Farkhondeh Mohammadpour - ADU.

7643 N Sausalito, Ave., West Hills, CA 91304

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Scope of Work:

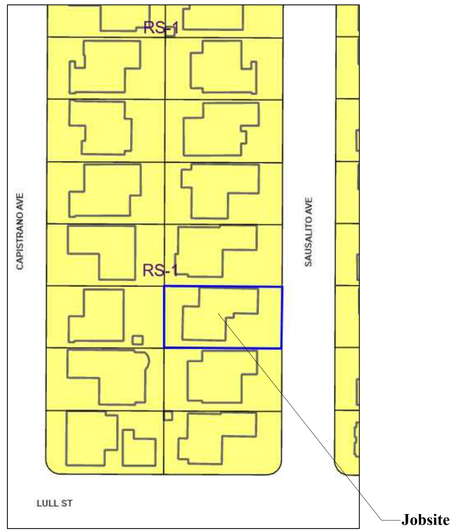
Convert 394.715 SF of Existing Garage to ADU

Project Data:

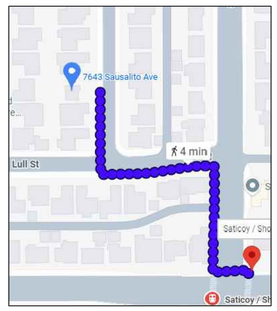
Project Address	7643 N Sausalito Ave. West Hills, CA 91304
PIN Number	186B101 56
Lot/Parcel Area (Calculated)	7,500.8 (sq ft)
Assesser Parcel No. (APN)	(APN) 2013015018
Tract	TR 21733
Block	None
Lot	247
Zoning	RS-1
Fire Sprincles	No

Owner Information:

Owner's Name	Farkhondeh Mohammadpour
Owner's Address	7643 N Sausalito Ave. West Hills, CA 91304



Assessor Map



Bus Stop



Vicinity Map

Governing Codes on This Project:

2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2026 CITY OF LOS ANGELES BUILDING CODE (LABC)

Area Analysis (RFA):

MAX. RFA = 7,500.8 SF x 0.45= 3,375.36 SF

(E) SFD 1,491 SF

(N) ADU 394.715 SF

(E) SFD 1,491 SF + (N) ADU 394.715 SF = 1,885.715 SF

New Total< Max. Allowed

1,885.715 SF< Max. RFA 3,375.36 SF

REVISIONS	BY

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Cover Page

Farkhondeh Mohammadpour
7643 N Sausalito Ave.
West Hills, CA 91304

DATE: 08/01/2026

SCALE: NTS.

DRAWN: Sh. J.

JOB NO.

A0.0

General Notes

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up.

2. The construction shall not be within ten feet of any power lines -whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses. "

3. Obtain approval from local Water and Power Department.

4. Obtain permits from Public Works prior to Construction for:

   A. Temporary pedestrian protection.
   B. For any construction near any street or public area.

5. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

6. The sprinkler system shall be approved by Plumbing Division prior to installation.

7. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)

8. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).

9. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

10. Los Angeles City Electrical Test Lab Research Report is required to use an electro-mechanical lift for provided parking spaces.

11. "A maintenance of vehicle lift system (2-levels or more) affidavit " shall be approved and recorded prior to issuing a building permit.

12. A minimum of 65 percent of the nonhazardous construction and demolition waste shall be recycle and/or salvage for reuse in accordance with California Green Building Standards Code, Chapter 4 Division 4.4. (R334)

13. Finish materials including adhesives, sealants, caulks, paints and coating, aerosol paints and systems and composite wood products shall meet the volatile organic compound (VOC) emission limits in accordance with the California Green Building Standards Code, Chapter 4 Division 4.5. (R340)

14. When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code, Chapter 4, Division 4.5. (R506.2.3.1)

15. Annular space around pipes, electric cables, conduits or other openings in bottom/sole plates at exterior walls shall be protected against the passage of rodents by closing such openings in accordance with the California Green Building Standards Code, Chapter 4, Division 4.4. (R602.3.4.1)

16. Buildings shall have approved address numbers, building numbers or approved building identification place in a position that is plainly legible and visible from the street or road fronting the property (R319)

17. Provide anti-grafitii finish within the first 9 feet, measured from grade at exterior walls and doors.

18. Maintenance of building affidavit is recorded by the owner to cvenant and agree with the local city jurisdiction to remove any graffiti within 7-days of the graffiti being applied (6306).

19. All shower enclosures, regardless of shape, shall have a minimum finished interior area of not less than 1024 square inches (0.66 m2) and shall be capable of encompassing a 30 inch diameter (0.76 m) circle. The minimum area and dimensions shall be maintained to a point 70 inches (1.8 m) above the shower drain outlet. (Plumbing Code Section 408.6)

20. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).

21. Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

22. A min 12" sq. access panel to the bathtub trap slip joint connection is required. (Plumbing Code Section 402.10)

23. **Clothes dryer(s)** located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside or to an area which is not habitable and does not contain other fuel burning appliances (but not beneath the building or in the attic area). (M.C. 504.4.2.1)

24. A 4" **clothes dryer** moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (M.C. 504.3.2, M.C. 908)

25. Provide the following for the **clothes dryer duct:**

   A. A minimum 4 " moisture exhaust duct must be provided
   B. Dryer exhaust cannot exceed 14 ft. with a maximum of two 90 deg. elbows
   C. A flexible duct cannot extend more than 6 ft. and cannot be concealed

26. **A/C** units and water heaters are not allowed in the required side yards and front yard unless specifically allowed by exception.

27. **Heater** shall be capable of maintaining a minimum room temperature of 68 DEG. F at a point 3 FT above the floor and 2 FT from the exterior walls in all habitable rooms at the design temperature (R303.8)

28. New installation of gas water heater shall have all the following as per 2019 California Energy Code 150.0(n):

   A. 120V electrical receptacle is within 3 feet from the water heater and accessible with no obstructions.
   B. A Category III or IV vent, or a Type B vent with straight pipe between outside termination and the water heater.
   C. A condensate drain no more than 2 inches higher than the base on water heater for natural draining.
   D. A gas supply line with capacity of at least 200,000 Btu/hr.

29. **Smoke detectors** shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for all alterations, repairs, or additions, exceeding one thousand dollars ($1000). Smoked Detectors shall be **hard wired** and with a **battery backup**. Detectors shall sound an alarm auido in all sleeping areas of the dwelling unit which they serve - they shall be **interconnected**. (R314.2.2)

30. An approved **smoke alarm** shall be installed in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be **interconnected** so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)

31. An approved **carbon monoxide** alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. Carbon monixide alarm shall be **hard wired** and shall be equipped with a **battery backup**. (CRC R315.5, CBC 915.4.1)

Grading and Foundation

1. If adverse soil conditions are encountered, a soils investigation report may be required.

2. Foundation and floor slabs shall conform to the following or the recommendation of an approved soils report:

   A. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
   B. Exterior walls and interior bearing walls shall be supported on continuous footings.
   C. Footings shall be reinforced with a minimum 4 - ½ -inch diameter deformed reinforcing bars. Two bars shall be placed within 4 inches of the bottom of the footing and two bars within 4 inches of the top of the footings.
   D. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
   E. Concrete floor slabs on grade shall be placed on a 4" fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inch thick and shall be reinforced with #4 rebar at 16 inch on center in both directions.

3. Concrete slabs on expansive soil, compacted fill or slopes over 1:10 shall be placed on a 4-inch fill of coarse aggregate. The slabs shall be at least 3-1/2 inches thick and reinforced with #4 bars spaced at intervals not exceeding 16 inches on center each way. A 6-mil polyethylene or approved vapor barrier with joints lapped not less than 6-inches shall be placed between the concrete floor slab and the base course.

4. Provide Under-floor net ventilation opening size and locations equal to 1 sq. ft. for each 150 sq. ft. of under floor area and an access opening through the floor (18" x 24" min) or an opening through a perimeter wall not less than (16" x 24" min).

5. Openings shall be as close to corners as practicable and shall provide cross ventilation along the length of at least two opposite sides. Opening shall have 1/4 inch corrosion resistant metal mesh covering.

6. Provide corrosion resistant weep screed below the stucco a minimum of 4" above earth or 2" above paved area.

7. Provide rain gutters and convey rain water to the street.

8. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.3)

Special Hazards

1. Glazing in hazardous locations shall be tempered. (LARC R308, LABC Section 2406.4)

   A. Fixed or operable panels in swinging, sliding and bifold doors and fixed or operable panels adjacent to doors:
   B. Fixed or operable window panels with panes larger than 9 square feet and are less than 18 inches above the floor, have a top edge greater than 36 inches above the floor and have one or more walking surfaces within 36 inches, measured horizontally and in a straight line, of the glazing.
   C. Glazing in guards and railings, adjacent to wet surfaces, adjacent to stairs and ramps, and adjacent to bottom stair landings.

2. Each light of safety glazing material installed in hazardous locations shall be identified by a permanent label that specifies the labeler, the type of glass, and the safety glazing standard with which it complies, and that is visible in the final installation.

3. Unit Skylights shall be labeled by an Approved Labeling Agency. Such label shall state the approved labeling agency name, manufacturer, and performance grade rating to indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440 (research report not required). (R308.6.9)

4. Pre-fab fireplaces are required to have manufacturer, model, and Underwriter Laboratories certification (or ICC-ES).

5. Provide an approved spark arrester for the chimney of a fireplace, stove, or barbecue which uses fuel burning material." (L.A.M.C. 57.4704.10)

6. An approved Seismic gas shutoff valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. "(Per Ordinance 171,874-for work over $10,000.)

7. Water heater must be strapped to wall. Section 507.2, LAPC. See Information Bulletin P/PC 2011-003 "How to Brace Your Water Heater" for details.

8. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 seconds. Max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)

9. For existing pool on site, provide anti–entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB 2977). (3162B)

Inspection Notes

1. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduits, piping or other ancillary building trade products or equipment are installed, but before any concrete is placed or floor sheathing is installed, including the subfloor. (R109.1.1.1

2. Rough inspection of plumbing, mechanical, gas and electrical systems shall be made prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection. (R109.1.2)

3. Water piping materials within a building shall be in accordance with Sec. 604.1 of the California Plumbing Code. Pex, CPVC and other plastic water piping systems shall be installed in accordance with the requirements of Sec. 604 of the CPC, Installation Standards of Appendix I of the CPC and manufacturers recommended installation standards. CPVC water piping requires a Certification of Compliance as specified in Sec 604.1.1 of the CPC prior to permit issuance.

4. Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work authorized is suspended or abandon for a period of 180 days. A successful inspection must be obtained within 180 days. A permit may be extended if a written request stating justification for extension and an extension fee is received prior to expiration of the permit and granted by the Building Official. No more than one (1) extension may be granted. Permits which have become invalid shall pay a reactivation fee of approximately 50% of the original permit fee amount when the permit has been expired for up to six (6) months. When a permit has been expired for a period in excess of one (1) year, the reactivation fee shall be approximately 100% of the original permit fee

Electrical Notes

1. All new lighting shall be from an energy high efficacy light source (e.g. fluorescent lamp). (T-24, Sec. 150(k))

2. All the receptacles in kitchen, bathrooms, garage and exterior require GFCI (ground fault circuit interrupter) protection.

3. All the other receptacles in the house shall be protected by ARCI (arc fault circuit interrupters).

4. All electrical outlets shall be tamper resistance **(child proof)**.

5. Install grounding with 20' Ufer ground in footing, either No. 4 AWG or larger bare copper conductor or #4 or larger rebar, bond to gas and water lines.

6. Install double switches, solid blocking and metal boxes at all ceiling fans.

7. Install receptacle at any wall 2' or wider at every 12'.

8. Install at least one receptacle at hallways of 10' or more in length.

9. Install garage and kitchen receptacles at +42" above finish floor.

10. Install receptacles in kitchen every 4' above the counter. No point on the kitchen wall shall be located more than 24" from a receptacle outlet

11. Install one receptacle on island and peninsula counter tops for each 4' of counter space.

12. Install one receptacle on island and peninsula counter tops for each 4' of counter space.

13. Provide the following:

   A. An isolated 20 AMP circuit for the receptacles in each bathroom.
   B. One 20 AMP circuit for the receptacles in the laundry room.
   C. Two 20 AMP small-appliance circuits for the receptacles in the kitchen.
   D. A separate #12 AWG wire branch circuit for the receptacle at garbage disposal.
   E. An isolated branch circuit for central heating equipment.
   F. One light circuit for each 500 sq ft of livable area.
   G. A separate 20 AMP circuit for each fixed appliance, such as garbage disposal, dishwasher, washing machine, dryer, built-in refrigerator or freezer, furnace, air conditioning or built-in heaters,with a motor of 1/4 H.P. or larger.
   H. A receptacle and a light with switch at attic access.
   I. At least one receptacle in the front and another in the back of the house. Outside receptacles shall have an in-use enclosure.

