B-16 **Private stairways** shall be constructed with a 7-3/4 inch maximum rise, a 10 inch minimum run, and a 36 inch minimum width. A nosing not less than ¾ inch but not more than 1-1/4 inch shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The largest tread run and the greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Maintain a continuous 6 foot 8 inch headroom clearance above the stairway. 2022 CRC, Section R311.7.

B-17 A minimum of **one handrail is required on all stairway runs with four or more risers** that serve dwelling units. The top of handrails shall be placed not less than 34 inches nor more than 38 inches above the nosing of the treads except for at the lowest riser, landing transitions, and the start of the flight where they may be allowed to be higher. A clear space of 1-1/2 inches is required between the handrail and the wall. The maximum projection of the handrail into the required stairway width shall be 4-1/2 inches. Openings in open **guards on stairways** shall be sized such that a 4-3/8 inch sphere will not pass through. The triangular openings formed by the riser, tread, and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches in diameter cannot pass through the opening. 2022 CRC, Section R311.7.8 and R312.1.3.

B-18 **Circular handrails** shall have a minimum diameter of 1-1/4 inches and a maximum diameter of 2 inches. **Non-circular handrails** shall have a minimum perimeter dimension of 4 inches, a maximum perimeter dimension of 6-1/4 inches, and a maximum cross-section of 2-1/4 inches. **Handrails with a perimeter greater than 6-1/4 inches** shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest part of the profile. The required depth shall continue for at least 1-3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches to a maximum of 2-3/4 inches. 2022 CRC, Section R311.7.8.5.

B-19 **Guards** are required where open-sided walking surfaces including stairs, ramps, and landings are located more than 30 inches above the floor below. These guards shall be a minimum of 42 inches in height. Openings in open guards for these areas shall be sized such that a 4 inch diameter sphere cannot pass through any opening. 2022 CRC, Section R312.1.

B-20 **On stairways, guards whose top rail also serves as a handrail** shall have a height not less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edge of the treads. 2022 CRC, Section 312.1.2 exception #2.

B-21 **Interior spaces intended for human occupancy shall be provided with heating facilities** capable of maintaining a room temperature of 68 degrees Fahrenheit at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms. 2022 CRC, Section R303.10.

B-22 **Ceiling heights** for habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height not less than 6 feet 8 inches. 2022 CRC, Section R305.1.

B-23 **Factory built chimneys and factory built fireplaces** shall be listed and installed in accordance with the terms of their listing and the manufacturer's instructions. 2022 CRC, Sections R1004.1 & R1005.1.

B-24 **Braced wall lines** shall consist of braced wall panels that meet the requirements for location, size, spacing and type of bracing as shown in 2022 CRC, Sections R602.10.1.1, Tables R602.10.1.2(2) & R602.10.1.2(3), R602.10.1.4.1, and R602.10.3. Brace wall lines shall be in line or offset from each other by not more than 4 feet. All braced wall panels shall be clearly indicated on the plans.

B-25 Any braced wall panel may be replaced by an **alternate braced wall panel** constructed in accordance with 2022 CRC, Section R602.10.6.1 and Table R602.10.6.1.

B-26 **Cripple walls having a stud height exceeding 14 inches** shall be framed of studs not less in size than the studs above. Cripple walls exceeding 4 feet in height shall be framed with studs sized as required for an additional story. Cripple walls with studs less than 14 inches high shall be framed of solid blocking or shall be sheathed on at least one side with a wood structural panel that is fastened to both the top and bottom plate. All cripple walls shall be supported on a continuous foundation. 2022 CRC, Section R602.9.

B-27 **Stud size, height, and spacing** shall conform to 2022 CRC, Table R602.3(5).

B-28 **Provide access to all under-floor spaces**. Access provided through the floor shall be a minimum size of 18 inches by 24 inches. Access provide through the wall shall be a minimum of 16 inches by 24 inches and shall not be located under a door to the residence. 2022 CRC, Section 408.4.

B-29 **Provide adequate ventilation at all under-floor spaces**. 2022 CRC, Section 408.1.

B-30 **Wood framing members** and wood-based products must be foundation grade redwood or treated and marked by an approved agency when required by 2022 CRC, section R317.

B-31 **Foundation plates or sills shall be bolted or anchored to the foundation** with not less than ½ inch diameter steel bolts or approved anchors spaced a minimum of 6 feet on center for one and two story dwellings and a minimum of 4 feet on center for three of more story dwellings. There shall be at least two bolts per plate that start within 12 inches or 7 bolt diameters of the end of the plate. All foundation bolts shall be embedded a minimum of 7 inches into the concrete or masonry. Each bolt shall have a properly sized nut and washer. 2022 CRC, Sections R403.1.6 & R403.1.6.1. **The washers** must be a minimum 3 x 3 inches square and .229 inches thick. A diagonal slot is allowed of a width 3/16 inch larger than the bolt diameter and a maximum 1-3/4 in length, provided a standard cut washer is used between the nut and plate washer. 2022 CRC, Section R602.11.1.

B-32 **Cutting and notching** of exterior walls and bearing partitions shall not be greater than 25 percent of the stud width. Cutting or notching of studs to a depth not greater than 40 percent of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partition. 2022 CRC, Section 602.6 #1.

B-33 **A drilled or bored hole** not greater in diameter than 60 percent of the stud width is permitted in a non-bearing partition or in a wall where the bored stud is doubled provided not more than two such successive studs are bored. A minimum 5/8 inch of wood is required between the bored hole and the edge of the wood. Where the diameter of a bored hole in a stud located in exterior walls or bearing partitions is over 40 percent, such stud shall be doubled and not more than two successive doubled studs shall be so bored. Bored holes cannot be located in the same vicinity as a cut or a notch. 2022 CRC, Section 602.6 #2.

B-34 **Footings** shall be designed so that the allowable bearing capacity of the soil is not exceeded per Table R401.4.1. Where a specific design is not provided, the size of concrete footings supporting walls of light-frame construction shall conform to the requirements of 2022 CRC, Table R403.1. The minimum depth of footings shall be 12 inches below undisturbed ground. 2022 CRC, Section R403.1.4.

B-35 Where **post and beam or girder construction** is used, a **positive connection** shall be provided to ensure against uplift and lateral displacement. 2022 CRC, Section R502.9.

B-36 Where rafters are not parallel with the ceiling joist, rafters shall be tied to an equivalent **rafter tie** that is connected per Table 802.5.2. The rafter ties shall be a minimum of 2 inch by 4 inch. 2022 CRC, Section R802.5.2. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice.

B-37 Provide adequate **ventilation to all attic spaces**. 2022 CRC, Section R806.1

B-38 Provide **fire blocking and draft stopping** in concealed locations of combustible construction in accordance with the 2022 CRC, Sections R302.11 & R302.12.

B-39 **All gypsum board, stucco, plaster, and lath** shall be installed as per 2022 CRC, Chapter 7.

Note: When lath is applied over wood base sheathing, include two layers of grade D paper. 2022 CRC, Section R703.6.3.

B-40 Provide **weather protection** on all exterior walls located above grade that are not constructed of concrete or masonry. 2022 CRC, Section R703.1.

B-41 On graded sites, **the top of any exterior foundation** shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent per foot (1/4 inch per linear foot measured from the gutter to the edge of the footing). Where a gutter is not present, the measurement shall be taken from the crown of road. 2022 CRC, Section R403.1.7.3.

Electrical Code Requirements

E-1 Provide a **grounding electrode** as per 2022 CEC 250.50

E-2 **Grounding conductors** to be provided where installing a branch circuit or feeder supplying a separate building or structure. 2022 CEC 250.32(B).

E-3 Contact **SMUD's Customer Service Department** for service location. Phone 1-888-456-SMUD (7683) or 916-732-6630

E-4 At least **one wall switch-controlled lighting outlet** shall be installed in every habitable room, in bathrooms, hallways, stairways, attached garages, detached garages with electrical power, Attics, under floor spaces, utility rooms, basements used for storage or having equipment that requires servicing, and at outdoor entrances or exits. 2022 CEC 210.70.

E-5 Dwellings with direct grade level access shall have at least one **receptacle outlet at grade level at the front and back of the dwelling**. All 125 volt, 15 and 20 amp, receptacles installed outdoors with direct grade level access shall be GFCI protected. All receptacles installed outdoors in wet or damp locations shall be in a weatherproof enclosure as per 2022 CEC 210.52(E), 210.8(A)(3), & 406.9.

E-6 At least one receptacle outlet, in addition to any provided for specific equipment, shall be installed **in each basement, in each attached garage**, and in each detached garage or accessory building with electric power. These outlets are to be GFCI protected. 2022 CEC 210.52(G).

E-7 **Provide GFCI protection to all 125 volt, 15 amp and 20 amp receptacles installed in bathrooms, garages**, outdoors, crawlspaces at or below grade, unfinished basements, receptacles to serve countertop surfaces installed in kitchens, and receptacles within 6 feet of a sink, or shower/tub and laundry areas. 2022 CEC 210.8(A).

E-8 ***ARC*–fault circuit interrupter** protection is required in dwellings for all 120 volt single phase 15 and 20 amp branch circuits specified in 2022 CEC 210.12.

E-9 **Receptacle outlets shall be spaced not more than** 12 feet apart and a maximum of 6 feet from the ends of walls or openings. Receptacle outlets are also required in walls 2 feet or greater. 2022 CEC 210.52(A).

E-10 **Provide two or more 20 amp small appliance branch circuits** evenly proportioned in the kitchen, pantry, breakfast room, dining room, or similar area. Such circuits shall have no other outlets. 2022 CEC 210.52(B).

Note: One additional 20 amp branch circuit shall be provided to supply the laundry receptacle outlet(s). This circuit shall have no other outlets. 2022CEC 210.11(C)(2).

E-11 **Provide fuses or approved circuit breakers** at air conditioning units and heat pumps as per 2022 CEC 440. (Do not exceed maximum fuse requirements or minimum on equipment specification plate).

E-12 An **equipment grounding conductor** is required with all branch circuits and feeders supplying a separate building or structure. 2022 CEC 250.32(B).

E-13 Provide an **intersystem bonding termination means** that includes provisions for connecting three grounding or bonding conductors for communications systems using a #6 copper conductor. 2022 CEC 250.94,

E-14 **Equipment grounding conductors** to be provided for grounding means and effective ground-fault path by performing both grounding and bonding functions. 2022 CEC 250.118

E-15 **Equipment bonding jumpers** that connect grounding terminals of receptacles to a grounded metal box must be sized according to Table 250.122 using the rating of the overcurrent device, fuse, or circuit breaker for the circuit. 2022 CEC 250.146.

