Foundation Notes:

1. Per the 2022 Kern County Code of Building Regulations Section 17.06.200, provide a minimum 2% slope away from building foundations a minimum of 10 feet or to an approved drainage discharge.
2. Per CRC Section R403.1.6.1 and R602.11.1 / CBC 2308.3.1.1, 3"x3"x.229" steel plate washers are required on all anchor bolts in a braced wall line.
3. All hold downs must be tied in place prior to foundation inspection.
4. When under-floor clearances are required, the under-floor area shall be accessible through a minimum 18"x24" floor opening, or a minimum 16"x24" perimeter wall opening. Per CRC Section R408.4, all under-floor access openings shall be effectively screened or covered where the access opening opens to the exterior of the building.
5. A **10-mil** vapor retarder is required under all slabs in heated buildings per CRC Section R506.2.3, and in attached unheated accessory structures, **including garages,** per Kern County Code of Building Regulations Section 17.06.261.
6. When a vapor retarder is required, a 4 inch thick capillary break shall be installed per CALGreen **Section 4.505.2.1**. The vapor retarder shall be in direct contact with the concrete.
7. Per CRC Section R403.1.6, Foundation anchorage shall be located in the middle third of the width of the sill plate and extend not less than 7 inches into concrete or grouted cells of concrete masonry units.

Framing Notes:

1. Per CRC Section R602.7.5, the number of full height 'king' studs required at each end of headers must agree with CRC Table R602.7.5.
2. Per CRC Section R802.3, the depth of the cut end of the supported rafters shall not be greater than that of all ridge, hip, and valley framing. Ridge boards shall not be less than 1-inch nominal thickness.
3. Per CRC Section R802.4.3, the depth of the cut end of the supported rafters shall not be greater than that of all ridge, hip, and valley framing. Hips and valleys shall not be less than 2-inch nominal thickness.
4. Per CEC Section 150.0(g), Class I or II vapor retarders are required on the conditioned space (interior) side of exterior walls, vented attics and unvented attics with air-permeable insulation in Climate Zones 14 and 16.

Structural Notes:

1. The electrical panel may not be located within a shear wall.

Roofing Notes:

1. Per CRC Section R905.2.8.5, a drip edge shall be provided at eaves and gables of shingle roofs. Adjacent pieces of drip edge shall be overlapped a minimum of 2 inches.

Fire, Safety, & Exit Notes (SRA):

1. Roof coverings must comply with the following requirements:
   a. Roof assemblies in the Fire Hazard Severity Zones shall be Class A per ASTM E108 or UL790.
   b. If the roof covering has a profile that creates a space between the roof covering and decking (i.e. tile roof), the space shall have one layer of 72 pound mineral-surfaced nonperforated cap sheet (complying with ASTM D3909) installed over the roof deck. Bird stops shall be used at the eaved when the profile fits, to prevent debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers.
2. When installed, valley flashing shall be 26 gage galvanized sheet metal installed over a minimum 36-inch-wide underlayment of one layer of 72 pound mineral-surfaced nonperforated cap sheet.
3. Vent openings for attics, underfloor areas, enclosed eave soffit spaces, and enclosed rafter spaces must comply shall be covered with Wildland Flame and Ember Resistant Vents that are:
   - Approved and listed by the California State Fire Marshall *or*