14. Outlets along wall counter space, island and peninsula counter space in kitchens shall have a maximum spacing of 48". (210-52 NEC)

15. Brace all overhead bedroom lights between trusses or possibility of future ceiling fan, use UL approved fan outlet boxes.

16. Primary lighting at baths and kitchen shall be fluorescent type

17. The panel or subpanel shall provide capacity to install a 40A minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

18. 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 terminatin lcation shall be permanent and visibly marked EV capable. (4.106.4.1)

19. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positined at the opposite (load) end from the input feeder locatin or main circuit location and shall be permanently marked as "FOR FUTURE SOLAR ELECTRIC". (4.211.4, Energy Code §110.10, LAFD requirement NO.96)

Openings, Ventilation/Glazing and Means of Egress

Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)

1. Bedroom egress windows shall have a minimum clear opening area of 5.7 SF when above the grade floor and 5 SF on the rad-floor, a minimum net height of 24" and minimum net width of 20", and sill height not more than 44" above finish floor. Manufacturer's data showing compliance with egress requirements must be reproduced on the drawings for any windows deviating from the approved window sizes.

2. Windows and glazed doors shall be dual glazed and the window U-Factor and SHGC must be idnicated on the schedule.

3. Glazing in doors and windowss shall be tempered (CRC R308.4): In operable panels of doors withing 24" of a door when bottom edge is less than 60" above a walking surface in an individual pane larger than 9 SF, when the bottom edge is within 18" of the floor, when the top edge is more than 36" above the floor, and when within 36" of a walking surface as measured horizontally and in a straight line in railings within 60" of tub or shower floor glazing adjacent to stairways, landings, and ramps within 36" of a walking surface when less than 60" above the adjacent walking surface within 60" of stairs and stair landings.

4. For habitable levels or basements located more than one story above or more than one story below an egress door, the maximum travel distance from any occupied point to a stairway or ramp that provides egress from such habitable level or basement, shall not exceed 50 feet (R311.4).

5. All interior and exterior stairways shall be illuminated (R303.7 & R303.8).

6. Provide 32" wide doors to all interior accessible rooms within a dwelling unit.

7. Provide emergency egress from sleeping rooms. Min.- 24" clear ht, 20" clear width, 5.7 sq.ft. min. area.

8. Occupied roofs shall be provided with exits as required for stories.

REVISIONS	BY

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General Notes

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7643 N Sausalito Ave.
West Hills, CA 91304

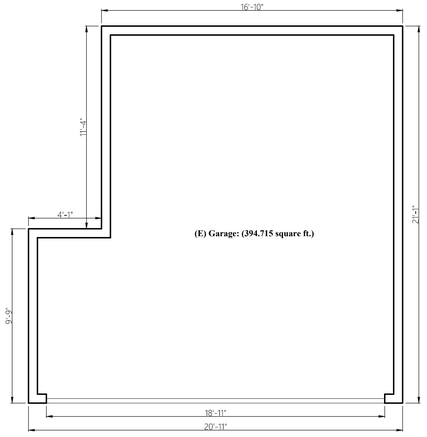
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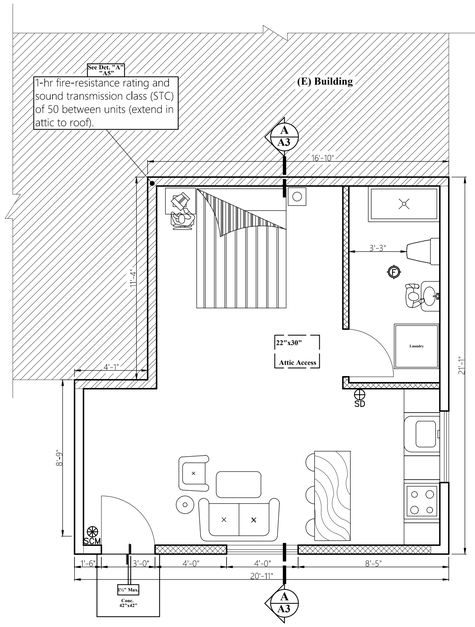
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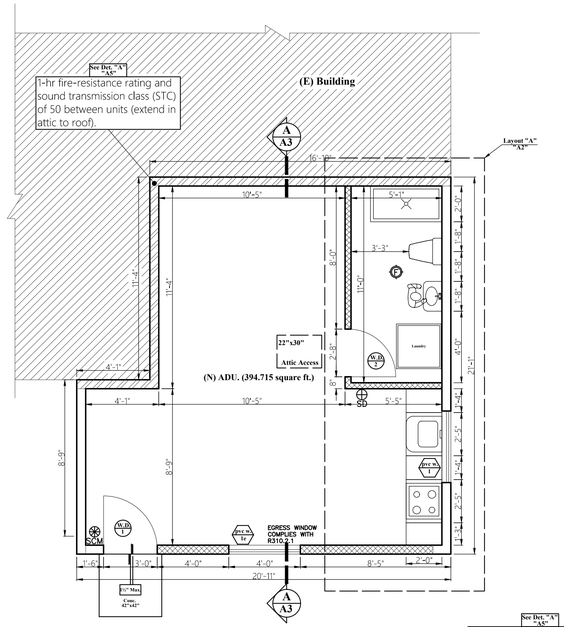
(E) Garage

(E) Garage: (394.715 square ft.) Sc. 1/4" =1'-0"



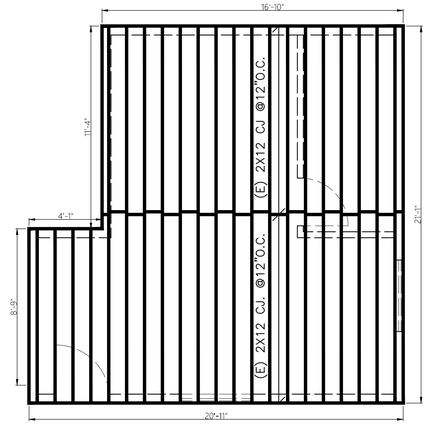
(N) Furniture Floor Plan

(N) ADU. (394.715 square ft.) Sc. 1/4" =1'-0"



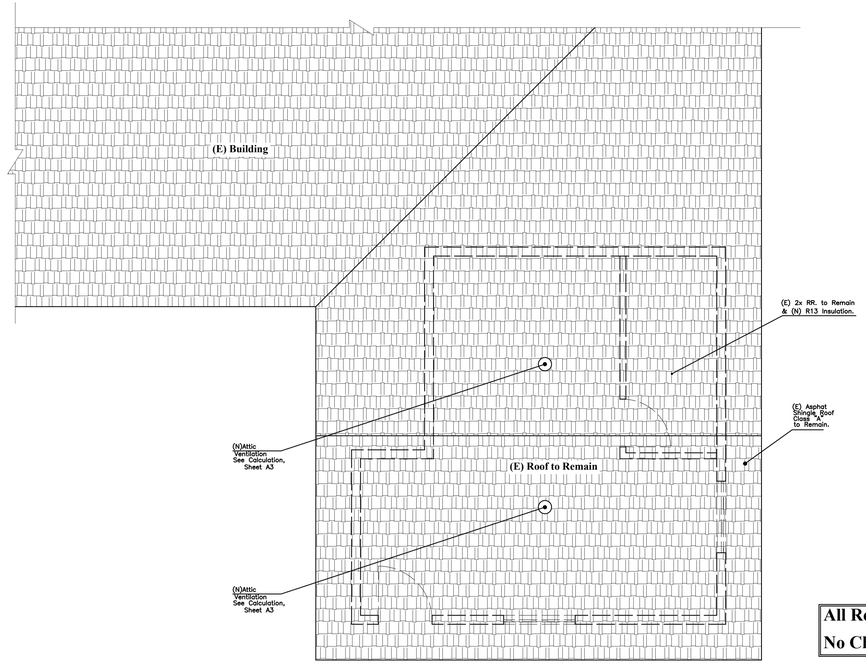
(N) Floor Plan

(N) ADU. (394.715 square ft.) Sc. 1/4" =1'-0"



(E) Reflected Ceiling Plan

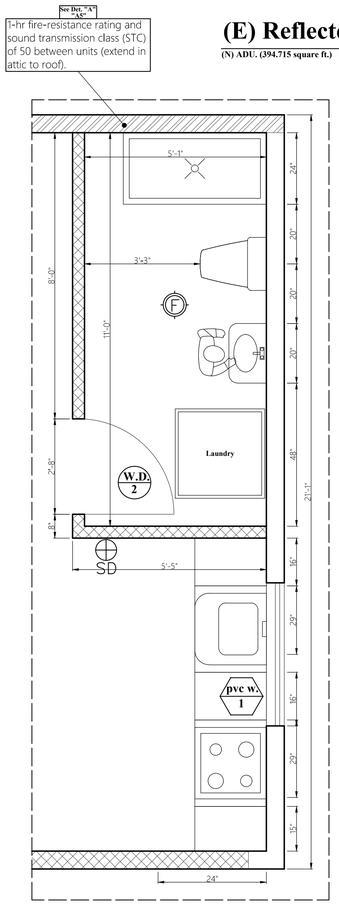
(N) ADU. (394.715 square ft.) Sc. 1/4" =1'-0"



All Roof and Ceiling Details are Existing and Remain.
No Change to Building Height.

(E) Roof Plan

(N) ADU. (394.715 square ft.) Sc. 1/4" =1'-0"



Layout "A"

A2 Sc.1/2"=1'-0"

Legends

(N)	NEW
(E)	EXISTING
Win.	WINDOW
W.D.	WOOD DOOR
△	SHEAR WALL
F	EXHAUST FAN 50 cfm Min. Humidistat Controlled
SD	SMOKE CHECK
SCM	Combination Smoke Check & Carbon Monoxide Detector

(N) Wall
(E) Wall
(E) Building
1 Hour Fire Rated
(N) Foundation
1 (N) Shearwall

REVISIONS	BY

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Existing and New Plans

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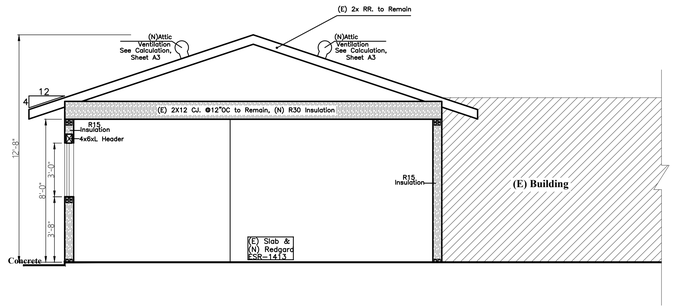
DATE: 08/01/2026

SCALE: 1/4"=1'-0" 1/2"=1'-0"

DRAWN: Sh. J.

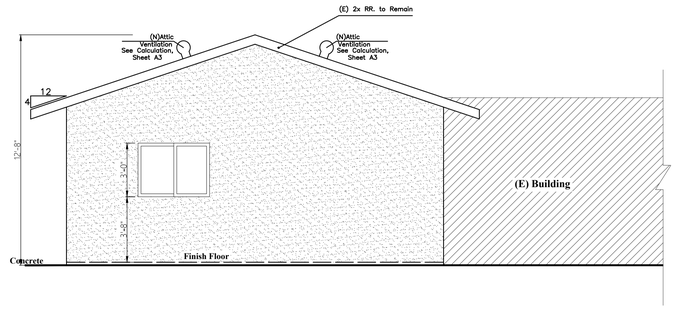
JOB NO.

A2



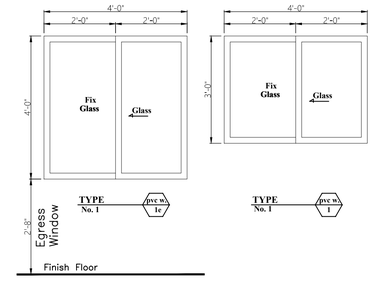
(N) Section A-A

Sc. 1/4" = 1'-0"



(N) North Elevation

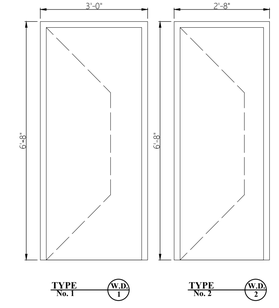
Sc. 1/4" = 1'-0"



Legends

(N)	NEW
(E)	EXISTING
Win	WINDOW
W.D.	WOOD DOOR
△	SHEAR WALL
F	EXHAUST FAN 50 cfm Min. Humidistat Controlled
SD	SMOKE CHECK
SCM	Combination Smoke Check & Carbon Monoxide Detector

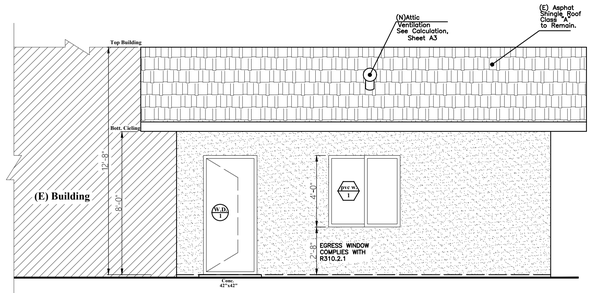
(N) Wall
(E) Wall
(E) Building
1 Hour Fire Rated
(N) Foundation
1 (N) Shearwall



Door & Window Types

Sc.1/2"=1'-0"

Exterior windows, window walls, and glazed doors shall be multilayered glazed panels with at least one pane of tempered glass



(N) East Elevation

Sc. 1/4" = 1'-0"

Attic Ventilation Calculations

Notes

Attic ventilation shall not be less than 1/150 of the area of the space ventilated (approximatelt 10 sq.in. for each 10 sq. ft. of attic area) is required.