E-16 **Device or equipment fill in a junction box** to be calculated using twice the wire size volume if the device is wider than 2 inches. 2022 CEC 314.16(B)(4).

E-17 **Lighting junction boxes** to be designed for the purpose and listed with the capacity of holding 50 pounds. It must be marked for the purpose of holding luminaries. 2022 CEC 314.27(A).

E-18 **Armored clad cable (AC)** is acceptable for branch circuits and feeders. 2022 CEC 320.10(1).

E-19 **Metal clad cable (MC) is permitted for wet locations** if meeting the conditions of 2022 CEC 330.10(A)(11).

E-20 **Flexible metal conduit** is not permitted for use in wet locations, regardless of any conditions. 2022 CEC 348.12(1).

E-21 **Flexible metal conduit and liquid tight flexible metal conduit** may be fished within walls or concealed spaces without the need for support. 2022 CEC 348.30(A).

E-22 An **equipment disconnecting means that is not within sight of the equipment** it serves is required to be capable of being locked open (off position) and have a means for adding a lock that must remain with the equipment whether the lock is installed or not. This is a special device that connects to the breaker. 2022 CEC 110.25.

E-23 **Receptacles in wet locations.** 125 volt and 250 volt are required to be listed weather-resistant type. 2022 CEC 406.9(A) & (B).

E-24 **Tamper-resistant receptacles** in dwelling to be installed in areas specified by 210.52 shall be listed tamper-resistant type. 2022 CEC 406.12.

E-25 All **luminaires and lamp holders shall be listed**. 2022 CEC 410.6.

E-26 **Those luminaries allowed in clothes closets** by 2022 CEC 410.16(A) shall be installed per the requirements of 2022 CEC 410.16(C)

E-27 The **disconnecting means for pool and spa or hot tub** shall simultaneously open all ungrounded conductors. It shall be further than 5 feet from the water's edge. 2022 CEC 680.12.

E-28 **Receptacles shall be greater than 6 feet from the water edge of the pool,** fountain, spa, or similar installation. It shall be GFCI protected. 2022 CEC 680.22, 680.34, and 680.43.

E-30 **GFCI protection is required for all pool pump motors** for either 125 volt or 240 volt. 2022 CEC 680.21(C).

E-31 **Equipotential bonding** will be required around pool areas. A conductor sized at a minimum of #8 copper shall be used. 2022 CEC 680.26.

E-32 **Pumps for portable pools** shall have an integral GFCI protected cord within 12 inches of the attachment plug. All 125 volt, 15- and 20-amp receptacles within 20 feet of a pool shall be GFCI protected. 2022 CEC 680.31 & 680.32.

E-33 **Hydro massage bathtubs** and their associated equipment must be supplied by at least one separate individual circuit. 2022 CEC 680.71.

Plumbing Code Requirements

P-1 Provide an **approved dishwasher air gap fitting** as per 2022 CPC, Section 807.3.

P-2 Potable water outlets with hose attachments, other than water heater drains, boiler drains, and clothes washer connectors, shall be protected by a listed non-removable hose bib type backflow preventor or a listed atmospheric vacuum breaker as per 2022 CPC, Section 603.5.7.

P-3 **Joints.** Where a fixture comes in contact with the wall or floor, the joint between the fixture and the wall or floor shall be made watertight. 2022 CPC, Section 402.2

P-4 No **underfloor cleanout** shall be located more than 5 feet from an access door, trap door, or crawl hole. 2022 CPC, Section 707.9.

P-5 **Gas Water heaters located in residential garages or adjacent spaces** open to the garage that are not part of the living space shall be installed so that the pilots, burners, and burner-igniter devices are at least 18 inches above the floor unless listed as flammable vapor ignition resistant. 2022 CPC, Section 507.13.

P-6 **Fuel burning water heaters** shall be installed per 2022 CPC, Section 506.0, for combustion air.

P-7 **Water heaters that depend on the combustion** of fuel for heat shall not be installed in bedrooms or bathrooms unless installed in an approved closet or direct vent type per 2022 CPC, Section 504.1.

P-8 **Listed water heaters shall be installed in** accordance with their listing and the manufactures' instructions. **Unlisted water heaters** shall be installed with a clearance of 12" on all sides and rear. 2022 CPC, Section 504.3.1 & 504.3.2.

P-9 Any water system containing **storage water heating equipment** shall be provided with an approved, listed, and adequately sized combination pressure and temperature relief valve. 2022 CPC, Section 608.3.

P-10 **Relief valves located inside a building** shall be provided with a drain of galvanized steel, hard drawn copper piping and fittings, CPVC, or listed valve drain. The drain shall extend from the valve to the outside of the building with the end of the pipe not more than 2 feet nor less than 6 inches above the ground and pointing downward. 2022 CPC, Section 608.5.

Note: No part of such drainpipe shall be trapped, and the terminal end of the drainpipe shall not be threaded.

P-11 **Water heaters shall be anchored or strapped** to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of 4 inches shall be maintained above the controls with the strapping. 2022 CPC, Section 507.2.

P-12 **Gas utilization equipment** connected to a piping system shall have an accessible approved **manual shut off valve** with a non-displaceable valve member, or a listed gas convenience outlet installed within 6' of the equipment it serves. Shut off valves serving decorative gas appliances shall be permitted to be installed in fireplaces if listed for such use. 2022 CPC, Section 1212.6.

P-13 **Showers and tub-shower combinations** in all buildings shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. 2022 CPC, Section 408.3.

Mechanical Code Requirements

M-1 **Domestic clothes dryer moisture exhaust ducts** shall terminate on the outside of the building and shall be equipped with a back-draft damper. Sheet metal screws or other fasteners that will obstruct the flow shall not be used. Unless otherwise permitted or required by the dryer manufacturer's installation instructions and by the building official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet including two 90° elbows. Two feet shall be deducted for each 90° elbow in excess of two. 2022 CMC, Section 504.4.

M-2 **Make up air.** When a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches for makeup air shall be provided in the door or by other approved means. 2022 CMC, Section 504.4.1.

M-3 **Installation of a Listed Cooking Appliance or Microwave Oven above a Listed Cooking Appliance.** The installation of a listed cooking appliance or microwave oven over a listed cooking appliance shall conform to the conditions of the upper appliance's listing and the manufacturers' installation instructions. 2022 CMC, Section 921.4

M-4 **Domestic range vents.** Ducts for domestic kitchen downdraft grill-range ventilation shall be installed as per 2022 CMC, Section 504.2.

M-5 **Fuel burning equipment** shall be assured a sufficient supply of combustion air as per Chapter 7, 2022 CMC.

M-6 **Warm air furnaces shall not be installed** in a room used or designed to be used as a bedroom or bathroom unless direct vent type or installed in an approved closet enclosure per 2022 CMC, Section 904.1.

M-7 **Attic furnace.** The distance from the passageway access to the furnace shall not exceed 20 feet measured along the center line of the passageway. The passageway shall be unobstructed and shall have continuous solid flooring not less than 24 inches wide from the entrance opening to the furnace. A level working platform not less than 30 inches in depth and width shall be provided in front of the entire fire box side of the warm air furnace. If the furnace temperature limit control, air filter, fuel control valve, vent collar, or air handling unit is not serviceable from the fire box side of the furnace, a continuous floor not less than 24 inches in width shall be provided from the platform in front of the fire box side of the furnace to and in front of this equipment. A permanent electric outlet and lighting fixture controlled by a switch located at the required passageway opening shall be provided at or near the furnace. 2022 CMC, Section 304.4.

M-8 **Vent termination**. Gas vents with listed vent caps 12 inches in size or smaller shall be permitted to be terminated in accordance with Table 802.6.2, provided they are located at least 8 feet from the vertical wall or similar obstruction. All other gas vents shall terminate not less than 2 feet above the highest point where they pass through the roof and at least 2 feet higher than any portion of a building within 10 feet. 2022 CMC, Section 802.6.2.

Note: Single wall metal pipe shall not originate in an unoccupied attic or concealed space and shall not pass through any attic, inside wall, concealed space, or floor. 2019 CMC, Section 802.7.3.2.

M-9 **Approval of Equipment.** Listed and unlisted equipment shall comply with the 2022 CMC, Section 301.2.

M-10 **Ignition source.** Heating and cooling equipment located in a garage that generates a glow, spark, or flame capable of igniting flammable vapors shall be installed with sources of ignition at least 18 inches above the floor level. 2022 CMC, Section 305.

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

RESIDENTIAL CODE REQUIRMENTS

SHEET TITLE:

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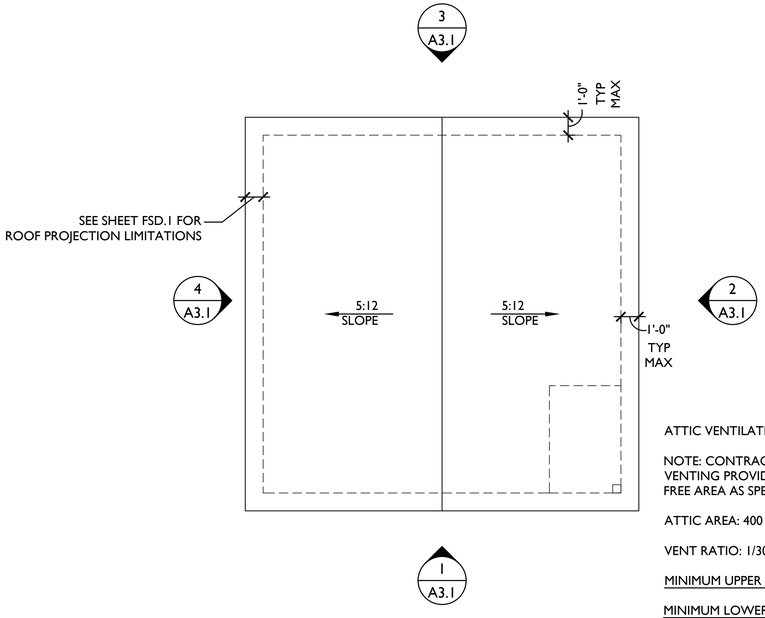


ATTIC VENTILATION:

NOTE: CONTRACTOR SHALL VERIFY THAT INSTALLED VENTING PROVIDES THE MINIMUM REQUIRED NET FREE AREA AS SPECIFIED BELOW:

ATTIC AREA: 400 SQ FT

VENT RATIO: 1/300

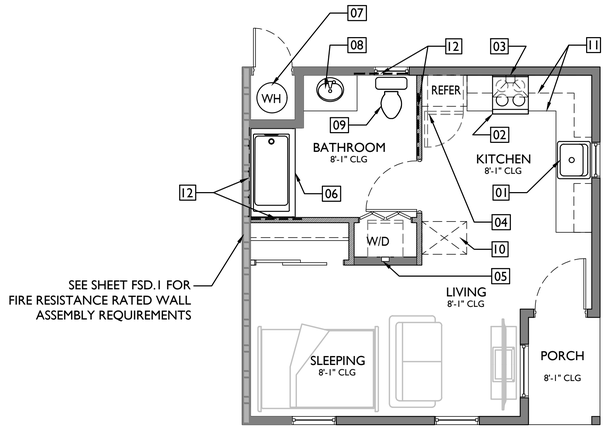
MINIMUM UPPER VENTING REQUIRED: 96 SQ. INCHES

MINIMUM LOWER VENTING REQUIRED: 96 SQ. INCHES

MINIMUM TOTAL VENTING REQUIRED: 192 SQ. INCHES

0' 1' 5' 10'
1/4" = 1'-0"

3 A2.1 ROOF PLAN
SCALE: 1/4" = 1'-0"



0' 1' 5' 10'
1/4" = 1'-0"

1 A2.1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN KEYNOTES

01 KITCHEN SINK [CPC TABLE 422.1]

02 ELECTRIC COOK TOP OR RANGE OVEN

03 LOCAL EXHAUST VENTILATION HOOD, MIN. 100 CFM

04 REFRIGERATOR

05 AUTOMATIC CLOTHES WASHER CONNECTION [CPC TABLE 422.1]

06 SHOWER OR TUB/SHOWER COMBINATION: FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [CRC R307.2]

07 ELECTRIC WATER HEATER, SPECIFICATIONS PER ENERGY DOCUMENTATION

08 LAVATORY SINK [CPC TABLE 422.1]

09 TOILET [CPC TABLE 422.1]

10 ATTIC ACCESS: PROVIDE 22"X30" OPENING OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT. LOCATION APPROXIMATE, VERIFY/COORDINATE WITH CEILING FRAMING. [R807.1]

11 KITCHEN CABINET LAYOUT BY OWNER/CONTRACTOR

12 SOLID BLOCKING REINFORCEMENT FOR GRAB BARS PER [CRC R327.1.1]

ENERGY COMPLIANCE REQUIREMENTS

BUILDING ENVELOPE INSULATION R-VALUES

EXTERIOR WALLS	R-21
ATTIC ROOF	R-4
CEILING (BELOW ATTIC)	R-30

ATTIC ROOF

ROOF REFLECTANCE	0.2
ROOF EMITTANCE	0.75
RADIANT BARRIER	NO
COOL ROOF	YES

WINDOW/ GLAZING VALUES

U-FACTOR	0.3
SHGC	0.23

SPACE CONDITIONING SYSTEMS

SYSTEM TYPE	SPLIT HEAT PUMP
SEER/EER	14/11.7
HSPF	8
DUCT INSUL. R-VALUE (CENTRAL DUCTED SYSTEMS ONLY)	R-8

INDOOR AIR QUALITY (IAQ) FAN

AIRFLOW	44 CFM

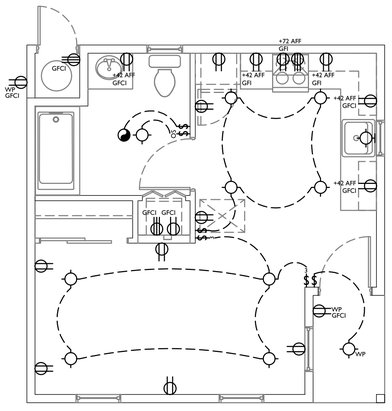
WATER HEATER EFFICIENCY TYPE NEEA HEAT PUMP

PV SYSTEM REQUIRMENTS

STANDARD DESIGN PV CAPACITY	2.06 kWdc

REQUIRED HERS VERIFICATIONS

QUALITY INSULATION INSTALLATION (QII)
INDOOR AIR QUALITY VENTILATION
KITCHEN RANGE HOOD
MINIMUM AIRFLOW
VERIFIED REFRIGERANT CHARGE
FAN EFFICACY WATTS/CFM
VERIFIED HSPF2
VERIFIED HEAT PUMP RATED HEATING CAPACITY
DUCT LEAKAGE TESTING



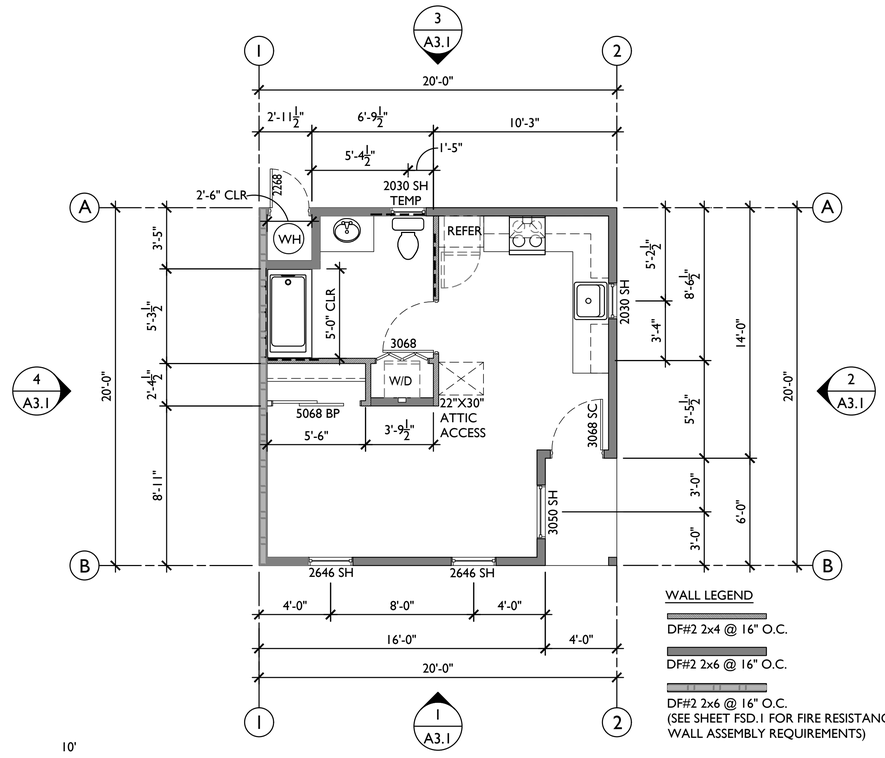
ELECTRICAL SYMBOLS

- EXHAUST VENT, VENT TO EXTERIOR
- 220V RECEPTACLE (GROUND FAULT INTERRUPTER)
- CEILING MOUNTED FIXTURE (HIGH EFFICACY)
- WALL MOUNTED FIXTURE (HIGH EFFICACY)
- DUPLEX WALL RECEPTACLE (ARC FAULT PROTECTED)
- GFCI DUPLEX WALL RECEPTACLE (GROUND FAULT INTERRUPTER)
- WP GFCI DUPLEX WALL RECEPTACLE EXTERIOR WEATHER PROOF (GROUND FAULT INTERRUPTER)
- WALL SWITCH
- OS WALL SWITCH (OCCUPANCY SENSOR)
- 3 WALL SWITCH (3-WAY)

NOTE; MAIN PANEL BOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS [CEC 150.0(s)(3)]

0' 1' 5' 10'
1/4" = 1'-0"

4 A2.1 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND

DF#2 2x4 @ 16" O.C.

DF#2 2x6 @ 16" O.C.

DF#2 2x6 @ 16" O.C.
(SEE SHEET FSD.1 FOR FIRE RESISTANCE RATED WALL ASSEMBLY REQUIREMENTS)

0' 1' 5' 10'
1/4" = 1'-0"

2 A2.1 DIMENSIONED FLOOR PLAN
SCALE: 1/4" = 1'-0"

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

SHEET TITLE: FLOOR PLANS, ROOF PLAN, ELECTRICAL PLAN

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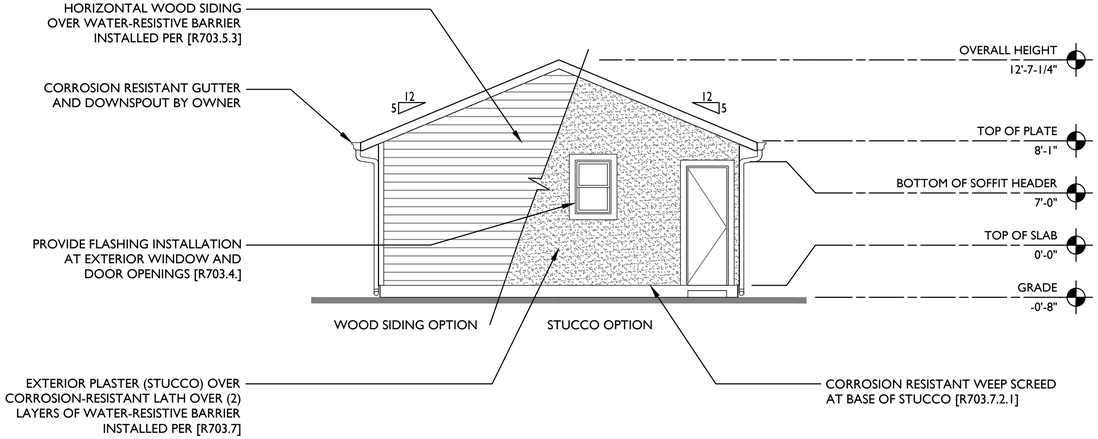
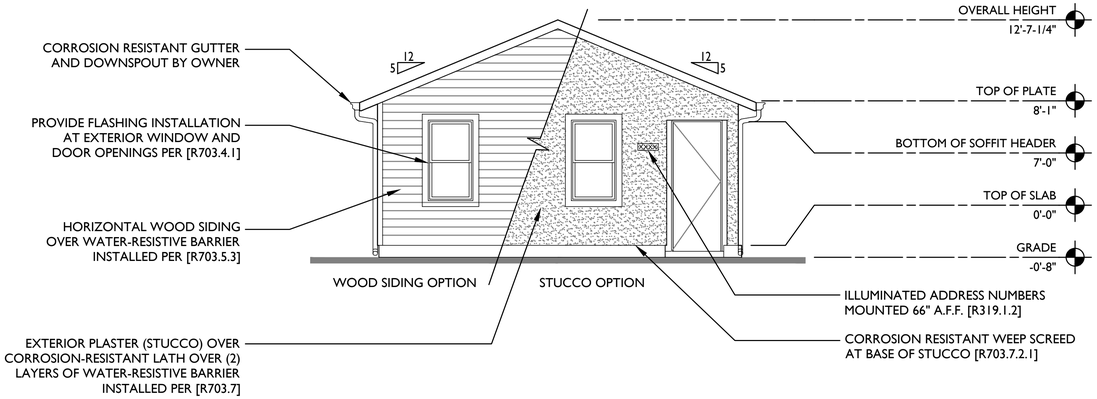
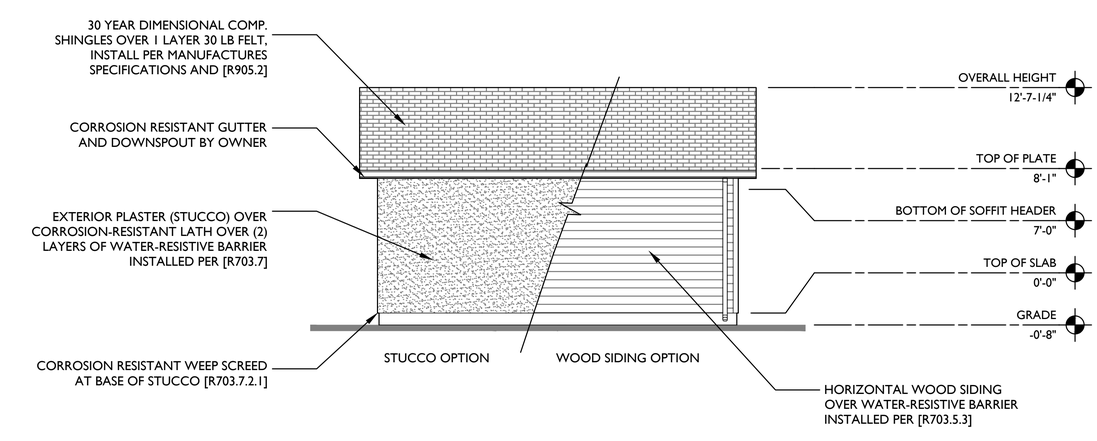