- Listed to meet ASTM E2886

4. Spark arresters on chimneys must be covered with a wire mesh (12 gage minimum) with ½" maximum openings
5. Per CRC Section 337.7.9 and 337.7.10, Underfloor areas and decks/appendages must comply with one of the following requirements. Heavy timber columns and beams do not require protection.
   - Enclosed to the ground with approved exterior finish, *or*
   - The exposed underfloor shall consist of noncombustible material, or ignition-resistant material, *or*
   - Fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code. *or*
   - The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the floor, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.One layer of 5/8" type X gypsum sheathing behind an exterior covering on the underside of the floor/appendage projection *or*
   - The underside of a floor assembly that meets the performance criteria in Section R337.7.11 when tested in accordance with the test procedures set forth in ASTM E2957 *or*
   - The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3 *or*
   - Conform with ASTM E2957
   - Exception: Structural columns and beams, when constructed with sawn lumber or glue laminated wood with the smallest nominal dimension of 4 inches. Sawn or glue-laminated planks splined, tongue-and-grove, or set close together and well spiked.
6. Per CRC Section R337.7.5, open roof eaves must conform to one of the following requirements. Gable end overhangs are exempt.
   - Exposed roof deck shall be noncombustible material, or ignition-resistant material. The ignition-resistant material shall be labeled for exterior use and shall meet the requirements of Section 704A.2, *or*
   - Fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code., *or*
   - Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263., *or*
   - One layer of 5/8" type X gypsum sheathing behind an exterior covering on the underside exterior of the roof deck., *or*
   - The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
   - Exception: Fascia and other architectural trim boards.
7. Per CRC Section R337.7.6, enclosed roof eaves, soffits, and exterior porch ceilings must conform to one of the following requirements. Gable end overhangs are exempt.
   - Enclosed with noncombustible material, or ignition-resistant material., *or*
   - The ignition-resistant material shall be labeled for exterior use and shall meet the requirements of Section R337.4.2., *or*
   - Fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code., *or*
   - Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263., *or*
   - The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual., *or*

- One layer of 5/8” type X gypsum sheathing behind an exterior covering on the underside of the rafter tails or porch ceiling., *or*
- Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in Section R337.7.11 when tested in accordance with the test procedures set forth in ASTM E2957., *or*
- Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.
- Exception: Fascia and other architectural trim boards.

8. Per CRC Section R337.7.3, exterior wall coverings must conform to the one of the following requirements:
   - Noncombustible material, or ignition resistant material, or
   - The ignition-resistant material shall be labeled for exterior use and shall meet the requirements of Section R337.4.2., *or*
   - Fire-retardant-treated wood. The fire-retardant-treated wood shall be labeled for exterior use and shall meet the requirements of Section 2303.2 of the California Building Code., *or*
   - Extent of exterior wall covering. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.
9. Per CRC Section R337.7.4, exterior wall assemblies must conform to the one of the following requirements:
   - Assembly of sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks splined, tongue-and-grove, or set close together and well spiked.
   - Log wall construction *or*
   - Assembly that has been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section R337.7.4.1., *or*
   - Assembly that meets the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1., *or*
   - Assembly suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263., *or*
   - Assembly suitable for exterior fire exposure containing one layer of 5/8-inch (16 mm) Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing., *or*
   - Assembly suitable for exterior fire exposure containing any of the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual as complying with a 1-hour fire-resistance rating, as tested in accordance with ASTM E119 or UL 263.
10. Per CRC Section R337.9.3, surface materials for decks, balconies, porches, and stairs must comply with of the following:
    - Material that complies with the performance requirements of Section R337.9.4 when tested in accordance with both ASTM E2632 and ASTM E2726.
    - Ignition-resistant material that complies with the performance requirements of Section R337.9.4.
    - Material that complies with the performance requirements of both SFM Standard 12-7A-4 and Section R337.4.3.
    - Exterior fire-retardant-treated wood.
    - Noncombustible material, *or*
    - Any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also composed of noncombustible or ignition-resistant material.
    - Any material that complies with the performance requirements of Section R337.9.5 when tested in accordance with ASTM E2632 and when attached exterior wall covering is also composed of only noncombustible or ignition-resistant materials.
11. Per CRC Section R337.9.1.1, a minimum of a 6-inch metal flashing, applied vertically on the exterior of the wall shall be installed at all deck-to-wall intersections.