Except that reduction of total the area to 1/300 is permitted provided

that at least 40% and not more than 50% of the equired ventilating area is provided by ventilators located in the upper portion of the space to be ventilated and not more than 3 ft below the ridge or highest point of the space measured vertically with the balance of the required ventilation provided by eave or cornice vents. A minimum of 1" clearance shall be provided between the insulation and roof sheathing.

Total Attic Calculations

New Attic Area: 394.715 SF

Required Vent. Area: 394.715 SF / 150 = 2.6 SF = 475.20 SQ. IN.

Total Provided Ventilation: 292 (upper) + 240 (lower) = 532 SQ. IN.

Lower Attic Calculations (w/ soffit vents)

Required Vent. Area: 475.20 / 2 = 237.60 SQ. IN.

Provided Vents: (3) 10x18 SV-W10-L18 galvanized soffit vents with 80 SQ IN NFA. Provides 240 SQ IN attic area coverage.

Upper Attic Calculations (w/ attic vents)

Required Vent. Area: 475.20 / 2 = 237.60 SQ. IN.

Provided Vents: (4) low profile 22x5.5 galvanized glider vents w/ 73 SQ IN NFA. Provides 292 SQ IN attic area coverage

All Roof and Ceiling Details are Existing and Remain.
No Change to Building Height.

REVISIONS	BY

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(N) Elevations, Section & D, W. Types Calculations

Farkhondeh Mohammadpour
7643 N Sausalito Ave.
West Hills, CA 91304

DATE: 08/01/2026

SCALE: 1/4"=1'-0" 1/2"=1'-0"

DRAWN: Sh. J.

JOB NO.

A3

INFORMATION BULLETIN / PUBLIC – BUILDING CODE
REFERENCE NO.: LARC Effective: 01-01-2017
DOCUMENT NO. P/BC 2023-004 Revised: 01-01-2023
Previously Issued As: P/BC 2013-004

WOOD FRAME PRESCRIPTIVE PROVISIONS
ONE STORY RESIDENTIAL CONSTRUCTION ONLY

(Formerly known as Type V Sheet)

The wood frame prescriptive provisions are for one and two family dwellings and townhouses of wood frame construction, not exceeding one story in height. This Information Bulletin is for information and reference only and is not a substitute for accurate drawings prepared for each proposed construction project.

LARC refers to the Los Angeles City Residential Code. The number following R references the code section within the Los Angeles City Residential Code.

All buildings erected using provisions detailed herein must comply with restrictions listed below:

a) Roof and floor boundary elements shall not cantilever past exterior wall line(s) below.
b) This prescriptive provisions shall not be used for irregular structures located in Seismic Design Categories C, D_0, D_1, and D_2 per 2023 LARC Section R301.2.2.2.5.

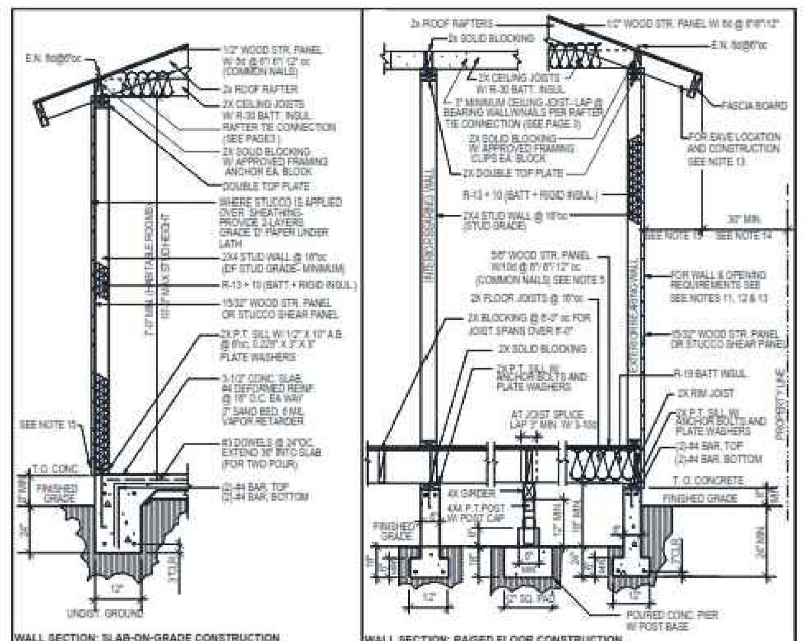
FOOTINGS ON EXPANSIVE SOILS

Footing systems on expansive soil shall be constructed in a manner that will minimize damage to the structure from movement of the soil. All soil in the City of Los Angeles is considered expansive unless proven otherwise by an approved soils report.

1. Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
2. Exterior walls and interior bearing walls shall be supported on continuous footings.
3. Footings shall be reinforced with four ½-inch diameter deformed reinforcing bars. Two bars shall be placed 4 inches from the bottom of the footing and two bars within 4 inches from the top of the footing. Reinforcement shall have a minimum 3-inch concrete cover for concrete cast against earth and reinforcement not exceeding 5/8-inch shall have minimum 1-1/2-inch concrete cover when not cast against earth.
4. Concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a 2-inch sand bed covered with a minimum 6 mil moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and shall be reinforced with ½" diameter deformed reinforcing bars. Reinforcing bars shall be spaced at intervals not exceeding 16 inches each way.
5. The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
6. All drainage adjacent to footings shall be conducted away from the structure by a 3-ft wide sloped apron draining into an approved non-erosive device.

ENERGY REQUIREMENTS

All work must comply with the State of California Title 24 Energy Requirements.



NOTES:
1. Anchor bolts ½" x 10" embedded 7" and spaced maximum 6' with 0.229" x 3" x 3" plate washers, minimum 2 anchor bolts per piece, located not more than 12" or less than 7 bolt diameters from each end of the piece.
2. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills that rest on concrete or masonry foundations shall be preservative treated wood(AWPA U1) and field cut ends, notches, and drilled holes shall be field treated in accordance with AWPA M4. Fasteners (other than anchor bolts) in preservative treated wood or fire retardant treated wood shall be of hot dipped zinc coated galvanized steel or stainless steel.
3. Minimum concrete strength 2,500-psi.
4. Exterior walls, bearing walls and braced wall panels require continuous footings. R403.1
5. 23/32" plywood required for 24" joist spacing.
6. Where interior walls are shear walls, wall framing and sheathing shall extend to the roof sheathing.
7. Footings on or adjacent to slopes shall meet the requirements of Section R403.1.7.
8. Walls separating units in townhuses shall be provided with parapet in accordance with R302.2.2
9. Projects located in the Very High Fire Hazard Severity Zone (VHFHSZ) must also incorporate the requirements of Section R337 into the design.
10. Exterior walls of dwellings and accessory structures closer than 5-ft. (non-sprinklered) / 3-ft. (sprinklered) to the property line shall be 1-hr fire-resistance rated construction.
11. No openings other than approved foundation vents shall be permitted in the exterior walls of dwellings and accessory buildings where the exterior wall is less than 3-ft. to the property line.
12. The area of exterior wall openings of non-sprinklered dwellings and accessory buildings located = 3-ft. and < 5-ft. to the property line shall be limited to 25% of the wall area. Exterior wall openings are unlimited when exterior walls are located = 5-ft. for non-sprinklered buildings and = 3-ft. for sprinklered buildings.
13. Eaves shall be of 1-hr fire-resistive construction on the underside when located between 2-ft. and 5-ft. from the property line for non-sprinklered buildings and between 2-ft. and 3-ft. from the property line for sprinklered buildings. Detached garages within 2-ft of a property line may have a maximum 4-inch eave, provided the eave does not extend over the property line and is allowed by the Zoning Code.
14. Eaves shall not project more than 4" for each one foot of required side yard, and shall provide a minimum 30" clear space between the eave and the property line (LAMC 12.22C20(b)).
15. Exterior plaster (stucco) walls shall be provided with a corrosion resistant weep screed complying with Section R703.7.2.1

Table 1

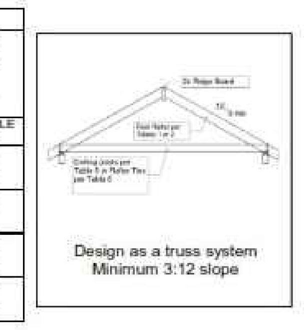
ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(1))
Ceiling not attached to rafters, L/Δ = 180
Minimum Roof Slope: 3:12
Dead Load: 10 psf (asphalt shingles or similar)
Live Load: 20 psf

RAFTER SIZE	SPACING	ALLOWABLE SPAN[1]
2x6	24" 16" 12"	11'-11" 14'-7" 16'-10"
2x8	24" 16" 12"	13'-6" 16'-5" 21'-4"
2x10	24" 16" 12"	16'-5" 22'-6" 26'-0"
2x12	24" 16" 12"	21'-4" 26'-0" 26'-0"

Table 2

ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(1))
Ceiling not attached to rafters, L/Δ = 180
Minimum Roof Slope: 3:12
Dead Load: 20 psf (2" clay tile or similar)
Live Load: 20 psf

RAFTER SIZE	SPACING	ALLOWABLE SPAN[1]
2x6	24" 16" 12"	10'-4" 12'-7" 14'-7"
2x8	24" 16" 12"	13'-0" 16'-0" 18'-5"
2x10	24" 16" 12"	15'-11" 19'-6" 22'-6"
2x12	24" 16" 12"	18'-6" 22'-7" 26'-0"



Design as a truss system
Minimum 3:12 slope

Table 3

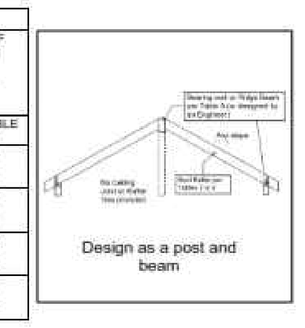
ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(2))
Ceiling attached to rafters, L/Δ = 240
Dead Load: 10 psf (asphalt shingles or similar, includes drywall and insulation)
Live Load: 20 psf

RAFTER SIZE	SPACING	ALLOWABLE SPAN[1]
2x6	24" 16" 12"	11'-11" 14'-1" 15'-6"
2x8	24" 16" 12"	15'-1" 18'-5" 20'-5"
2x10	24" 16" 12"	18'-5" 22'-6" 26'-0"
2x12	24" 16" 12"	21'-4" 26'-0" 26'-0"

Table 4

ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(2))
Ceiling attached to rafters, L/Δ = 240
Dead Load: 20 psf (2" clay tile or similar, includes drywall and insulation)
Live Load: 20 psf

JOIST SIZE	SPACING	ALLOWABLE SPAN[1]
2x6	24" 16" 12"	10'-4" 12'-7" 14'-7"
2x8	24" 16" 12"	13'-0" 16'-0" 18'-5"
2x10	24" 16" 12"	15'-11" 19'-6" 22'-6"
2x12	24" 16" 12"	18'-6" 22'-7" 26'-0"



Design as a post and beam

1. Rafter spans shall be measured along the horizontal projection of the rafter.

Table 5

ALLOWABLE SPANS FOR DF #2 CEILING JOISTS (DF-LARCH) (T-R802.5.1(2))
Dead Load: 10 psf
Live Load: 20 psf
L/Δ = 240

JOIST SIZE	SPACING	ALLOWABLE SPAN
2x4	24" 16" 12"	7'-3" 8'-11" 9'-10"
2x6	24" 16" 12"	10'-6" 13'-0" 15'-0"
2x8	24" 16" 12"	13'-6" 16'-6" 19'-1"
2x10	24" 16" 12"	16'-5" 20'-2" 23'-3"

Table 6

RAFTER TIE CONNECTION
ROOF LIVE LOAD 20-psf [Table R802.5.2(1)][a]

Minimum number of 16d common nails at rafter tie connection.