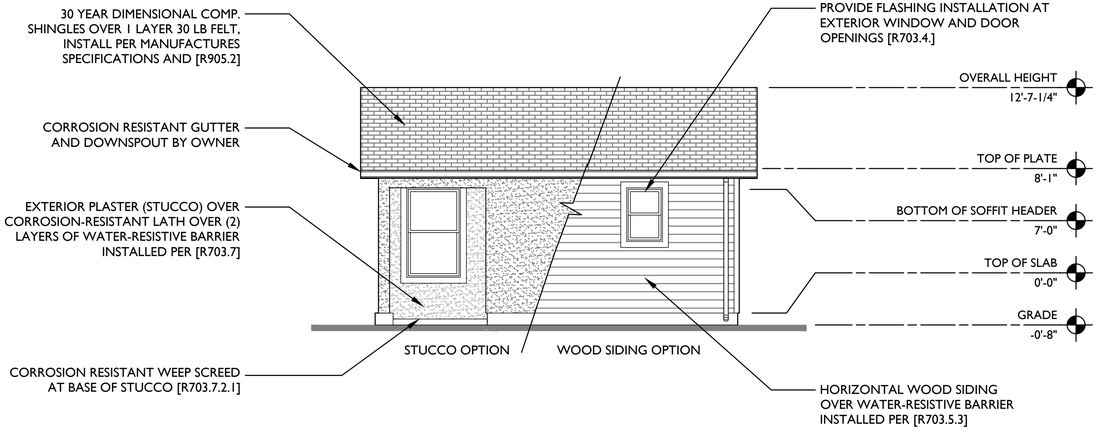
3 A3.1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 A3.1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 A3.1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 A3.1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

SHEET TITLE: ELEVATIONS

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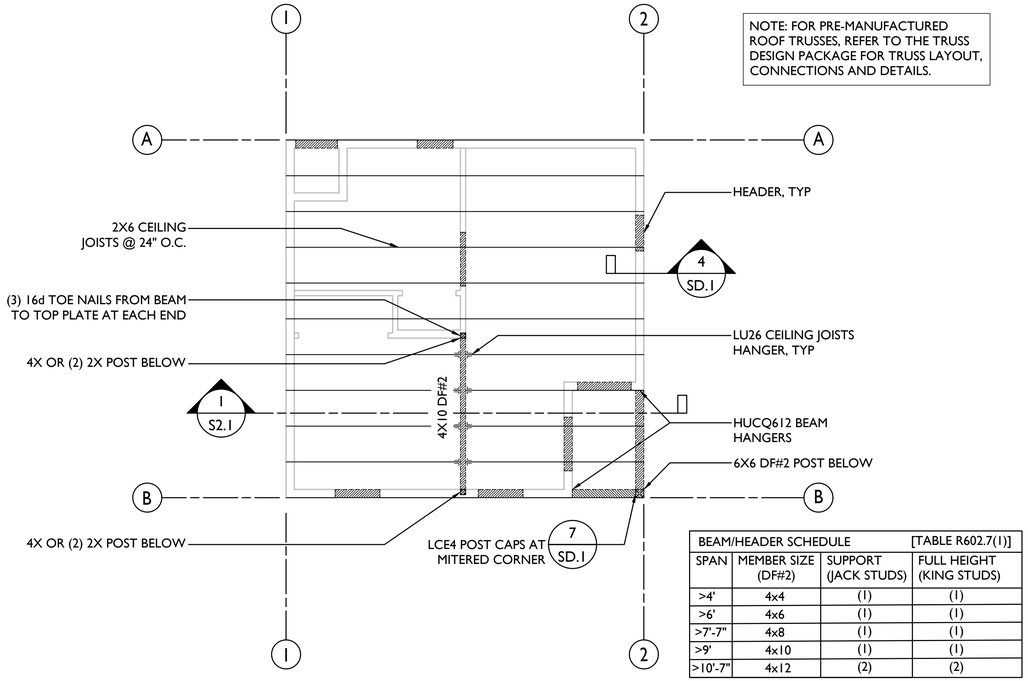
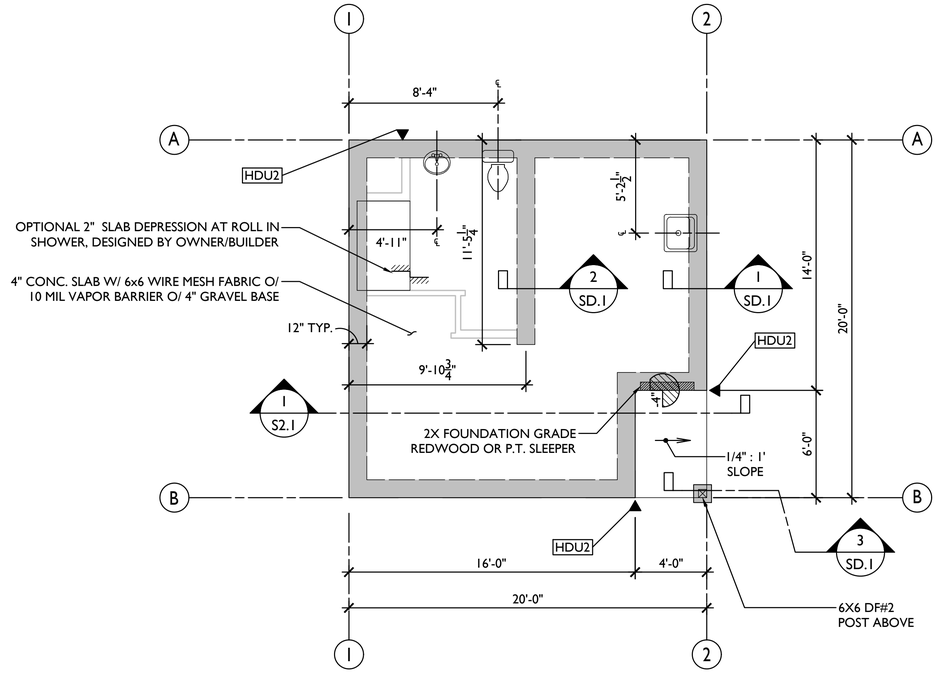


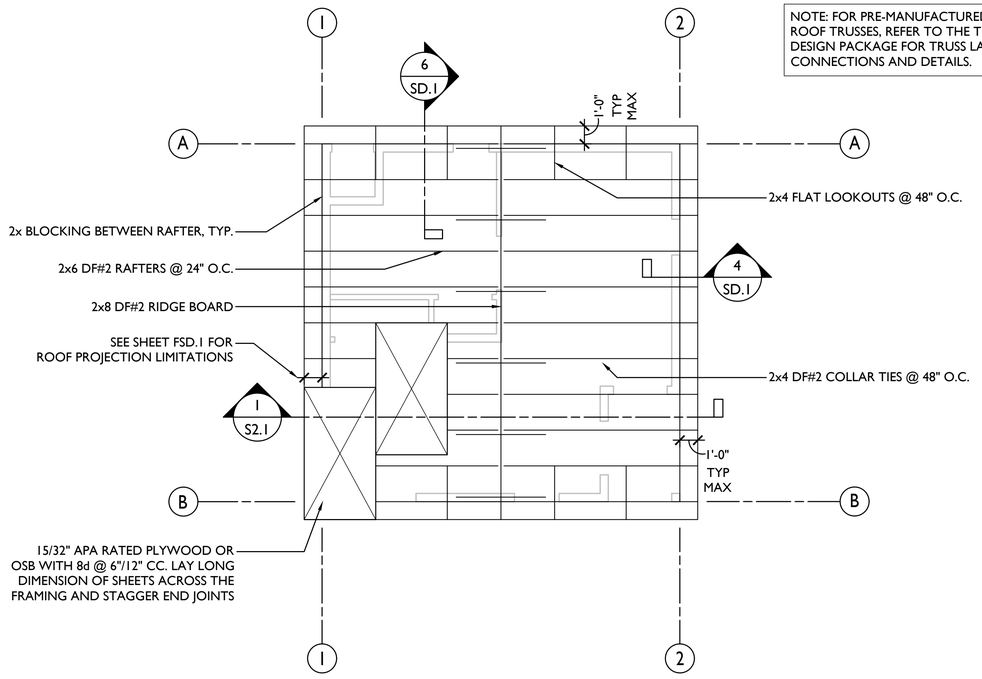
BEAM/HEADER SCHEDULE			[TABLE R602.7(1)]
SPAN	MEMBER SIZE (DF#2)	SUPPORT (JACK STUDS)	FULL HEIGHT (KING STUDS)
>4'	4x4	(1)	(1)
>6'	4x6	(1)	(1)
>7'-7"	4x8	(1)	(1)
>9'	4x10	(1)	(1)
>10'-7"	4x12	(2)	(2)

3 S1.1 CEILING FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 S1.1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE: FOR PRE-MANUFACTURED ROOF TRUSSES, REFER TO THE TRUSS DESIGN PACKAGE FOR TRUSS LAYOUT, CONNECTIONS AND DETAILS.