12. Per CRC Section R337.8.2.1, Exterior windows and glazed openings in exterior doors and garage doors must conform with one of the following requirements:
    - Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section R308 Safety Glazing, *or*
    - Glass block units, *or*
    - Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, *or*
    - Conform to SFM Standard 12-7A-2
13. Skylights shall be protected by a noncombustible mesh screen where the dimensions of the opening in the screen shall not exceed 1/8 inch per R337.8.2.2
14. Exterior doors and garage doors must conform to one of the following:
    - Stiles and rails not less than 1 3/8" thick and raised panels not less than 1 ¼" thick except the exterior perimeter may taper to a tongue not less than 3/8" thick, *or*
    - Noncombustible or ignition-resistant material, *or*
    - Have a fire-resistance rating of at least 20 minutes, *or*
    - Conform to SFM Standard 12-7A-1
15. Per R337.8.4 Exterior Garage Doors shall resist the intrusion of embers by preventing gaps between doors and openings at the sides, bottom and tops of doors from exceeding 1/8 inch. Gaps shall be controlled by one of the following methods
    - Weather Stripping Products tested to ASTM D638 after exposure to ASTM G155
    - Door Overlaps into jams and headers
    - Garage door jambs and headers covered with metal flashing
16. Gutters and downspouts shall be provided with a means to prevent the accumulation of leaves and debris.
17. Detached accessory structures located within 50 feet of an applicable building must comply with the requirements listed herein.
18. A water tank must be supplied for fire protection. This tank shall have the following properties:
    a. Water tank with a minimum capacity of 3,500 gallons, *and*
    b. Tank must be within 200 feet of the structure, *and*
    c. Tank must have a 2 ½" valved male outlet with fire hose threads (National Standard Thread) with an automatic fill device and level indicator, *and*
    d. Fire vehicles must be able to drive to the hose connection on the tank, ***OR***
        i. Install a fire hydrant within 1,000 feet of the structure, and
        ii. Minimum hydrant flow shall be 500 GPM at 20 PSIG
19. Alternatively, prove a fire department hydrant exists within 330 feet of the residence.
20. Driveway to the structure and any applicable water supply must have the following attributes:
    a. Minimum of 12 feet wide with minimum 15 feet of vertical clearance, *and*
    b. Maximum slope of 10%, *and*
    c. Provide an approved turnaround when a dead-end driveway exceeds 150 feet
21. Address numbers shall be posted and visible from the street prior to construction.
22. Per CRC Section R310 egress requirements, sleeping rooms, habitable attics and basements shall have at least one operable window or door which shall open directly onto a public street, public alley, yard, or exit court. The egress openings shall fulfill all of the following requirements:
    a. Minimum 5.7 square feet of net clear openable area (except grade floor openings may be 5 square feet).
    b. Minimum 24" net clear openable height
    c. Minimum 20" net clear openable width
    d. Bottom of the opening not more than 44" above the floor (windows only), except in replacement windows, see

R310.2.5

e. Under decks, porches and cantilevers, fully openable and path not less than 36” in height and 36” in width.

23. Per CRC Section R315 for new construction where there is an attached garage or fuel burning appliance or fireplace, graphically show on plans and specify permanently wired carbon monoxide alarms with battery back-up and complying with UL 2075. They are required outside of each sleeping area in the immediate vicinity of bedrooms; and on each level of a dwelling unit, including basement; and in bedrooms or its attached bathroom where a fuel burning appliance is located.
24. Per CRC Section R314.3.3 Smoke alarms and detectors must be a minimum of 20 feet from cooking appliance, 3 horizontal feet from bathroom door, 3 feet from air supply registers, and 3 feet from the tip of the blade of a ceiling fan.
25. Per CRC Section R315.5, where more than one carbon monoxide (CO) alarm is required to be installed within an individual dwelling unit in accordance with Section R315.5, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of CO alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
26. Per CRC Section R302.11, provide horizontal firestops at 10’-0” maximum intervals, and vertical at ceiling and floor levels and elsewhere as required.
27. Per CRC Section R311.3.1, the landing on each side of the required egress door shall not be more than 1½ inches lower than the top of the threshold, except the exterior landing shall not be more than 7¾ inches below the threshold provided the door does not swing over the landing.
28. Per CRC Section R311.3.2, the landing on each side of doors other than the required egress door shall not be more than 7 ¾ inches below the threshold, except a landing is not required where a stairway of two or fewer risers is located at the exterior side of the door, and the door does not swing over the stairway.
29. Per CRC Section R308, safety glazing (tempered glass) is required for windows that are within 60” above the walking surface and either within 24” doors when within the same plane or less than 180 degrees from the plane of the door in a closed position and within 24” of the hinge of an in-swinging door. Also, specify safety glazing for doors and enclosures of hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers where the bottom exposed edge of the glazing is less than 60” above and within 60” measured horizontally in a straight line to a standing surface and drain inlet. (Note: see exceptions).