RAFTER SLOPE	TIE SPACING	ROOF SPAN (FT) 12	24	36
3:12	16"	4	7	10
	24"	5	10	15
4:12	16"	3	5	8
	24"	4	8	11
5:12	16"	3	4	6
	24"	3	6	9
7:12	16"	3	3	5
	24"	3	5	7

1. When nails are clinched, nailing may be reduced 25%.
2. The rafter ties shall be minimum 2 x 4

Table 7

ALLOWABLE SPANS FOR DF #2 HEADERS FOR **EXTERIOR** BEARING WALLS
Max. Roof/Ceiling Dead Load: 20 psf
Max Live Load 20 psf (T-R602.7(1))[1,2,3]

SIZE	12-ft Building Width / 6-ft Tributary Width	NJ	24-ft Building Width / 12-ft Tributary Width	NJ	36-ft Building Width / 18-ft Tributary Width	NJ
2-2x6	6'- 0"	1	4'- 7"	1	3'- 10"	1
2-2x8	7'- 7"	1	5'- 9"	1	4'- 10"	2
2-2x10	9'-0"	1	6'- 10"	2	5'- 9"	2
2-2x12	10'- 7"	2	6'- 1"	2	6'- 10"	2
3-2x8	9'- 5"	1	7'- 3"	1	6'- 1"	1
3-2x10	11'- 3"	1	8'- 7"	1	7'-3"	2
3-2x12	13'- 2"	1	10'-1"	2	8'- 6"	2

Table 8

ALLOWABLE SPANS FOR DF #2 HEADERS FOR **INTERIOR** BEARING WALLS
Max. Roof/Ceiling Dead Load: 20 psf
Max Live Load 20 psf (T-R602.7(2))[1,2,3]

SIZE	12-ft Building Width / 6-ft Tributary Width	NJ	24-ft Building Width / 12-ft Tributary Width	NJ	36-ft Building Width / 18-ft Tributary Width	NJ
2-2x6	6'- 1"	1	4'-4"	1	3'- 6"	1
2-2x8	7'- 9"	1	5'- 5"	1	4'- 5"	2
2-2x10	9'- 2"	1	6'- 6"	2	5'- 5"	2
2-2x12	10'- 9"	1	7'- 7"	2	6'- 3"	2
3-2x8	9'- 8"	1	6'- 10"	1	5'- 7"	1
3-2x10	11'- 5"	1	8'-1"	1	6'-7"	2
3-2x12	13'- 6"	1	9'-6"	2	7-8"	2

1. Building width is perpendicular to ridge measured to exterior walls
2. NJ- Number of Jack Studs required to support each end of a header
3. Tributary width is the effective length that the member supports

Table 9

ALLOWABLE SPANS FOR DF #2 FLOOR JOISTS (DF-LARCH) (T-R502.3.1(2))
Light Dead Load: 10 psf
Live Load: 40 psf
L/Δ = 360

JOIST SIZE	SPACING	ALLOWABLE SPAN
2x6	24" 16" 12"	8'-3" 9'-9" 10'-9"
2x8	24" 16" 12"	10'-5" 12'-9" 14'-2"
2x10	24" 16" 12"	12'-9" 15'-7" 18'-0"
2x12	24" 16" 12"	14'-9" 18'-1" 20'-11"

Table 10

ALLOWABLE SPANS FOR DF #2 FLOOR GIRDERS SUPPORTING ONE FLOOR ONLY (T-R602.7(2))
Max. Floor Dead Load: 15 psf[1,2]

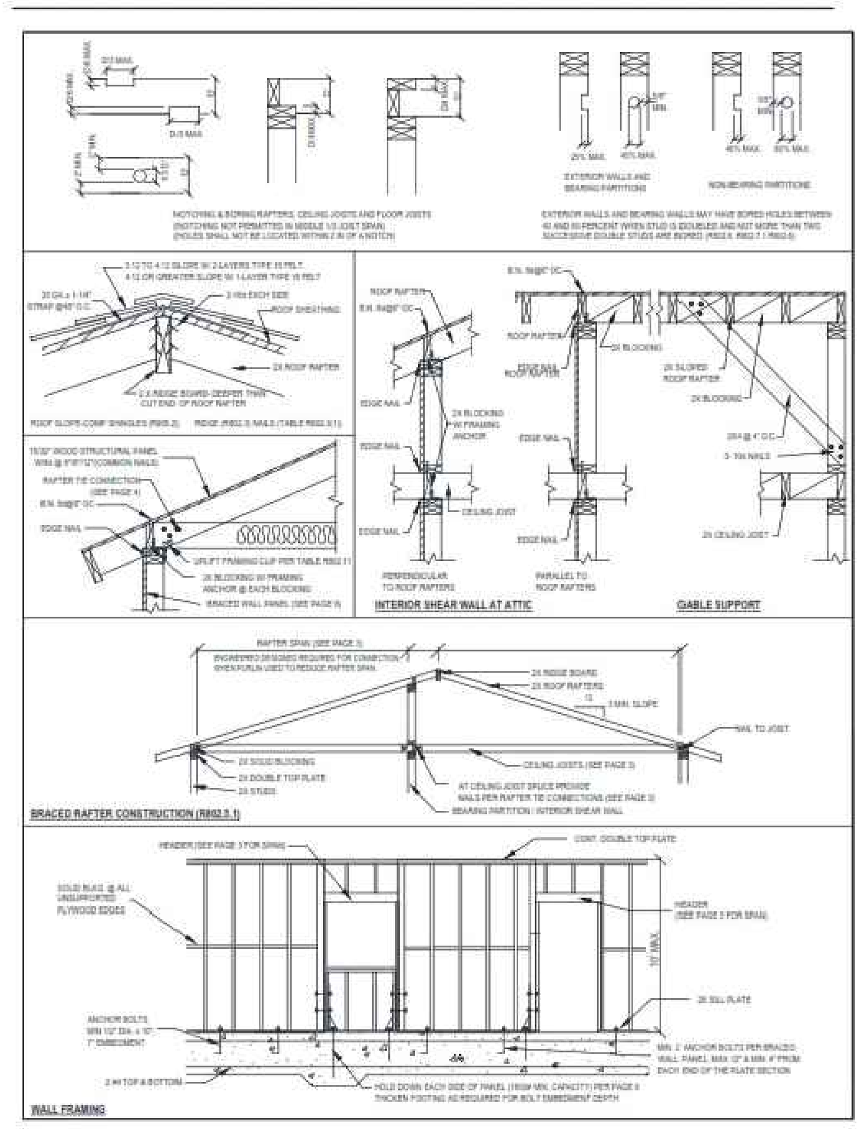
SIZE	12-ft Building Width / 6-ft Tributary Width	24-ft Building Width / 12-ft Tributary Width	36-ft Building Width / 18-ft Tributary Width
2-2x6	6'- 1"	4'- 4"	3'- 6"
2-2x8	7'- 9"	5'- 5"	4'- 5"
2-2x10	9'- 2"	6'- 6"	5'- 3"
2-2x12	10'- 9"	7'- 7"	6'- 3"
3-2x8	9'- 8"	6'- 10"	5'- 7"
3-2x10	11'- 5"	8'- 1"	6'- 7"
3-2x12	13'- 6"	9'- 6"	7-8"[3]

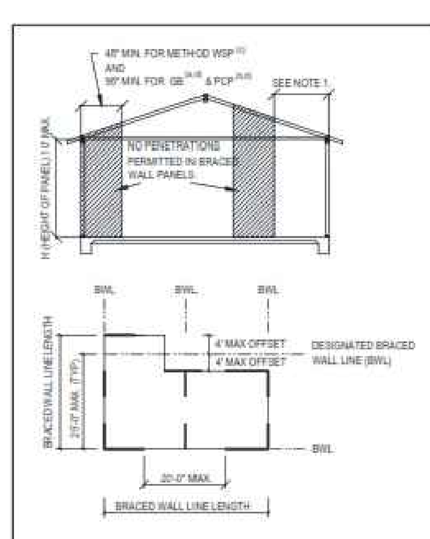
1. Building width is perpendicular to ridge measured to exterior walls
2. Minimum 4x post
3. Minimum 4x6 post for 36' building width and 3-2x12 member.

ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES CONTINUOUS OVER TWO OR MORE SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS NOTE: APPLIES TO PANELS 24" OR WIDER (T-R503.2.1.1(1))

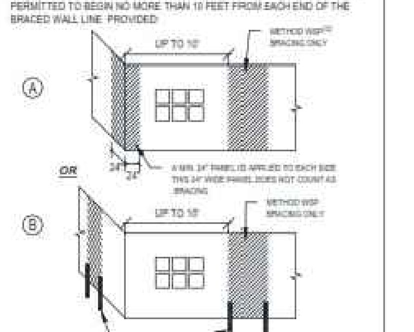
SHEATHING GRADES: PANEL SPAN RATING Roof/Floor Span	MINIMUM PANEL THICKNESS (INCHES)	ROOF: MAXIMUM SPAN (INCHES) EDGE SUPPORT	NO EDGE SUPPORT	LOADS (PSF) TOTAL LOAD	LIVE LOAD	FLOOR: MAX. SPAN (INCHES) Panel edges with tongue and groove joints or with blocking
24/0	3/8	24	20	40	30	
24/16	7/16	24	24	50	40	16
32/16	15/32, 1/2	32	28	40	30	16
40/20	19/32, 5/8	40	32	40	30	20
48/24	23/32, 3/4	48	36	45	35	24

CONNECTION	FASTENING	REMARKS
Roof		
Blocking between joists or rafters to top plate	4-8d box (2-1/2" x 0.113")	Toe nail
Ceiling joist to plate	4-8d box (2-1/2" x 0.113")	Toe nail
Ceiling Joist not attached to parallel rafter, laps over partitions	4-10d box (3" x 0.128")	Face nail
Collar tie rafter, face nail or 1 ¼" 20-gage ridge strap	4-10d box (3" x 0.128")	Face nail
Rafter or roof truss to plate	3-16d box nails (3-1/2" x 0.135") or 3-10d common nails (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d box (3-1/2" x 0.135"), or 3-10d common (3-1/2 "x 0.148")	Toe nail
	3-16d box (3-1/2" x 0.135"), or 2-16d common (3-1/2" x 0.162")	End nail
Wall		
Stud to Stud (not braced wall panels)	16d common (3-1/2" x 0.162")	24" o.c. face nail
	10d box (3" x 0.128")	16" o.c. face nail
Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3-1/2" x 0.135")	12" o.c. face nail
	16d common (3-1/2" x 0.162")	16" o.c. face nail
Abutting Studs at intersecting wall corners, face nail	16d (3-1/2" x 0.135)"	12" o.c.
Built –up header (2" to 2" header with ½" spacer)	16d common (3-1/2" x 0.162")	16" o.c. each edge face nail
	16d box (3-1/2" x 0.135")	12" o.c. each edge face nail
Continuous header to stud	5-8d box (2-1/2" x 0.113")	Toe nail
	4-8d common (2-1/2" x 0.131")	Toe nail
Top plate to top plate	16 common (3-1/2 " x 0.162")	16" o.c. face nail
	10d box (3" x 0.128")	12" o.c. face nail
Double top plate splice	8-16d (3-1/2" x 0.135")	Face nail on each side of end joint (minimum 24" lap splice length each side of joint
Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3-1/2" x 0.162")	16" o.c. face nail
	16d box (3-1/2" x 0.135)"	12" o.c. face nail
Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3-1/2" x 0.135"), or 2-16d common (3-1/2" x 0.162")	3 each 16" o.c. face nail 2 each 16" o.c. face nail
Top or bottom plate to stud	4-8d box (2-1/2" x 0.113"), or 3-16d box (3-1/2" x 0.135"), or 4-8d common (2-1/2" x 0.131)"	toe nail
	3-16d box (3-1/2" x 0.135"), or 2-16d common (3 ½" x 0.135"), or 2-10d (3" x 0.162"), or 3-10d box (3" x 0.128")	End nail End nail
Top plates, lap at corners and intersections	3-10d box (3" x 0.128"), or 2-16d common (3 1/2" x 0.162")	Face nail
Floor		
Joist to sill, top plate or girder	4-8d box (2-1/2" x 0.113"), or 3-8d common (2-1/2" x 0.131), or 3-10d box (3" x 0.128")	Toenail
Rim Joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2-1/2" x 0.113")	4" o.c.
	8d common (2-1/2" x 0.131"), or 10d box (3" x 0.128")	6" o.c.
Band or rim joist to joist	3-16d common (3-1/2" x 0.162"), or 4-10d box (3" x 0.128")	End nail
Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"), or	Nail each layer as follows: 32" o.c. at top and bottom and staggered.
	10d box (3" x 0.128"), or	24" o.c. face nail at top and bottom staggered on opposite sides
	AND: 2-20d common (4" x 0.192"), or 3-10d box (3" x 0.128"),	Face nail at ends and at each splice
Ledger strip supporting joists or rafters	4-16d box (3-1/2 "x 0.135"), or 3-16d common (3-1/2" x 0.162), or 4-10d box (3" x 0.128")	At each joist or rafter, face nail
Bridging to Joist	2-10d (3" x 0.128")	Each end, toe nail





NOTES:
1. BRACED WALL LINES AT EXTERIOR WALLS SHALL HAVE A BRACED WALL PANEL LOCATED AT EACH END OF THE BRACED WALL LINE.
EXCEPTION: FOR METHOD WSP [c], THE BRACED WALL PANEL SHALL BE PERMITTED TO BEGIN NO MORE THAN 10 FEET FROM EACH END OF THE BRACED WALL LINE PROVIDED:



2. MIXING BRACING METHODS WITHIN A BRACED WALL LINE IS NOT PERMITTED.
3. INTERIOR BRACE WALL PANEL SHALL BE LOCATED NOT MORE THAN 10.0-FT FROM THE END OF A BRACED WALL LINE AS DEMONSTRATED IN FIGURE R602.10.2.2 OF THE LARC.
4. HOLD-DOWN DEVICE SHALL BE APPROVED BY CURRENT LOS ANGELES CITY RESEARCH REPORT.