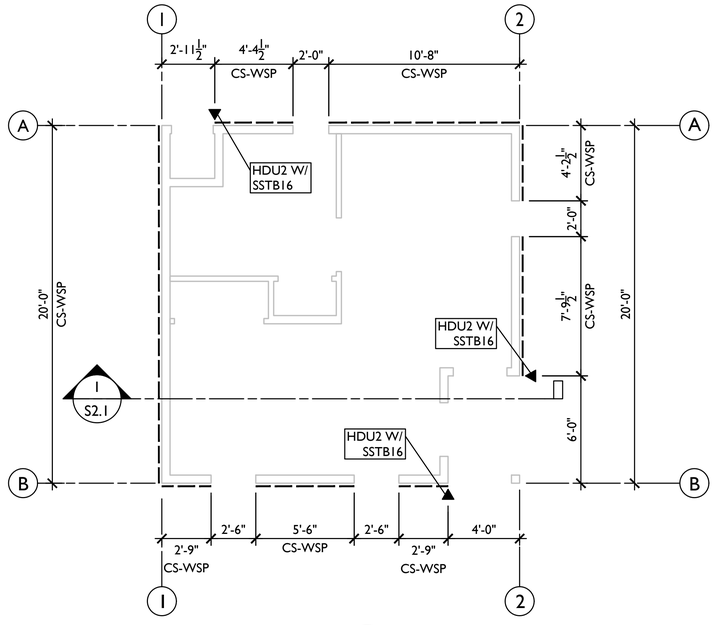


4 S1.1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

HOLDOWN SCHEDULE					
SYMBOL	HOLDOWN ID	CAPACITY (LBS)	MINIMUM FRAMING MEMBER	ANCHOR BOLT	EMBEDMENT
▼	HDU2*	1,810	DBL 2x	SSTB16	12-5/8"

* OTHER LISTED DEVICE WITH MIN. CAPACITY OF 1,800 LB MAY BE UTILIZED

BRACE WALL SCHEDULE			
METHOD	MINIMUM PANEL THICKNESS	NAILING	
		EDGE	FIELD
CS-WSP (CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL)	3/8" OSB	8d @ 6" O.C.	8d @ 12" O.C.



2 S1.1 BRACE WALL PLAN
SCALE: 1/4" = 1'-0"

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

FOUNDATION, WALL AND ROOF/CEILING FRAMING PLANS

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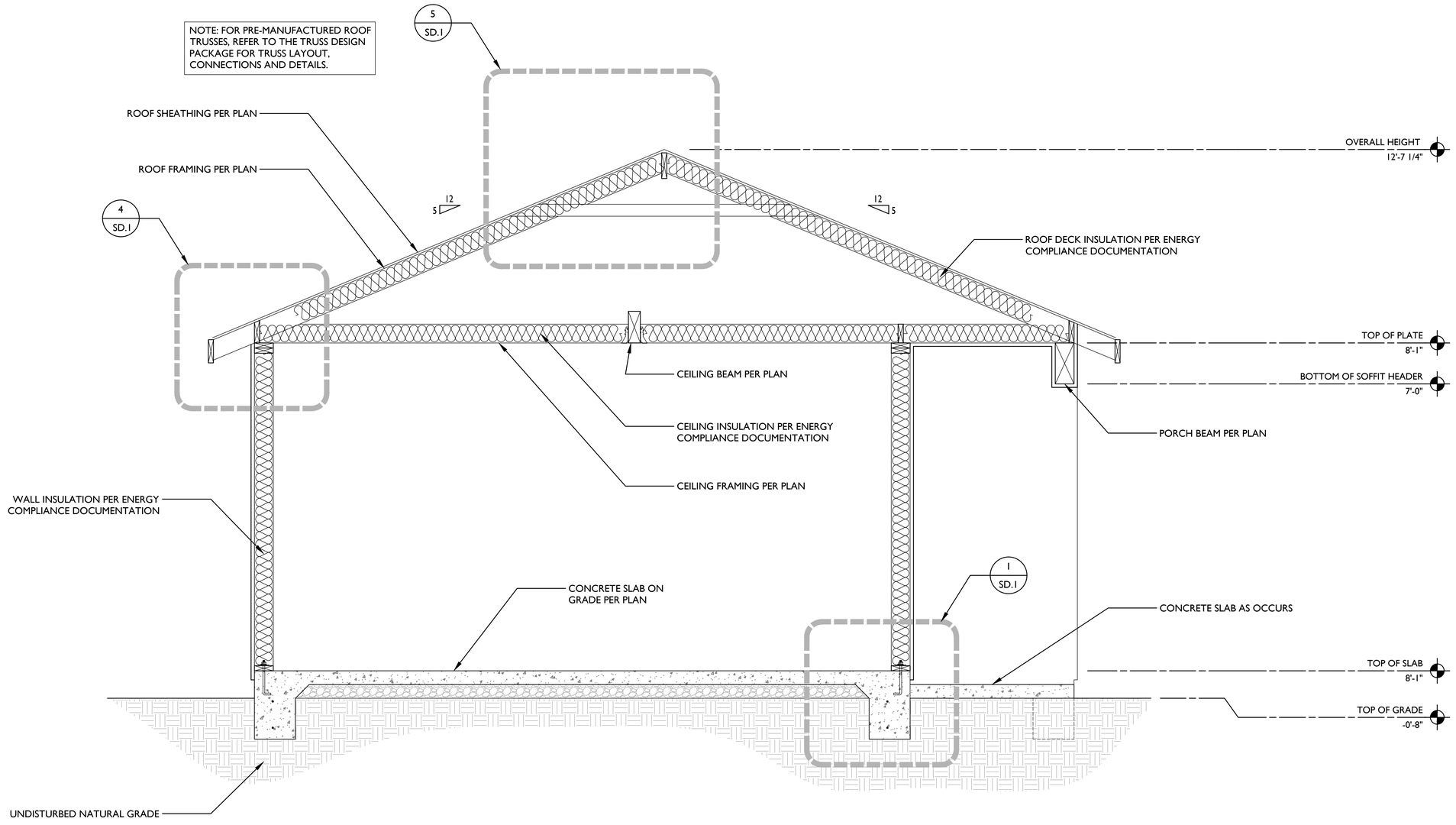

1 / S2.1 STRUCTURAL SECTION
SCALE: 3/4" = 1'-0"

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

STRUCTURAL SECTION

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TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
	Blocking between rafters or truss not at the wall top plates, to rafter or truss	2-8d common (2½" × 0.131"); or 2-3" × 0.131" nails	Each end toe nail
		2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	End nail
	Flat blocking to truss and web filler	16d common (3½" × 0.162"); or 3" × 0.131" nails	6" o.c. face nail
2	Ceiling joists to top plate	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Section R802.5.2 and Table R802.5.2(1)]	4-10d box (3" × 0.128"); or 3-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) [see Section R802.5.2 and Table R802.5.2(1)]	Table R802.5.2(1)	Face nail
5	Collar tie to rafter, face nail	4-10d box (3" × 0.128"); or 3-10d common (3" x 0.148"); or 4-3" × 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
		And: 2-20d common (4" × 0.192"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Face nail at ends and at each splice
29	Ledger strip supporting joists or rafters	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	At each joist or rafter, face nail
30	Bridging or blocking to joist, rafter or truss	2-10d box (3" × 0.128"); or 2-8d common (2½" × 0.131"); or 2-3" × 0.131" nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS: Edges[e] (inches)	SPACING OF FASTENERS: Intermediate supports[c, e][inches]
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3)] for wood structural panel exterior wall sheathing to wall framing]			
31	3/8" – 1/2"	6d common or deformed (2" × 0.113"× 0.266" head); or 2½" × 0.113" × 0.266" head nail (subfloor, wall)[f]	6	6[f]
		8d common (2½" × 0.131") nail (roof); or RSRS-01 (2⅜" × 0.113") nail (roof)[h]	6	6[f]
		8d common (2-2½" × 0.131") nail (subfloor, wall)	6	12
32	19/32" – 3/4"	8d common (2½" × 0.131") nail (roof); or RSRS-01: (2⅜" × 0.113") nail (roof)[h]	6	6[f]
		Deformed 2⅜" × 0.113" × 0.266" head (wall or subfloor)	6	12
33	7/8" – 1 1/4"	10d common (3" × 0.148") nail; or (2½" x 0.131 x 0.281" head) deformed nail	6	12
	Other wall sheathing[g]			
34	1/2" structural cellulosic fiberboard sheathing	1½" × 0.120" galvanized roofing nail,7/16" head diameter; or 1¼" long 16 ga. staple with 7/16" or 1" crown	3	6
35	25/32" structural cellulosic fiberboard sheathing	1¾" × 0.120" galvanized roofing nail,7/16" head diameter; or 1¼" long 16 ga. staple with 7/16" or 1" crown	3	6
36	½" gypsum sheathing[d]	1½" × 0.120" galvanized roofing nail,7/16" head diameter, or 1¼"long 16 ga.; staple galvanized, 1½" long; 7/16", or 1"crown or 1¼" screws, Type W or S	7	7
37	⅝" gypsum sheathing[d]	1¾" × 0.120" galvanized roofing nail,7/16" head diameter, or 1¼" long 16 ga.; staple galvanized, 1½" long; 7/16", or 1"crown or 1¼" screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
38	¾" and less	Deformed (2" × 0.113") or Deformed (2" × 0.120") nail; or 8d common (2½" × 0.131") nail	6	12
39	⅞" – 1"	8d common (2½" × 0.131") nail; or Deformed (2" x 0.113"); or Deformed (2½" × 0.120") nail	6	12
40	1⅛" – 1¼"	10d common (3" × 0.148") nail; or Deformed (2" × 0.113")or Deformed (2½" × 0.120") nail	6	12