Code Notes:

1. Per CRC Section R312.2.1, in dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches above the finished floor and greater than 72 inches above the finished grade or surface below, fall protection is required. Please see the code for information regarding openings located within 24 inches of the finished floor.
2. Per CRC Section R304.2, no habitable room, except a kitchen, shall be less than 7’-0” in any horizontal dimension.
3. Per CRC Section R305, provide a minimum ceiling height of 7 feet for all habitable spaces and hallways. Bathrooms, toilet rooms, and laundry rooms must provide a minimum ceiling height of 6 feet 8 inches.
4. Per CRC Table R302.1(1), provide a minimum of 5 feet between the exterior wall of the residence and the property line, or the exterior wall must be one-hour fire resistance rated construction with exposure from both sides. Please verify the distance to the property line. Openings are prohibited if less than 3 feet from property line. Openings are limited when located between 3 feet and 5 feet from the property line.
5. Per CRC Table R302.1(2), when the building is equipped with an automatic fire sprinkler system, provide a minimum separation of 3 feet between the exterior wall of the residence and the property line, or the exterior wall must be one-hour fire resistance rated construction. Obtain Planning Department approval if less than 5 feet from property line. Please verify the distance to the property line. Openings are prohibited if less than 3 feet from property line.
6. Per CRC Section R304.1, habitable rooms, except kitchens, shall have a net floor area of not less than 70 sq. ft.
7. Per CRC Section R303.10, interior habitable spaces shall be provided with heating system capable of maintaining a minimum indoor temperature of 68° F at a point of 3 feet above floor and 2 feet from exterior walls.
8. Per CRC Section R327.1, newly constructed dwellings are required to have aging-in-place and fall prevention ready. Please add reinforcement for future grab bar in at least one bathroom on the entry level. Reinforcement shall not be less than 2x8 nominal lumber located between 32 inches and 39¼ inches above the finished floor flush with the wall framing.
9. Per CRC Section R327.1.3, provide at least one bathroom and one bedroom door with a net clear opening of not less

than 32”. Per CRC Section R703.7.2, stucco shall be applied with three coat applications where applied over metal or wire lath unless proven by manufacturer or ICC report.