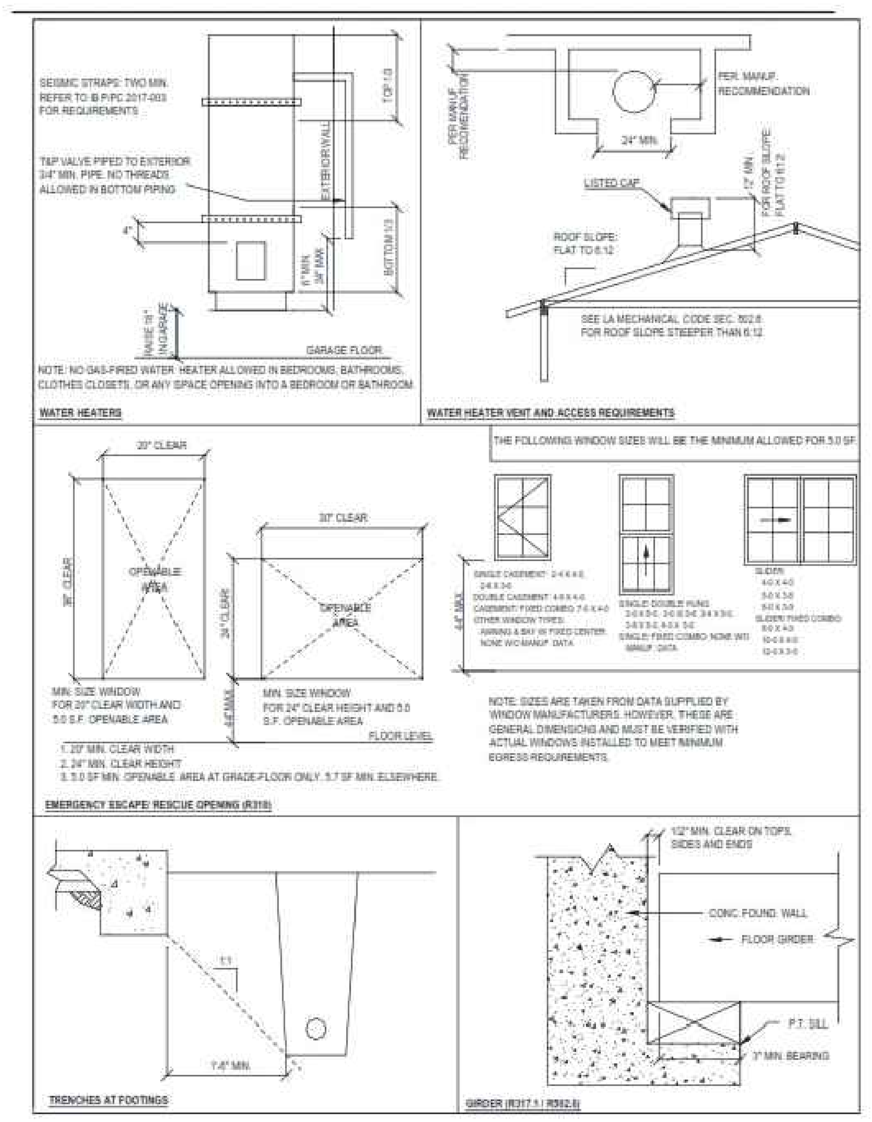
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

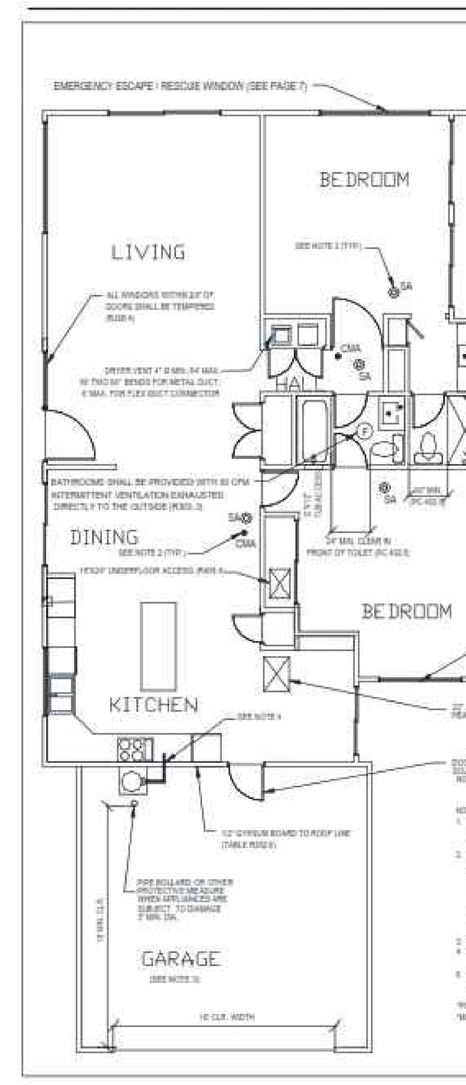
Roof/Ceiling Dead Load = 15-psf
Wall Height = 10-ft
Floor Dead Load = 10-psf
Braced Wall Line Spacing = 25-ft

Minimum Total Length of Braced Wall Panels Required Along each Braced Wall Line (ft)

Seismic Design Category (SDC)	Story Location	Braced Wall Line Length	Methods GB [a, d] and PCP [b, d]	Method WSP [c]
SDC D_2		10	8	4
		20	16	5
		30	24	7.5
		40	32	10
		50	40	12.5

(a). Method GB (Gypsum Board) = ½-in. minimum thickness gypsum board with 1-1/2-in. galvanized roofing nail, or 1-1/4-in. screws, Type W or S. for exterior sheathing, or 5d cooler nail, 0.086-in. diameter, 1-5/8-in. long, 15/64-in head for interior gypsum board. Maximum fastener spacing shall be 7-in. o.c. at panel edges, including top and bottom plates, and along intermediate supports. When method GB panels are applied to only one face of a braced wall panel, the minimum total length in the table shall be doubled.
(b). Method PCP (Portland Cement Plaster) = 7/8-in. minimum thickness Portland cement plaster with 1-1/2-in., 11-gage, 7/16-in. head nails at 6-in. spacing (16-in stud spacing required). ½-in. minimum gypsum wallboard shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the Table is multiplied by a factor of 1.5.
(c). Method WSP (Wood Structural Panel) = 15/32-in. minimum thickness wood structural panel with 8d common (2-1/2-in x 0.131-in.) nails at 6-in. spacing along panel edges, 12-in. spacing at intermediate supports, and 3/8-in. distance to panel edge. ½-in. minimum thickness gypsum wall board shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the Table is multiplied by a factor of 1.5.
(d). Method GB and PCP braced wall panel height to width ratio (h/w) shall not exceed 1:1.
(e). Multiply required braced wall panel lengths specified in the table by 1.2 when combined Roof Ceiling Dead load is between 15 psf and 25 psf.





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Encino, Ca. 91316

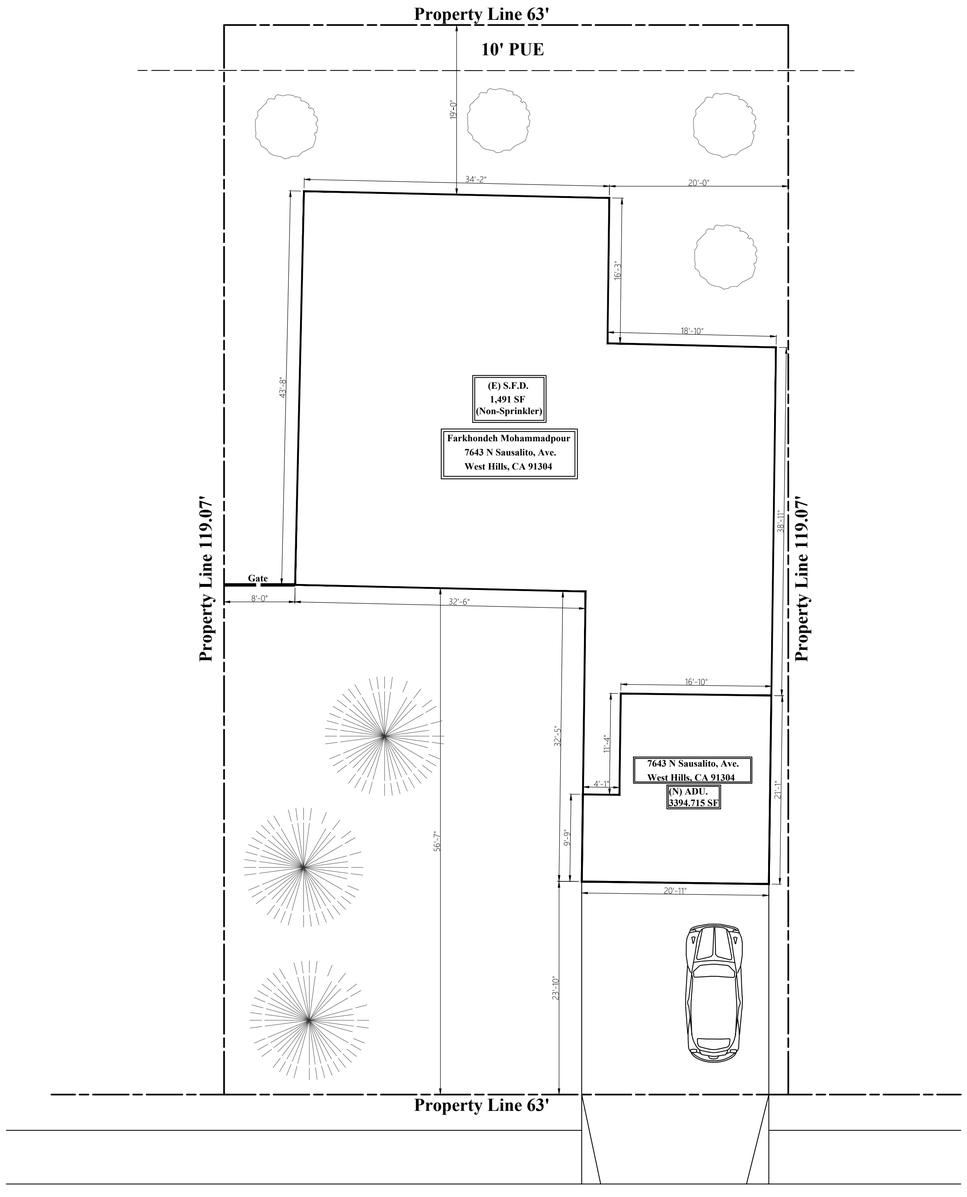
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Wood Frame Notes

Farkhondeh Mohammadpour
7643 N Sausalito Ave.
West Hills, CA 91304

DATE: 08/01/2026
SCALE:
DRAWN: Sh. J.
JOB NO.

A0.4



Sausalito Ave.

Site Plan
Sc. 1/8" = 1'-0"

Site Plan Legend

(N)	New
(E)	Existing
	Existing Structures
	Proposed Sructures
	Existing Landscape
	Existing Hardscape
	Property Line
	Line of Roof
	Interior Wall

General Notes:

1. Buildings located in a Very High Fire Hazard Severity Zone or High Fire Hazard Severity Zone, as shown in local and State maps, shall comply with the provisions of the California Wildland-Urban Interface Code as amended by Chapter V, Article 7.1 of the LAMC. This shall include all buildings with residential, commercial, educational, institutional, or similar occupancy type use. (101.3.1)

2. In a Very High Fire Hazard Severity Zone or High Fire Hazard Severity Zone, new, relocated, or altered buildings and additions to existing buildings, shall comply with the provisions of the California Wildland-Urban Interface Code as amended by Chapter V, Article 7.1 of the LAMC. (101.5, 105.2)

3. New buildings, additions and/or alterations to existing buildings, and relocated buildings shall also comply with LAMC Section 91.7207 when located in a Very High Fire Hazard Severity Zone. (91.7201.2, 91.7202)

4. New accessory buildings and miscellaneous structures (other than a habitable building) specified in CWUIC Section 504.11 shall comply only with the requirements of that section. (101.3.1, 504.11)

5. Obtain Fire Department Hydrant and Access Unit clearance for projects within a Very High Fire Hazard Severity Zone or High Fire Hazard Severity Zone.