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d box (3½" × 0.135"); or 3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3½" × 0.162")	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
		16d common (3½" × 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with ½" spacer)	16d common (3½" × 0.162")	16" o.c. each edge face nail
		16d box (3½" × 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2½" × 0.113"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128")	Toe nail
12	Adjacent full-height stud to end of header	4-16d box (3½" × 0.135"); or 3-16d common (3½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	End nail
13	Top plate to top plate	16d common (3½" × 0.162")	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails	12" o.c. face nail
14	Double top plate splice	8-16d common (3½" × 0.162"); or 12-16d box (3½" × 0.135"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)
		16d common (3½" × 0.162")	16" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3½" × 0.135"); or 3" × 0.131" nails	12" o.c. face nail
	Roof		
16	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 4-3" × 0.131" nails	16" o.c. face nail
17	Top or bottom plate to stud	4-8d box (2½" × 0.113"); or 3-16d box (3½" × 0.135"); or 4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails	Toe nail
		3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	End nail
18	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or 2-16d common (3½" × 0.162"); or 3-3" × 0.131" nails	Face nail
19	1" brace to each stud and plate	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples 1⅞"	Face nail
20	1" × 6" sheathing to each bearing	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1⅞" long	Face nail
21	1" × 8" and wider sheathing to each bearing	3-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 staples, 1" crown, 16 ga., 1⅞" long	Face nail
		Wider than 1" × 8" 4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 4 staples, 1" crown, 16 ga., 1⅞" long	
	Floor		
22	Joist to sill, top plate or girder	4-8d box (2½" × 0.113"); or 3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails	Toe nail
		8d box (2½" × 0.113")	4" o.c. toe nail
23	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails	6" o.c. toe nail
24	1" × 6" subfloor or less to each joist	3-8d box (2½" × 0.113"); or 2-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128"); or 2 staples, 1" crown, 16 ga., 1⅞" long	Face nail
25	2" subfloor to joist or girder	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	Blind and face nail
26	2" planks (plank & beam—floor & roof)	3-16d box (3½" × 0.135"); or 2-16d common (3½" × 0.162")	At each bearing, face nail
27	Band or rim joist to joist	3-16d common (3½" × 0.162"); or 4-10 box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" × 14 ga. staples,7/16" crown	End nail
28	Built-up girders and beams, 2-inch lumber layers	20d common (4" × 0.192"); or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
		10d box (3" × 0.128"); or 3" × 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite sides

FRAMING NOTES:

1. FIRE BLOCKING SHALL BE PROVIDED IN ALL CONCEALED SPACES.
2. ALL FRAMING MEMBERS TO BE A MINIMUM GRADE OF DOUGLAS FIR #2, U.N.O.
3. ALL DOORS TO BE CENTERED WITHIN ADJACENT WALLS, OR DOOR JAMB TO BE FRAMING AT 3" U.N.O.
2. DIMENSIONS SHOWN ARE FROM FACE OF STUD U.N.O. DIMENSIONS NOTED AS "CLR" ARE TO BE PRECISELY MAINTAINED.
3. FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED DOUGLAS FIR #2 MINIMUM, U.N.O.
4. PROVIDE RESTRAINT AT ENDS OF ALL MEMBERS TO PREVENT ROTATION.
5. ALL WOOD EXPOSED TO WEATHER TO BE NATURALLY DURABLE OR PRESSURE TREATED.
6. ALL NAILS & HARDWARE EXPOSED WEATHER SHALL BE HOT-DIP GALVANIZED STEEL (PER ASTM A153 OR A653), MECHANICALLY-COATED GALVANIZED STEEL (PER ASTM B695), OR STAINLESS STEEL.

FOUNDATION NOTES

FASTENERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL

MATERIAL SPECIFICATIONS

FOUNDATION CONCRETE	2500 psi
SLAB	2500 PSI
REINFORCEMENT STEEL	ASTM A615 GR60
FOUNDATION ANCHOR BOLTS	ASTM A307

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

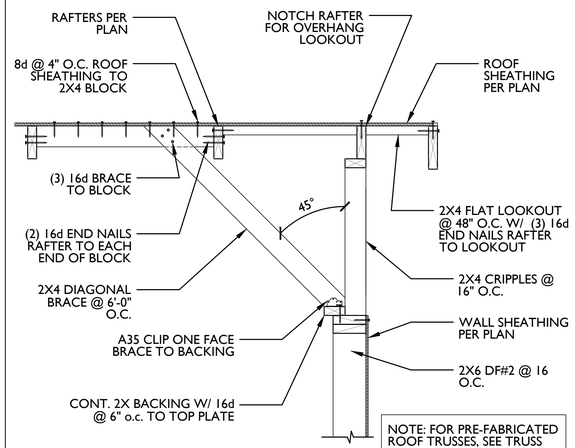
STRUCTURAL NOTES

Revisions:
1 --
2 --
3 --
4 --
5 --

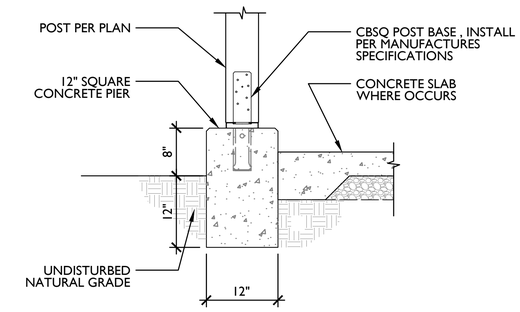
File:
Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

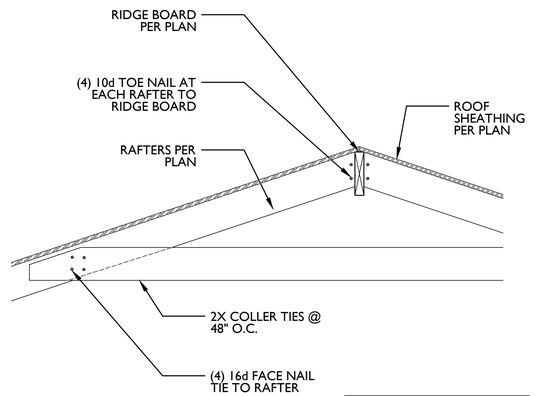
SN.1



6 SD.1 TYPICAL GABLE END
SCALE: 1" = 1'-0"



3 SD.1 PORCH POST FOOTING
SCALE: SD.1



5 SD.1 TYPICAL RIDGE
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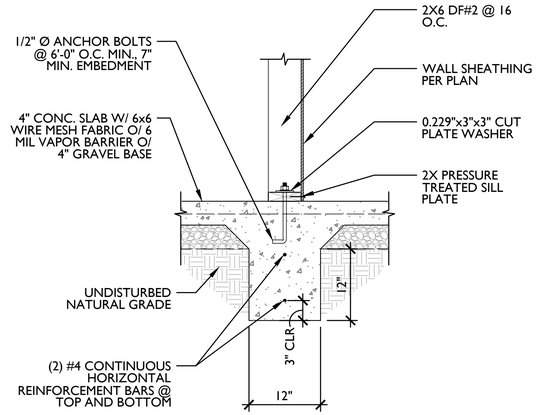
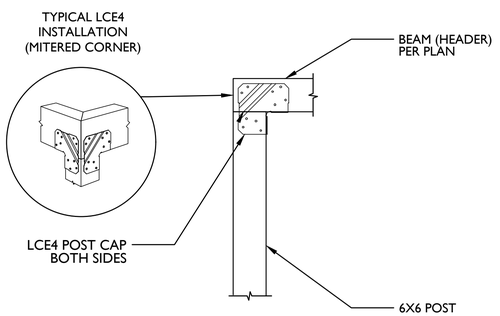


2 SD.1 INTERIOR FOOTING DETAIL
SCALE: 1" = 1'-0"



7 SD.1 PORCH POST BEAM CONNECTION
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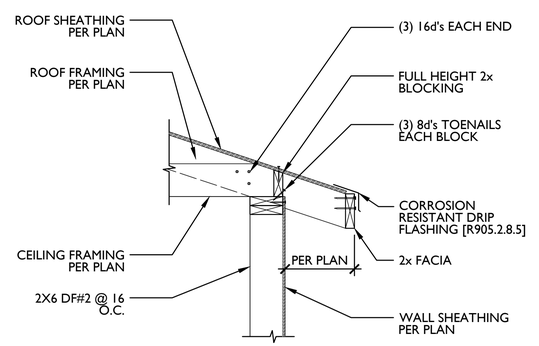
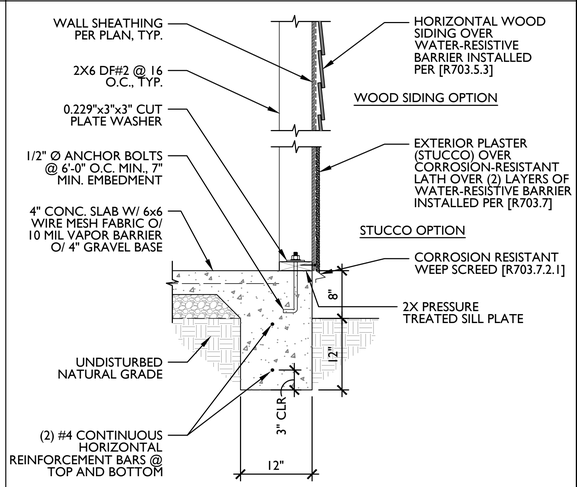


4 SD.1 TYPICAL EAVE DETAIL
SCALE: 1" = 1'-0"



1 SD.1 PERIMETER FOOTING DETAIL
SCALE: 1" = 1'-0"

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

STRUCTURAL DETAILS

Revisions:
1 --
2 --
3 --
4 --
5 --

File:
Drawn By: JCE
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SD.1

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to piecing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

*Exceptions may apply.