10. Per CRC Section R702.4.2 and CRC Table R702.4.2, specify Glass mat gypsum backing panel (ASTM C1178), Fiber-reinforced gypsum panels (ASTM C1278), Nonasbestos fiber-cement backer board (ASTM C1288 or ISO 8336, Category C), or Nonasbestos fiber mat reinforced cementitious backer units (ASTM C1325) as a base for wall tiles in tub and shower areas.
11. Per CRC Section R806.3, provide a minimum of 1 inch of air space between the insulation and the roof sheathing at vents.
12. Per CRC Section R327.1.4, doorbell buttons or controls, when installed, shall not exceed 48” above exterior floor or landing.
13. Per CRC Section R703.7.3.1, in Dry (B) climate zones (here), water-resistive barriers shall be 2 layers of 10-minute Grade D paper or have a water resistance equal to or greater than two layers of water resistant barrier complying with ASTM E2556, Type I or water resistance barrier shall be 60-minute Grade D paper or have a water resistance equal to or greater than one layer of a water resistive barrier complying with ASTM E2556, Type II.
14. Per CRC Section R703.2, provide not fewer than one layer of water-resistive barrier over studs or sheathing of all exterior walls with flashing as indicated in Section R703.4. The barrier shall be: 15# felt, type I; ASTM E2556, Type I or II; ASTM E331. Barrier to be applied horizontally with the upper layer lapped over the lower layer not less than 2”, and where joints occur, not less than 6” lapping.
15. In the San Joaquin Valley, per the San Joaquin Valley Air Pollution Control District Rule 4901 Section 5.3.1, no person shall install a wood burning fireplace in a new residential development with a density greater than two (2) dwelling units per acre. If a fireplace is desired, it cannot be wood-burning (i.e. specify wood-pellet or other gas-fueled type and provide appropriate ICC documentation). Cookstoves defined by the Code of Federal Regulations 60.531 are exempt.
16. In the San Joaquin Valley, per the San Joaquin Valley Air Pollution Control District Rule 4901 Section 5.3.3, no person shall install more than one wood burning fireplace or wood burning heater per dwelling unit in any new residential development with a density equal to or less than two dwelling units per acre. If a fireplace is desired, it cannot be wood-burning (i.e. specify wood-pellet or other gas-fueled type and provide appropriate ICC documentation). Cookstoves defined by the Code of Federal Regulations 60.531 are exempt.
17. In areas outside the San Joaquin Valley within Kern County, per Kern County Air Pollution Control District Rule 416.1, wood burning heaters may not be installed in residential subdivisions which will consist of 10 or more dwelling units. If a wood burning heater is desired, it must be **U.S. EPA Certified or** specify wood-pellet**,** otherwise it cannot be wood-burning (i.e. specify other gas-fueled type and provide appropriate ICC or UL documentation). Cookstoves defined by the Code of Federal Regulations 60.531 are exempt.

Lighting Notes:

1. Per CRC Section 327.1.2, electrical receptacle outlets, switches and controls, intended to be used by occupants, shall be located no more than 48” from the top of the outlet box and not less than 15” from the bottom of the outlet box above the finish floor. See exceptions.
2. Per CEC 150.0(k)1A, All luminaires shall be high-efficacy in accordance with CEC Table 150.0-A. See exceptions.
3. Per CEC 150.0(k)1E, The number of blank electrical boxes which are more than 5 feet above the finished floor shall be no greater than the number of bedrooms. The electrical boxes must be served by a dimmer, vacancy sensor, or fan speed control.
4. Per CEC 150.0(k)1C, Recessed downlights shall be insulation contact rated and shall not contain screw based sockets.
5. Per CEC 150.0(k)1D, Enclosed and recessed luminaires must contain JA8 elevated temperature compliant bulbs.
6. Per CEC 150.0(k)2B, No controls shall bypass a dimmer, occupant sensor or vacancy sensor
7. Per CEC 150.0(k)2E, In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire must be controlled by a vacancy sensor.
8. Per CEC 150.0(k)2G, Integrated lighting of exhaust fans shall be controlled independently from the fans.
9. Per CEC 150.0(k)2Gi, Undercabinet, undershelf, or display cabinets lighting shall be controlled separately from ceiling-installed lighting

10. Per CEC 150.0(k)3A, All outdoor lighting must be controlled by a manual on/off switch and also one of the following:
    a. Photocell with motion sensor
    b. Photocontrol and automatic time switch control
    c. Astronomical time clock
    d. Energy management control system

Mechanical Notes:

1. Per CMC Section 504.4.2.1, dryer moisture exhaust duct shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows. The location of the dryer near the ridge, combined with a minimum 10' plate height and the roof pitch, indicates that the 14' allowable exhaust duct length will be exceeded.
2. Local ventilation exhaust (kitchen and bath exhaust fans) must be exhausted to the outside, with properly sized fans, and attached to properly sized ducts per Table 5.3 of ASHRAE 62.2-.
    a. 50 CFM exhaust fan in each bathroom regardless of windows.
    b. 110 CFM to 160 CFM in the kitchen for electric ranges; 180 CFM to 280 CFM for gas ranges