REVISIONS	BY

AI BUILDERS

LIC #1053822

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Site Plan & Note

Farkhondeh Mohammadpour
7643 N Sausalito Ave.
West Hills, CA 91304

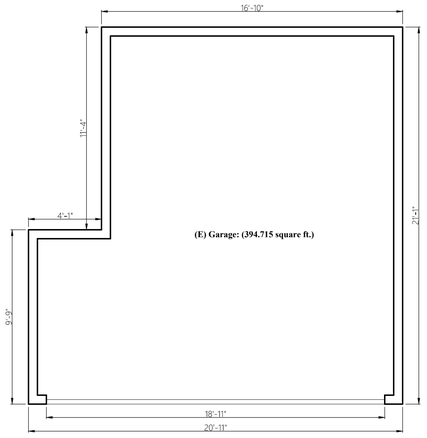
DATE: 08/01/2026

SCALE: 1/8"=1'-0"

DRAWN: Sh. J.

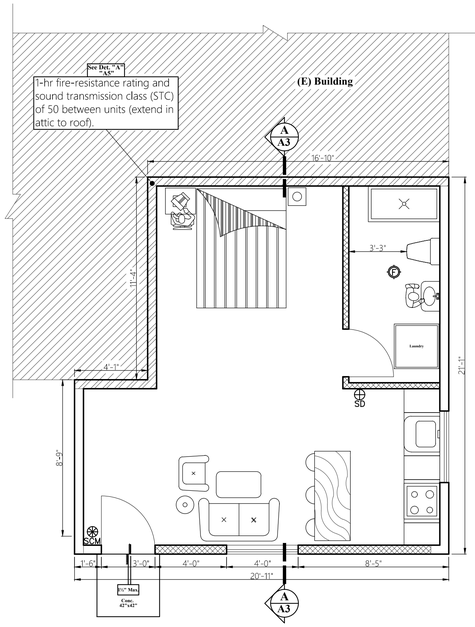
JOB NO.

A1



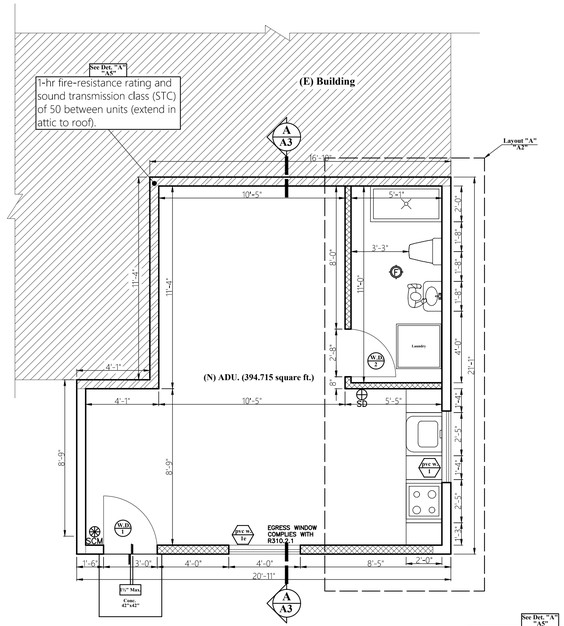
(E) Garage

(E) Garage: (394.715 square ft.) Sc. 1/4" =1'-0"



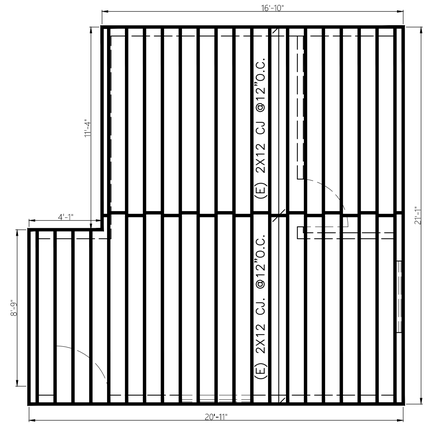
(N) Furniture Floor Plan

(N) ADU. (394.715 square ft.) Sc. 1/4" =1'-0"



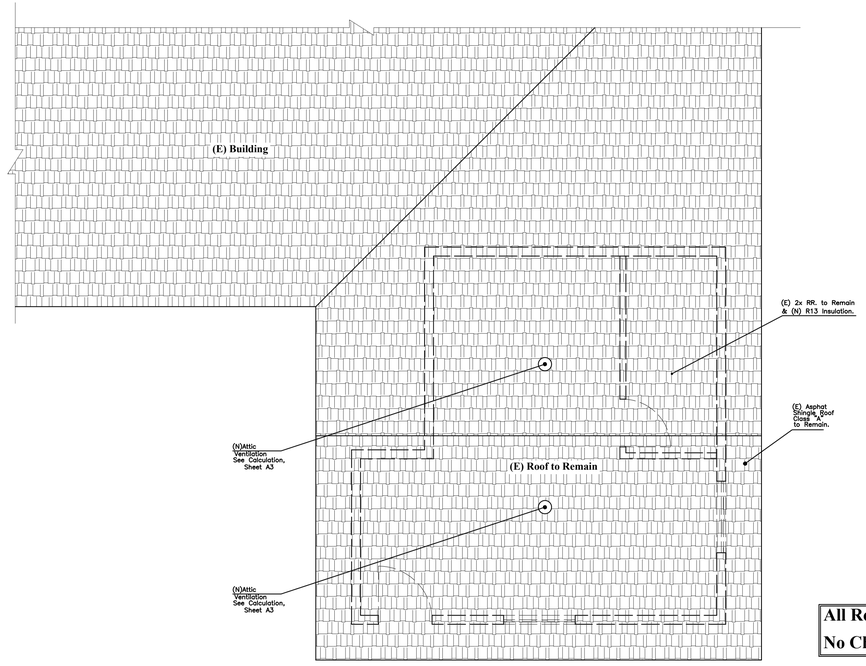
(N) Floor Plan

(N) ADU. (394.715 square ft.) Sc. 1/4" =1'-0"



(E) Reflected Ceiling Plan

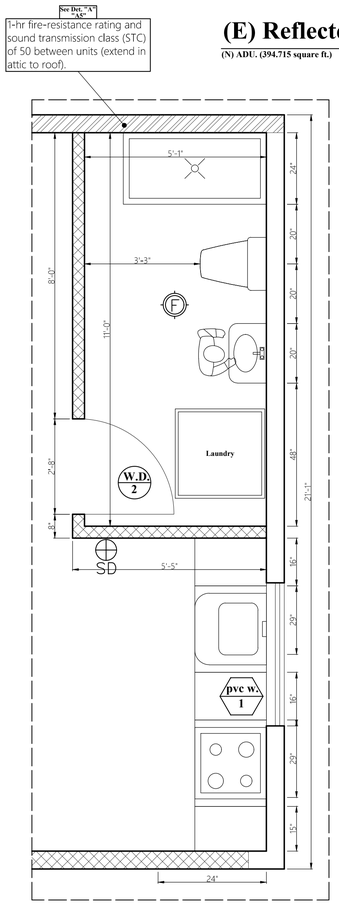
(N) ADU. (394.715 square ft.) Sc. 1/4" =1'-0"



(E) Roof Plan

(N) ADU. (394.715 square ft.) Sc. 1/4" =1'-0"

All Roof and Ceiling Details are Existing and Remain.
No Change to Building Height.



Layout "A"

A2 Sc.1/2"=1'-0"

Legends

(N)	NEW
(E)	EXISTING
Win.	WINDOW
W.D.	WOOD DOOR
△	SHEAR WALL
F	EXHAUST FAN 50 cfm Min. Humidistat Controlled
SC	SMOKE CHECK
SCM	Combination Smoke Check & Carbon Monoxide Detector

(N) Wall
(E) Wall
(E) Building
1 Hour Fire Rated
(N) Foundation
1 (N) Shearwall

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Existing and New Plans

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West Hills, CA 91304

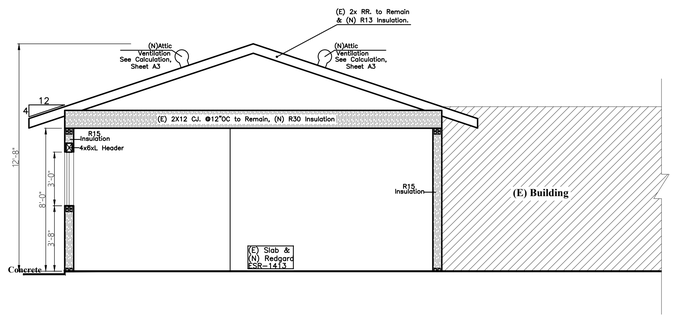
DATE: 08/01/2026

SCALE: 1/4"=1'-0" 1/2"=1'-0"

DRAWN: Sh. J.

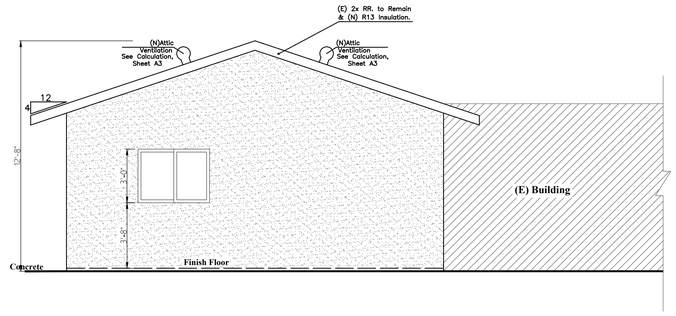
JOB NO.

A2



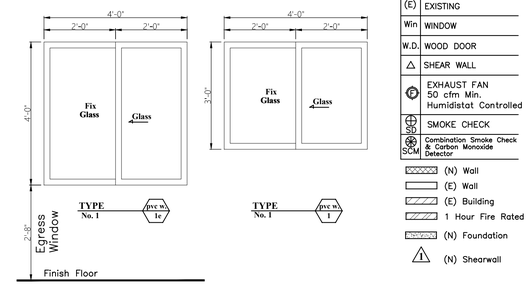
(N) Section A-A

Sc. 1/4" = 1'-0"



(N) North Elevation

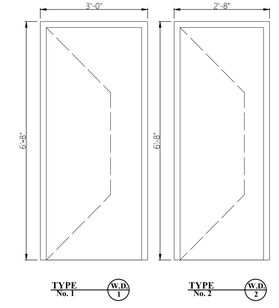
Sc. 1/4" = 1'-0"



Legends

(N)	NEW
(E)	EXISTING
Win	WINDOW
W.D.	WOOD DOOR
△	SHEAR WALL
EF	EXHAUST FAN 50 cfm Min. Humidistat Controlled
SD	SMOKE CHECK
SCM	Combination Smoke Check & Carbon Monoxide Detector

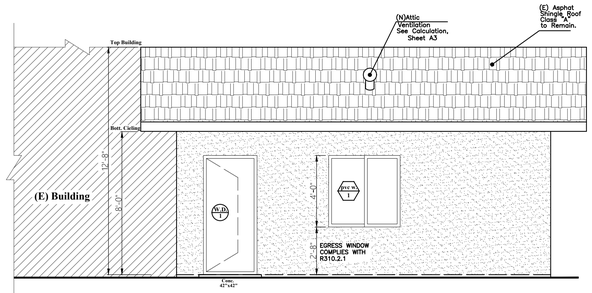
(N) Wall
(E) Wall
(E) Building
1 Hour Fire Rated
(N) Foundation
1 (N) Shearwall



Door & Window Types

Sc.1/2"=1'-0"

Exterior windows, window walls, and glazed doors shall be multilayered glazed panels with at least one pane of tempered glass



(N) East Elevation

Sc. 1/4" = 1'-0"

Attic Ventilation Calculations

Notes

Attic ventilation shall not be less than 1/150 of the area of the space ventilated (approximatelt 10 sq.in. for each 10 sq. ft. of attic area) is required.

Except that reduction of total the area to 1/300 is permitted provided

that at least 40% and not more than 50% of the equired ventilating area is provided by ventilators located in the upper portion of the space to be ventilated and not more than 3 ft below the ridge or highest point of the space measured vertically with the balance of the required ventilation provided by eave or cornice vents. A minimum of 1" clearance shall be provided between the insulation and roof sheathing.

Total Attic Calculations

New Attic Area:	394.715 SF
Required Vent. Area:	394.715 SF / 150 = 2.6 SF = 475.20 SQ. IN.
Total Provided Ventilation:	292 (upper) + 240 (lower) = 532 SQ. IN.