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

ENERGY COMPLIANCE DOCUMENTATION

Revisions:
1 --
2 --
3 --
4 --
5 --

File:
Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

EN.1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (Studio) **Calculation Date/Time:** 2023-01-03T09:59:55-08:00 **(Page 1 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** 26650-sacramento-ADU (studio).ribd22x

GENERAL INFORMATION					
01	**Project Name**	ADU (Studio)			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	_			
04	**City**	Sacramento	05	**Standards Version**	2022
06	**Zip code**	95811	07	**Software Version**	CBECC-Res 2022.2.0
08	**Climate Zone**	12	09	**Front Orientation (deg/ Cardinal)**	All orientations
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	1
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft²)**	367	19	**Glazing Percentage (%)**	13.50%
20	**ADU Bedroom Count**	n/a			

COMPLIANCE RESULTS	
01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (Studio) **Calculation Date/Time:** 2023-01-03T09:59:55-08:00 **(Page 2 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** 26650-sacramento-ADU (studio).ribd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	37.2	30.6	32			
Proposed Design						
North Facing	35.8	29.7	31.4	1.4	0.9	0.6
East Facing	35.8	29.1	31.1	1.4	1.5	0.9
South Facing	35.5	28.5	30.7	1.7	2.1	1.3
West Facing	35.7	29.7	31.5	1.5	0.9	0.5
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 1.70 kWdc
- Proposed PV Capacity Scaling: North (1.70 kWdc) East (1.70 kWdc) South (1.70 kWdc) West (1.70 kWdc)

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Project Name: ADU (Studio) **Calculation Date/Time:** 2023-01-03T09:59:55-08:00 **(Page 3 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** 26650-sacramento-ADU (studio).ribd22x

ENERGY USE SUMMARY						
Energy Use	**Standard Design Source Energy (EDR1) (kBtu/ft² -yr)**	**Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)**	**Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)**	**Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)**	**Compliance Margin (EDR1)**	**Compliance Margin (EDR2)**
Space Heating	3.11	21.18	3.09	23.64	0.02	-2.46
Space Cooling	2.07	48.87	2.31	57.61	-0.24	-8.74
IAQ Ventilation	0.54	5.82	0.54	5.82	0	0
Water Heating	5.98	62.64	4.48	46.99	1.5	15.65
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	**11.7**	**138.51**	**10.42**	**134.06**	**1.28**	**4.45**
Space Heating	3.11	21.18	3.16	23.99	-0.05	-2.81
Space Cooling	2.07	48.87	2.21	54.74	-0.14	-5.87
IAQ Ventilation	0.54	5.82	0.54	5.82	0	0
Water Heating	5.98	62.64	4.48	46.99	1.5	15.65
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	**11.7**	**138.51**	**10.39**	**131.54**	**1.31**	**6.97**

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (Studio) **Calculation Date/Time:** 2023-01-03T09:59:55-08:00 **(Page 4 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** 26650-sacramento-ADU (studio).ribd22x

ENERGY USE SUMMARY						
Energy Use	**Standard Design Source Energy (EDR1) (kBtu/ft² -yr)**	**Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)**	**Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)**	**Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)**	**Compliance Margin (EDR1)**	**Compliance Margin (EDR2)**
Space Heating	3.11	21.18	2.95	22.05	0.16	-0.87
Space Cooling	2.07	48.87	2.2	53.87	-0.13	-5
IAQ Ventilation	0.54	5.82	0.54	5.82	0	0
Water Heating	5.98	62.64	4.48	46.99	1.5	15.65
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	**11.7**	**138.51**	**10.17**	**128.73**	**1.53**	**9.78**
Space Heating	3.11	21.18	2.91	21.93	0.2	-0.75
Space Cooling	2.07	48.87	2.41	59.64	-0.34	-10.77
IAQ Ventilation	0.54	5.82	0.54	5.82	0	0
Water Heating	5.98	62.64	4.48	46.99	1.5	15.65
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	**11.7**	**138.51**	**10.34**	**134.38**	**1.36**	**4.13**

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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ENERGY USE INTENSITY	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
North Facing				
Gross EUI[1]	45.3	43.55	1.75	3.86
Net EUI[2]	20.54	18.79	1.75	8.52
East Facing				
Gross EUI[1]	45.3	43.57	1.73	3.82
Net EUI[2]	20.54	18.81	1.73	8.42
South Facing				
Gross EUI[1]	45.3	43.4	1.9	4.19
Net EUI[2]	20.54	18.64	1.9	9.25
West Facing				
Gross EUI[1]	45.3	43.68	1.62	3.58
Net EUI[2]	20.54	18.92	1.62	7.89

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: ADU (Studio) **Calculation Date/Time:** 2023-01-03T09:59:55-08:00 **(Page 6 of 12)**

Calculation Description: Title 24 Analysis **Input File Name:** 26650-sacramento-ADU (studio).ribd22x

REQUIRED PV SYSTEMS											
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff. (%)**	**Annual Solar Access (%)**
1.7	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 1.7 kWdc
- Cool roof
- Insulation below roof deck
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the buildng tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing

BUILDING - FEATURES INFORMATION						
01	**02**	**03**	**04**	**05**	**06**	**07**
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
ADU (Studio)	367	1	1	1	0	1

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City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

ENERGY COMPLIANCE DOCUMENTS (CENTRAL AIR)

Revisions:
1 --
2 --
3 --
4 --
5 --

File:
Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

EN.2

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Zone 1	Conditioned	Heat Pump1	367	8.1	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Walls	Zone 1	R-21 Wall	0	Front	161.6	42.5	90
Left Walls	Zone 1	R-21 Wall	90	Left	161.6	0	90
Rear Walls	Zone 1	R-21 Wall	180	Back	161.6	6	90
Right Walls	Zone 1	R-21 Wall	270	Right	161.6	21	90
Ceiling/Roof - HPVA	Zone 1	R-30 Ceiling + R-4 Roof	n/a	n/a	367	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	5	0.2	0.75	No	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Glazing	Window	Front Walls	Front	0			1	22.5	0.3	NFRC	0.23	NFRC	Bug Screen
Rear Glazing	Window	Rear Walls	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
Right Glazing	Window	Right Walls	Right	270			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

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OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door	Front Walls	20	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Zone 1	367	80	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: Wood Siding/sheathing/decking
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-4	None / None	0.184	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-4 / 2x4
R-30 Ceiling + R-4 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

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BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	RheemPROPH40T2R H37515	Outside	Outside	Outside

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER / CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	8	12000	8000	EER2SEER2	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350	Not Required	Not Required	Yes	No	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

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HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	26	0.35	Exhaust	No	n/a	No	Yes	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Kunz	Documentation Author Signature: Michael Kunz
Company: Energy Performance Services	Signature Date: 01/03/2023
Address: P.O. Box 587	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Blue Lake, CA 95525	Phone: 888-828-9488

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Michael Kunz	Responsible Designer Signature:
Company: Energy Performance Services	Date Signed: 01/03/2023
Address: P.O. Box 587	License:
City/State/Zip: Blue Lake, CA 95525	Phone: 888-828-9488

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

ENERGY COMPLIANCE DOCUMENTS (CENTRAL AIR)

Revisions:
1 --
2 --
3 --
4 --
5 --

File:
Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

EN.3

GENERAL INFORMATION					
01	**Project Name**	ADU (Studio)			
02	**Run Title**	Title 24 Analysis			
03	**Project Location**	_			
04	**City**	Sacramento	05	**Standards Version**	2022
06	**Zip code**	95811	07	**Software Version**	EnergyPro 9.4
08	**Climate Zone**	12	09	**Front Orientation (deg/ Cardinal)**	All orientations
10	**Building Type**	Single family	11	**Number of Dwelling Units**	1
12	**Project Scope**	Newly Constructed	13	**Number of Bedrooms**	1
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories**	1
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor**	0.3
18	**Total Cond. Floor Area (ft²)**	367	19	**Glazing Percentage (%)**	13.49%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area**	n/a
22	**Fuel Type**	All electric	23	**No Dwelling Unit:**	No

COMPLIANCE RESULTS	
01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	36.4	31	49.9			
Proposed Design						
North Facing	36	30.5	49.5	0.4	0.5	0.4
East Facing	36	29.9	49.1	0.4	1.1	0.8
South Facing	35.8	29.1	48.7	0.6	1.9	1.2
West Facing	35.9	30.4	49.4	0.5	0.6	0.5
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 0.00 kWdc
- Proposed PV Capacity Scaling: North (0.00 kWdc) East (0.00 kWdc) South (0.00 kWdc) West (0.00 kWdc)

ENERGY USE SUMMARY						
Energy Use	**Standard Design Source Energy (EDR1) (kBtu/ft² -yr)**	**Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)**	**Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)**	**Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)**	**Margin (EDR1)**	**Margin (EDR2)**
Space Heating	3.36	22.96	5.8	46.32	-2.44	-23.36
Space Cooling	2.03	47.94	1.46	45.09	0.57	2.85
IAQ Ventilation	0.54	5.82	0.54	5.82	0	0
Water Heating	6.03	63.3	3.91	40.48	2.12	22.82
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	**11.96**	**140.02**	**11.71**	**137.71**	**0.25**	**2.31**
Space Heating	3.36	22.96	5.87	46.59	-2.51	-23.63
Space Cooling	2.03	47.94	1.39	42.21	0.64	5.73
IAQ Ventilation	0.54	5.82	0.54	5.82	0	0
Water Heating	6.03	63.3	3.91	40.47	2.12	22.83
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	**11.96**	**140.02**	**11.71**	**135.09**	**0.25**	**4.93**

ENERGY USE SUMMARY						
Energy Use	**Standard Design Source Energy (EDR1) (kBtu/ft² -yr)**	**Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)**	**Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)**	**Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)**	**Margin (EDR1)**	**Margin (EDR2)**
Space Heating	3.36	22.96	5.69	44.4	-2.33	-21.44
Space Cooling	2.03	47.94	1.37	41.02	0.66	6.92
IAQ Ventilation	0.54	5.82	0.54	5.82	0	0
Water Heating	6.03	63.3	3.91	40.44	2.12	22.86
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	**11.96**	**140.02**	**11.51**	**131.68**	**0.45**	**8.34**
Space Heating	3.36	22.96	5.62	44.24	-2.26	-21.28
Space Cooling	2.03	47.94	1.56	46.78	0.47	1.16
IAQ Ventilation	0.54	5.82	0.54	5.82	0	0
Water Heating	6.03	63.3	3.9	40.42	2.13	22.88
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	**11.96**	**140.02**	**11.62**	**137.26**	**0.34**	**2.76**

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² - yr)	**Proposed Design (kBtu/ft² - yr)**	**Margin (kBtu/ft² - yr)**	**Margin Percentage**
North Facing				
Gross EUI[1]	43.95	42.34	1.61	3.66
Net EUI[2]	43.95	42.34	1.61	3.66
East Facing				
Gross EUI[1]	43.95	42.33	1.62	3.69
Net EUI[2]	43.95	42.33	1.62	3.69
South Facing				
Gross EUI[1]	43.95	42.02	1.93	4.39
Net EUI[2]	43.95	42.02	1.93	4.39
West Facing				
Gross EUI[1]	43.95	42.27	1.68	3.82
Net EUI[2]	43.95	42.27	1.68	3.82

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS											
01	**02**	**03**	**04**	**05**	**06**	**07**	**08**	**09**	**10**	**11**	**12**
DC System Size (kWdc)	**Exception**	**Module Type**	**Array Type**	**Power Electronics**	**CFI**	**Azimuth (deg)**	**Tilt Input**	**Array Angle (deg)**	**Tilt: (x in 12)**	**Inverter Eff. (%)**	**Annual Solar Access (%)**
0	No PV - required PV less than 1.8kWdc	Standard (14-17%)	Fixed	none	true	n/a	n/a	n/a	n/a	n/a	