Dwelling Unit Floor Area (ft^2)	Hood Over Electric Range	Hood Over Natural Gas Range
> 1500	50% CE or 110 cfm	70% CE or 180 cfm
> 1000 – 1500	50% CE or 110 cfm	80% CE or 250 cfm
750 – 1000	55% CE or 130 cfm	85% CE or 280 cfm
< 750	65% CE or 160 cfm	85% CE or 280 cfm

3. Per CEC Section 230.79 and 230.79(C), the service panel shall have a rating not less than the calculated load to be carried, determined in accordance with Part III, IV, or V of Article 220 of the CEC and minimum busbar rating of 225-amperes.
4. Per CEC Section 240.24 (B) Each occupant shall have ready access to all overcurrent devices protecting the conductors supplying that occupancy.
5. Per CEC section 240.24 (D) Overcurrent devices shall not be located in the vicinity of easily ignitible material, such as in clothes closets.
6. Per CEC Section 150.0, single-family dwelling units providing natural gas water heating systems, HVAC systems, and/or appliances must be electric ready. Graphically show required electrical components per the California Electrical Code.

    Gas Range (§150(u)): Provide a dedicated 240 V 50 amp branch circuit within 3 feet of the range with a blank cover labeled "240V READY"

    Gas Furnace (§150(t): Provide dedicated 240V 30 amp branch circuit within 3 feet of furnace with blank cover labeled "240 V READY"

    Gas Clothes Dryer (§150(v): Provide dedicated 240 V 30 amp branch circuit within 3 feet of dryer with a blank cover labeled "240 V READY"
7. Per CEC Section 150(n), designate a space at least 2.5 feet by 2.5 feet wide and 7 feet tall suitable for the future installation of a heat pump water heater (HPWH) by meeting either A or B below:
    a. If the designated space is within 3 feet from the water heater, then this space shall include a dedicated 125 V 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit with both ends of the unused conductor shall be labeled with the word "SPARE" and be electrically isolated; and reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "FUTURE 240V USE"
    b. If the designated space is more than 3 feet from the water heater, then this space shall include a dedicated 240 V 30 amp branch circuit which shall be installed within 3 feet from the designated space with a blank cover identified as "240 V READY" and a reserved space to allow the installation of the double pole circuit breaker for a future HPWH permanently marked as "FOR FUTURE 240V USE"

Garage/Carport Notes:

1. Per CRC Table R302.6 and the Kern County Code of Building Regulations, please specify 5/8" Type "X" gypsum

board from floor to roof sheathing on the garage side of common walls with the residence, or on the garage side of common walls, ceiling, and structural members supporting the ceiling. If the garage and dwelling contain an automatic fire sprinkler system, ½" regular gypsum board may be used on the vertical surfaces.

2. Per CRC Section R302.5.2, ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be a minimum of 26 gage steel (0.019-inch sheet steel) and shall have no opening into the garage.
3. Per CRC Section R302.5.1, please specify solid wood or solid or honeycomb core steel door not less than 1 3/8" thick, or 20 minute rated between garage and residence. Door shall be self-latching and equipped with a self-closing or automatic-closing devise. If the garage and dwelling contain an automatic fire sprinkler system, the door need only be self-closing or automatic-closing and self-latching.
4. Per CRC Section R302.5.1, garages are never permitted to open into rooms used for sleeping purposes. Please address.
5. Per CMC 305.1/307.1, heating and cooling equipment located in a garage and that generates a glow, spark or flame shall be installed so that the pilots and burners or heating elements and switches at least 18" above the floor level. Specify a minimum 18" platform for water heaters in the garage.
6. Per CRC Section R309.1, the area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
7. Per CRC Section R609.4.1, garage doors shall be labeled with a permanent label provided by the garage door manufacturer identifying the manufacturer, model/series number, positive and negative design wind pressure rating, installation instruction drawing reference number, and the applicable test standard.