Lower Attic Calculations (w/ soffit vents)

Required Vent. Area:	475.20 / 2 = 237.60 SQ. IN.
Provided Vents:	(3) 10x18 SV-W10-L18 galvanized soffit vents with 80 SQ IN NFA. Provides 240 SQ IN attic area coverage.

Upper Attic Calculations (w/ attic vents)

Required Vent. Area:	475.20 / 2 = 237.60 SQ. IN.
Provided Vents:	(4) low profile 22x5.5 galvanized glider vents w/ 73 SQ IN NFA. Provides 292 SQ IN attic area coverage

All Roof and Ceiling Details are Existing and Remain.
No Change to Building Height.

REVISIONS	BY

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(N) Elevations, Section & D, W. Types Calculations

Farkhondeh Mohammadpour
7643 N Sausalito Ave.
West Hills, CA 91304

DATE:
08/01/2026

SCALE:
1/4"=1'-0"
1/2"=1'-0"

DRAWN:
Sh. J.

JOB NO.

A3

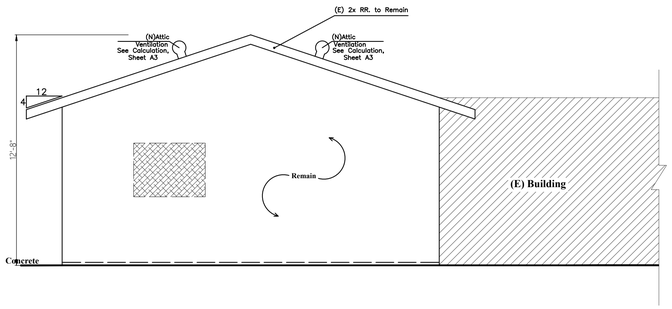
ALL DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE

Demolition Legend

Existing to Remain

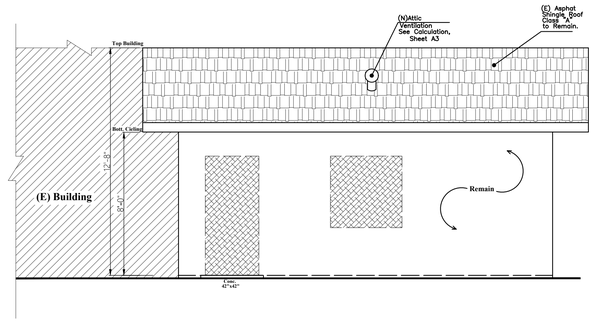
Demolition

All Roof and Ceiling Details are Existing and Remain.
No Change to Building Height.



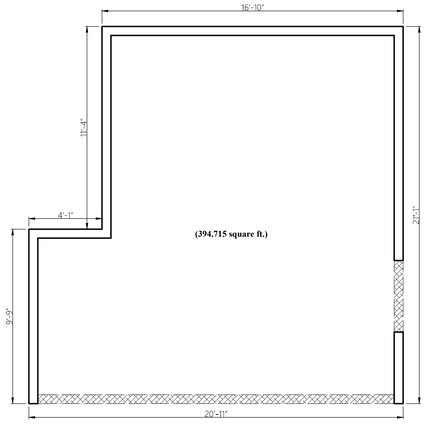
Demolition North Elevation

Sc. 1/4" = 1'-0"



(N) East Elevation

Sc. 1/4" = 1'-0"



Demolition Floor Plan

(E) Garage: (394.715 square ft.) Sc. 1/4" =1'-0"

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Demolition

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DATE: 08/01/2026

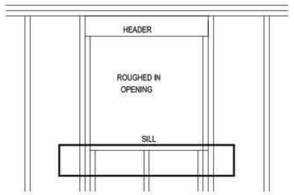
SCALE: 1/4"=1'-0"

DRAWN: Sh. J.

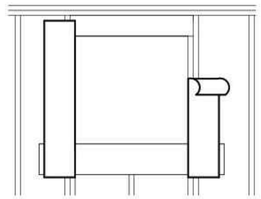
JOB NO.

A4

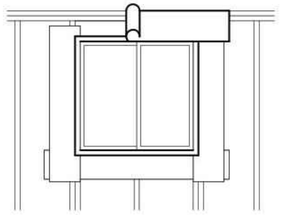
NOTES: SECTION 1403.2. OF THE C.B.C. STATES THAT:
"EXTERIOR OPENINGS EXPOSED TO WEATHER SHALL BE FLASHED IN SUCH A MANNER TO MAKE THEM WEATHERPROOF". THIS IS OUR RECOMENDED PROCEDURE FOR WINDOW FLASHING IN WOOD FRAME EXTERIOR WALLS WHERE THE EXTERIOR WALL FINISH IS APPLIED OVER BUILDING PAPER OR FELT. THIS PROCEDURE DOES NOT APPLY TO WEATHERPROOF PANEL SIDING.
USE WINDOWS THAT ARE WATERTIGHT.



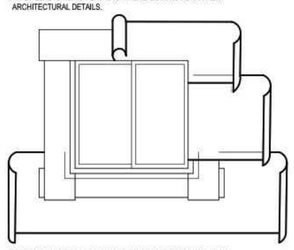
ATTACH SILL STRIP WITH TOP EDGE ALIGNED WITH TOP EDGE OF THE ROUGH SILL. EXTEND BEYOND THE EDGE OF THE ROUGH OPENING A MIN OF 1" BEYOND THE JAMB STRIP. SECURE APPROVED FLASHING MATERIAL WITH GALVNIZED NAILS OR RUST RESISTANT NAILS.



AFTER SILL STRIP IS IN PLACE ATTACH JAMB STRIPS WITH SIDE EDGE ALIGNED WITH THE SIDE EDGE OF THE ROUGH JAMB. START STRIP MIN 1" BELOW THE BOTTOM EDGE OF THE SILL STRIP AND EXTEND MIN 4" ABOVE THE LOWER EDGE OF THE HEADER.



APPLY CONTINUOUS SEALANT TO THE BACK SURFACE OF THE NAILING FLANGES. INSTALL WINDOW INTO THE ROUGH OPENING OVER THE SILL AND JAMB FLASHING PER MFR'S INSTRUCTIONS. APPLY CONTINUOUS SEALANT TO THE FACE OF THE TOP NAILING FLANGE. ATTACH HEAD STRIP OVER SEALANT AND TOP WINDOW FLANGE WITH MIN 1" BEYOND THE JAMB STRIPS. AT THIS POINT APPLY ELASTOMERIC FLASHING WHERE OCCURS PER OTHER ARCHITECTURAL DETAILS.

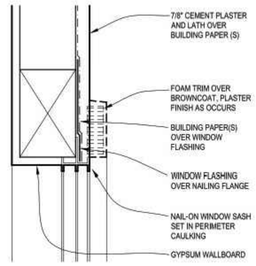


STARTING AT THE BOTTOM (WEEP SCREED) OF THE WALL. LAY BUILDING PAPER UNDER THE SILL STRIP. CUT ANY EXCESS PAPER THAT MAY EXTEND ABOVE SILL FLANGE LINE ON EACH SIDE OF THE OPENING (SHOWN AS DASHED LINES). INSTALL SUCCESSIVE LINES OF BUILDING PAPER OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

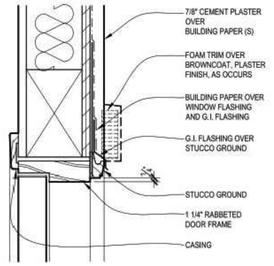
NOTE: LINE-WIRE, WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT PLASTER (STUCCO) SHALL BE INSTALLED AS FOLLOWS:

1. WIRE GUAGE, SPACING, AND ATTACHMENT SHALL BE IN ACCORDANCE WITH THE BUILDING INDUSTRY STANDARDS.
2. PERIPHERAL FLASHING, AT ALL EDGES OF WALL OPENINGS, MUST COVER THE WIRE BACKING.
3. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.

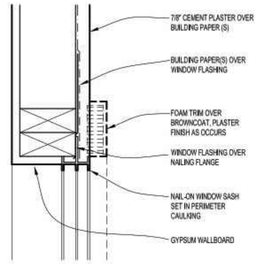
WINDOW FLASHING



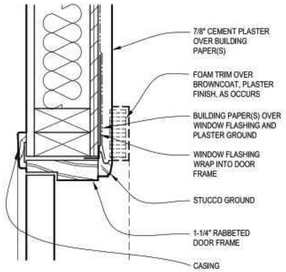
WINDOW HEAD



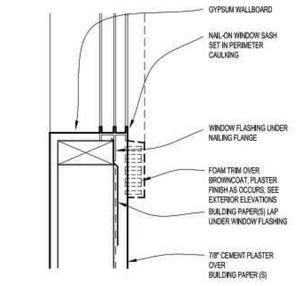
DOOR HEAD



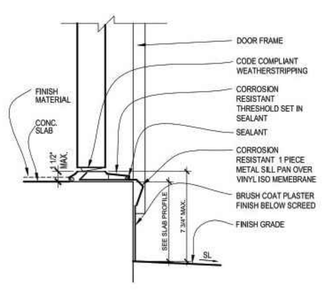
WINDOW JAMB



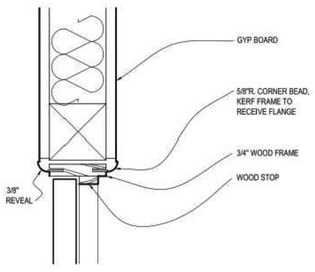
DOOR JAMB



WINDOW SILL

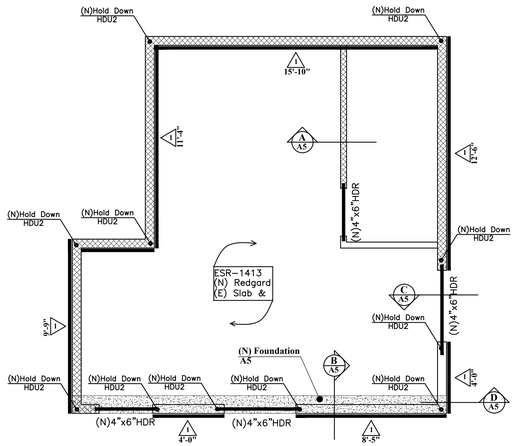


DOOR THRESHOLD

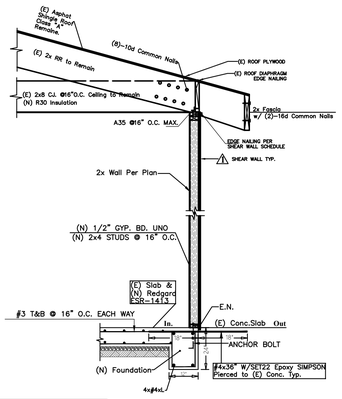


INTERIOR DOOR HEAD/JAMB SIM.

Flasing Details, Window & Door
NTS.



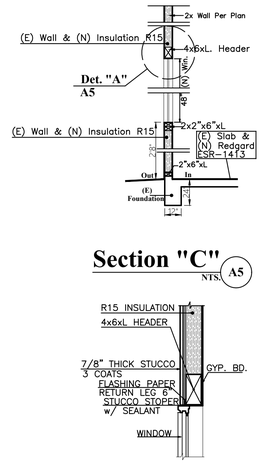
(N) Foundation Plan
(N) ADU: (394.715 square ft.) Sc. 1/4" =1'-0"



For More Info. See WFPP IB 2023-004 Attached to Plans

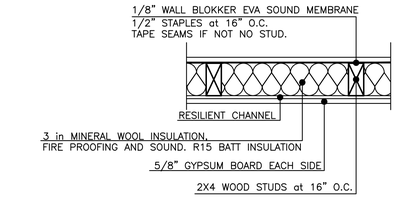
-Specify that all construction shall comply with the WFPP.

Section "B"
A5 NTS.

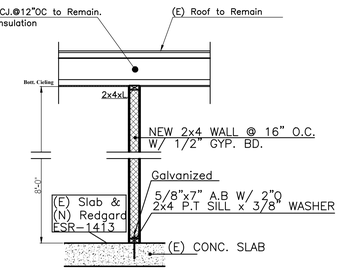


Section "C"
A5 NTS.

Det. "B"
A5 NTS.



1- hour Fire Rated & Sound Transmission. Class (STC-50)
NTS. **Det. "A" A2**

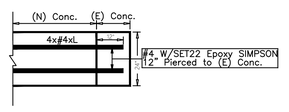


Section "A"
A5 NTS.

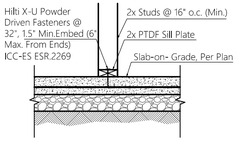
-Specify that all construction shall comply with the WFPP.

All Roof and Ceiling Details are Existing and Remain.
No Change to Building Height.