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) < 1.8 kWdc (0 kW)
- Cool roof
- Insulation below roof deck
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed
- One or more heat pump water heaters have been modeled as demand response compatible

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Verified heat pump rated heating capacity

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
ADU (Studio)	367	1	1	1	0	1

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

ENERGY COMPLIANCE DOCUMENTS (MINI SPLIT)

Revisions:
1 --
2 --
3 --
4 --
5 --

File:
Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

EN.4

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
Zone 1	Conditioned	Heat Pump1	367	8.1	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Front Walls	Zone 1	R-21 Wall	0	Front	161.6	42.5	90
Left Walls	Zone 1	R-21 Wall	90	Left	161.6	0	90
Rear Walls	Zone 1	R-21 Wall	180	Back	161.6	6	90
Right Walls	Zone 1	R-21 Wall	270	Right	161.6	21	90
Ceiling + Roof - HPVA	Zone 1	R-30 Ceiling + R-4 Roof	n/a	n/a	367	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	5	0.2	0.75	No	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Glazing	Window	Front Walls	Front	0			1	22.5	0.3	NFRC	0.23	NFRC	Bug Screen
Rear Glazing	Window	Rear Walls	Back	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
Right Glazing	Window	Right Walls	Right	270			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

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OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door	Front Walls	20	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Zone 1	367	80	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: Wood Siding/sheathing/decking
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-4	None / 0	0.184	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-4 / 2x4
R-30 Ceiling + R-4 Roof	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

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BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Rheem	PROPH40 T2 RH37515 (40 gal, JA13)	Outside	Zone 1	Zone 1

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

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SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF2	8	12000	8000	EER2SEER2	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	26	0.35	Exhaust	No	n/a / n/a	No	Yes	

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Company: Energy Performance Services	Signature Date: 10/31/2025
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City/State/Zip: Blue Lake, CA 95525	Phone: 888-828-9488

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2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Michael Kunz	Responsible Designer Signature:
Company: Energy Performance Services	Date Signed: 10/31/2025
Address: P.O. Box 587	License:
City/State/Zip: Blue Lake, CA 95525	Phone: 888-828-9488

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

ENERGY COMPLIANCE DOCUMENTS (MINI SPLIT)

Revisions:
1 --
2 --
3 --
4 --
5 --

File:
Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

EN.5

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

Y | N/A | RESPON. PARTY

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Y | N/A | RESPON. PARTY

Exception: A raceway is not required if a minimum 40–ampere 208/240–volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
Notes:
1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water–conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank–type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank–type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand–held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H–2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces–force (ozf)[113 grams–force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Y | N/A | RESPON. PARTY

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations,* Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non–hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land–clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on–site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..
Notes:
1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web–based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water–saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water–heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water–conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non–hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
4.502.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel–burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

City of SACRAMENTO | Community Development

20x20 STUDIO PLAN
367 SQ FT.

2022 CALIFORNIA GREEN BUILDING CODE

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1 --
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Drawn By: JCE
Checked By: MB
Scale: AS NOTED
Date: 11/26/2025

Job No.

GB.1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O_3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	**VOC LIMIT**
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.

a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

2022 CALIFORNIA GREEN BUILDING CODE

Revisions:
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File:
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Checked By: MB
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Date: 11/26/2025

Job No.

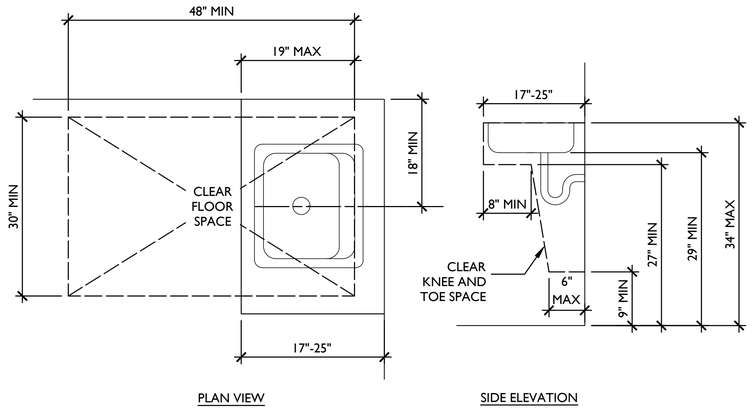
GB.2

NOTES:

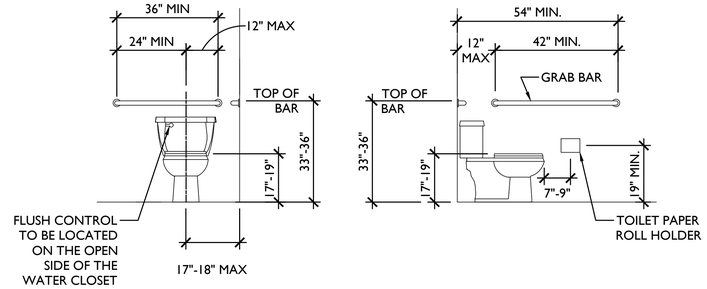
1. PROVIDE LEVER TYPE FAUCET CONTROLS FOR ACCESSIBLE LAVS.

2. PROVIDE INSULATION PADS ON ALL WATER SUPPLY & DRAIN PIPES FOR ACCESSIBLE LAVS.

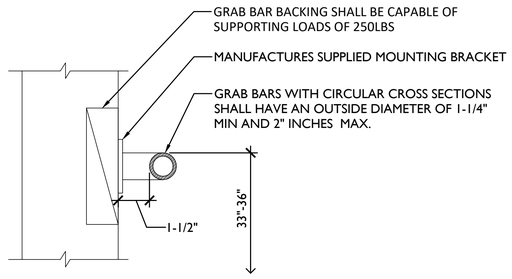
3. FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE OPERABLE W/ ONE HAND & SHALL NOT REQUIRE GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE FAUCET CONTROLS & OPERATING MECHANISMS FOR KITCHEN SINKS SHALL BE NO GREATER THAN 5 LF. LEVER OPERATED, PUSH TYPE & ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.



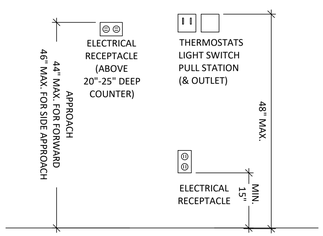
4 AD.1 ACCESSIBLE CLEARANCES AT VANITY/ KITCHEN SINK
SCALE: NTS



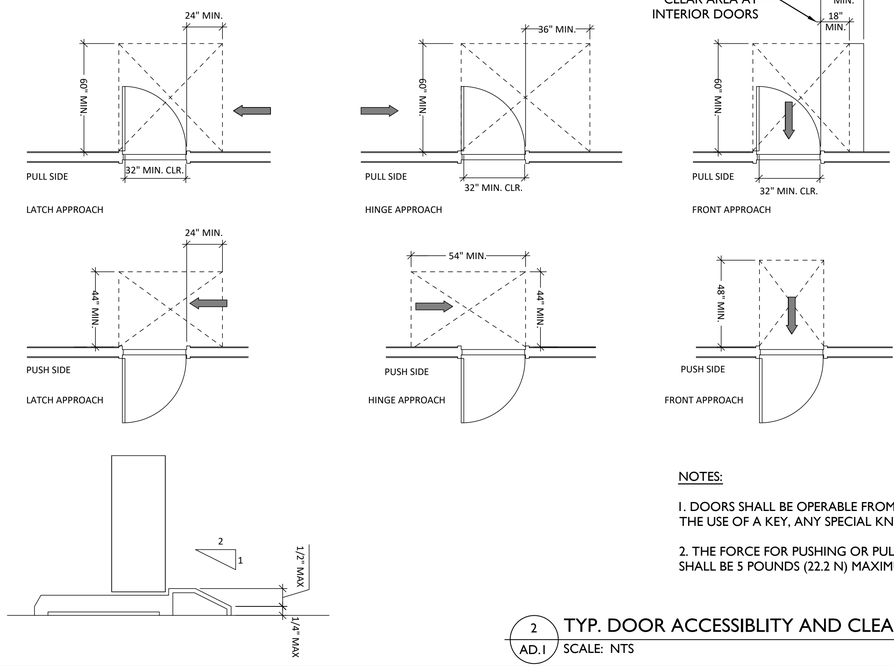
1 AD.1 TYP. ACESSIBLE TOILET CLEARANCES
SCALE: NTS



5 AD.1 GRAB BAR MOUNTING /BLOCKING DETAIL
SCALE: NTS



6 AD.1 ACCESSIBLE FIXTURE MOUNTING HEIGHT DETAILS
SCALE: NTS



NOTES:

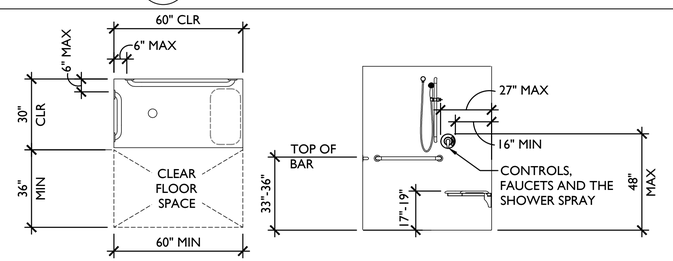
1. DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, ANY SPECIAL KNOWLEDGE OR EFFORT.

2. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 5 POUNDS (22.2 N) MAXIMUM.

2 AD.1 TYP. DOOR ACCESSIBLITY AND CLEARANCE DETAILS
SCALE: NTS

NOTE: THESE COMMONLY UTILIZED DETAILS ARE PROVIDED ONLY FOR CONVENIENCE AND MAY BE USED OR OMITTED AT THE OWNER'S CHOICE. THE OWNER MAY ALTER DIMENSIONS PER THEIR OWN PREFERENCES, PROVIDED THEY DO NOT CONFLICT WITH OTHER NON-ACCESSIBILITY/RELATED PROVISIONS OF CALIFORNIA BUILDING STANDARD CODE.

7 AD.1 ACCESSIBILITY NOTES
SCALE: NTS



3 AD.1 ROLLL IN SHOWER DETAIL
SCALE: NTS

City of SACRAMENTO Community Development

20x20 STUDIO PLAN
367 SQ FT.

ACCESSIBILITY DETAILS

Revisions:
1 --
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