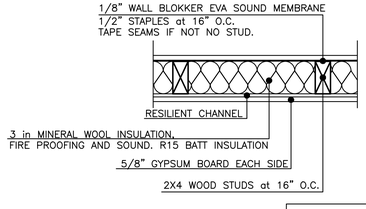
FIRE PROTECTION:
1. Smoke detectors shall be provided in each sleeping room, on the ceiling or wall immediately outside of each sleeping room, and on each story and basement for dwellings with more than one story. (907.2.11.2, R314.3)
2. The power source for smoke detectors shall be as follows:
a. In new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. (907.2.11.4, R314.4)
b. In existing SFD, smoke detectors may be battery operated. (907.2.11.6, R314.4)
3. Carbon monoxide alarm is required per 420.4 & R315.
4. Sprinkler system shall be required for the ADU if the existing dwelling has a sprinkler system.



Section "D"
Join (N) Conc. to (E) Conc. NTS. A5



Typical Non-Bearing Wall
NTS.



1- hour Fire Rated & Sound Transmission. Class (STC-50)
NTS. **Det. "A" A2**

REVISIONS	BY

AI BUILDERS
LIC #1053822
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Foundation Plan, Details & Notes

Farkhondeh Mohammadpour
7643 N Sausalito Ave.
West Hills, CA 91304

DATE: 08/01/2026

SCALE: Not Scale

DRAWN: Sh. J.

JOB NO.

A5

BUILDING ENERGY ANALYSIS REPORT

PROJECT:

7643 N Sausalito Ave_ADU
7643 N Sausalito Ave
WEST HILLS , CA 91304

Project Designer:

AI BUILDERS
5151 WHITE OAK AVE #225
ENCINO , CA 91316
310-487-7423

Report Prepared by:

MARAL RAHMANI
Nikan Design Group

WOODLAND HILLS, CA 91367
818-561-9333

Job Number:

75-260804-01

Date:

8/4/2026

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2025 California Energy Code.

This program developed by EnergySoft, LLC – www.energysoft.com.

GENERAL INFORMATION					
01	Project Name	7643 N Sausalito Ave_ADU			
02	Run Title	Title 24 Analysis			
03	Project Location	7643 N Sausalito Ave			
04	City	WEST HILLS	05	Standards Version	2025
06	Zip code	91304	07	Software Version	EnergyPro 10.1
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	90
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed Addition	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	394.72	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	1491	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	1885.72	19	Glazing Percentage (%)	7.09%
20	ADU Bedroom Count	1	21	ADU Conditioned Floor Area	394.72
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

ADDITION ALONE - Project Analysis Parameters

01	02	03	04	05	06
Existing Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1491	394.72	1885.72	3	1	4

ADDITION ALONE - ACCESSORY DWELLING UNIT (ADU) PROJECT ANALYSIS PARAMETERS

01	02	03	04	05	06	07	08
Zone Name	Existing Area (excl. new addition) (ft^2)	ADU Area (excl. existing) (ft^2)	Total Area (ft^2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms	Attached vs. Detached
PROPOSED ADU	1491	394.72	1885.72	3	1	4	Attached

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COMPLIANCE RESULTS
Building Complies with Computer Performance
This building incorporates features that require field testing and/or verification by a certified ECC rater under the supervision of a CEC-approved ECC provider.
Building does not incorporate Special Features

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• NO SPECIAL FEATURES REQUIRED

ECC FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified ECC 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 ECC Registry
• Indoor air quality ventilation • Kitchen range hood • Verified SEER/SEER2 • Verified HSPF2 • Verified heat pump rated heating capacity

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Compliance Summary

	Long Term System Cost (LSC)[1]		Source Energy Use	Peak Cooling**
	Efficiency[2] ($/ft^2-yr)	Total[3] ($/ft^2-yr)	Total[3] (kBtu/ft^2-yr)	Electricity (kWh)
Standard Design	31.99	n/a	n/a	n/a
Proposed Design	30.81	n/a	n/a	n/a
Compliance Margins	1.18	n/a	n/a	n/a
	Pass			

RESULT*: Complies

[1]Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill.

[2]Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment

[3]Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures

* Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories

** Peak cooling target represents 120% of the standard design building peak cooling energy use.

Standard Design PV Capacity: 0.00 kWdc

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LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS

Energy Use	Standard Design Source Energy (kBtu/ft^2 -yr)	Standard Design LSC[1] ($/ft^2 -yr)	Proposed Design Source Energy (kBtu/ft^2 -yr)	Proposed Design LSC[1] ($/ft^2 -yr)	Compliance Margin Source (kBtu/ft^2 -yr)	Compliance Margin LSC[1] ($/ft^2 -yr)
Space Heating	0	2.13	0	3.38	0	-1.25
Space Cooling	0	5.45	0	4.72	0	0.73
IAQ Ventilation	0	1.4	0	1.4	0	0
Water Heating	0	23.01	0	21.31	0	1.7
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	**0**	**31.99**	**0**	**30.81**	**0**	**1.18**
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.65	0	1.65	n/a	0
Appl. & Cooking	0	13.18	0	13.11	n/a	0.07
Plug Loads	0	23.26	0	23.26	n/a	0
Outdoor Lighting	0	2.02	0	2.02	n/a	0
TOTAL COMPLIANCE	**0**	**72.1**	**0**	**70.85**	**1.25**	

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ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	44.3	43.08	1.22	2.75
Net EUI[2]	44.3	43.08	1.22	2.75

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.

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**
PROPOSED ADU	Conditioned	(N) MINI SPLIT1	394.72	8	DHW Sys 1	New

OPAQUE SURFACES SUMMARY

01	02	03	04	05	06	07	08	09	10
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**
N Wall	PROPOSED ADU	EXISTING WALL	0	Right	168	12	90	none	New
E Wall	PROPOSED ADU	NEW R-15 Wall	90	Front	168	36	90	none	New
S Wall	PROPOSED ADU	EXISTING WALL	180	Left	72	0	90	none	New
W Interior WALL	PROPOSED ADU	RATED WALL	n/a	n/a	136	0	n/a	n/a	New
Roof	PROPOSED ADU	R-30 Roof Attic	n/a	n/a	394.72	n/a	n/a	n/a	New

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ATTIC

01	02	03	04	05	06	07	08a
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**CRRC Rated Roof Reflectance**	**CRRC Rated Roof Emittance**	**Radiant Barrier**	**Above Roof Deck Air Gap**
Attic PROPOSED ADU	Attic RoofPROPOSED ADU	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Mult.**	**Area (ft^2)**	**U-factor**	**SHGC**	**Rating Source**	**Exception to 150.0 (q)***
pvc w.1	Window	N Wall	Right	0	1	12	0.3	0.23	NFRC	☐
1 pvc w.1e	Window	E Wall	Front	90	1	16	0.3	0.23	NFRC	☐

**Project includes fenestration not subject to maximum U-factor requirement per Exception 1 / Exception 2 / Exception 3 to Section 150.0(q).*

Total North Facing Fenestration	12
Total East Facing Fenestration	16
Total South Facing Fenestration	0
Total West Facing Fenestration	0

OPAQUE DOORS

01	02	03	04	05
Name	**Side of Building**	**Area (ft^2)**	**U-factor**	**NFRC Rating Req.**
W.D.1	E Wall	20	0.5	No

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SLAB FLOORS

01	02	03	04	05	06	07
Name	**Zone**	**Area (ft^2)**	**Perimeter (ft)**	**Edge Insul. R-value**	**Edge Insul. Depth**	**Heated**
Slab-on-Grade	PROPOSED ADU	394.72	79.11	none	0	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**	**Non-Std Spray Foam**
EXISTING WALL	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco	☐
NEW R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco	☐
RATED WALL	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board	☐

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08	09
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**	**Non-Std Spray Foam**
Attic RoofPROPOSED ADU	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	☐
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.035	Over Ceiling Joists: R-0.7 insul. Cavity / Frame: R-29.3 / 2x12 Inside Finish: Gypsum Board	☐

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**	**ECC 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)

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WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.9	Btu/Hr	200000	0	n/a	n/a	n/a

HVAC - HEAT PUMPS

01	02	03	04	05	06	06b	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating					Cooling			Airflow Target	Fan Power (Watts/CFM)	Variable Speed
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Backup	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Ductless MiniSplit HP	1	HSPF2	8	9000	6000		EER2/SEER2	16	10	0	0	☐

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - ASRE	Includes Fault Indicator Display?	Status
SFam ADU IAQVentRpt	27	0.35	Exhaust	No	n/a / n/a	No	

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Maral Rahmani	Documentation Author Signature: Maral Rahmani
Company: Title24 Experts	Signature Date: 08/10/2026
Address: 23882 Mariano St.	CEA/AEA/ECC Certification Identification (if applicable):
City/State/Zip: Woodland Hills, CA 91306	Phone: 3105044878

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. 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.
5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement.
6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.

Responsible Designer Name: Maral Rahmani	Responsible Designer Signature: Maral Rahmani
Company: Title24 Experts	Date Signed: 08/10/2026
Address: 23882 Mariano St.	License: M-35134
City/State/Zip: Woodland Hills, CA 91306	Phone: 3105044878

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.

2025 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, 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 Tables 110.2-A through -L.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters.** Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(i)2.*
§ 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.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); 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 any dryer outlet or vent.
§ 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(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration:** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat:** When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats:** For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use.*
§ 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 § 609.12 of the California Plumbing Code.*
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including from 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 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)2:	**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- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. 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 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** must comply with applicable requirements of UL 181 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** 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 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 to sunlight, 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.** Flex ducts with porous inner cores 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 and prevents air from bypassing the filter. *
§ 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 shall 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 used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled 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 dwellings.** Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1Ci and 150.0(o)1Civ.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 may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Cii-iii.* Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Cii-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Giii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems.** The airflow required per §150.0(o)1C shall 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 shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1J.
§ 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 shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall 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

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready.** All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, *or* a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the BESS,

	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 feet 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."

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 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)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted.** 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. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 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, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting internal to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls.** Lighting integral to 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)3:	**Residential Outdoor Lighting.** Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**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.

2025 Single-Family Residential Mandatory Requirements Summary

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)2-4:	**U-factor, Solar heat gain coefficient, Visible transmittance.** The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 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 from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. 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 above conditioned space 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 that is sealed to limit infiltration and exfiltration as specified in §110.7, including but not limited to placing 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-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 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. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings; water vapor permeance no greater than 2.0 perm per inch; 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 area-weighted average U-factor of 0.40. *

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 comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. 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. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 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.** No obstructions in solar zone, 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."

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. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment.** Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping.** At least 18 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or built-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	**Covers.** Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing.** Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 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.** Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
7643 N Sausalito Ave_ADU	8/4/2026
System Name	**Floor Area**
(N) MINI SPLIT	395

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	9,000
Total Output (Btuh)	9,000
Output (Btuh/sqft)	22.8
Cooling System	
Output per System	9,000
Total Output (Btuh)	9,000
Total Output (Tons)	0.8
Total Output (Btuh/sqft)	22.8
Total Output (sqft/Ton)	526.3
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00
Note: values above given at ARI conditions	

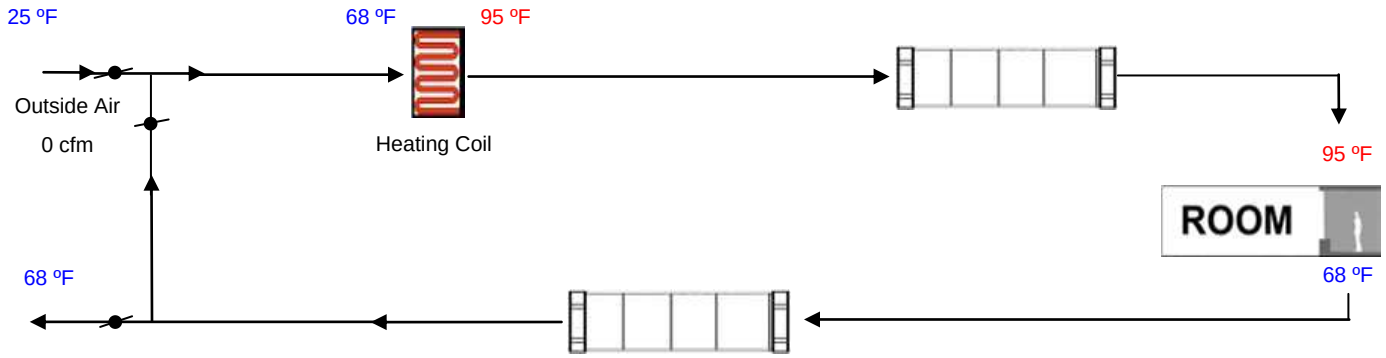
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	**Sensible**	**Latent**	**CFM**	**Sensible**
Total Room Loads	201	4,216	184	214	6,067
Return Vented Lighting					
Return Air Ducts		0			0
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		0			0
TOTAL SYSTEM LOAD		4,216	184		6,067

HVAC EQUIPMENT SELECTION

Standard Heat Pump	7,263	911		5,468
Total Adjusted System Output (Adjusted for Peak Design conditions)	7,263	911		5,468
TIME OF SYSTEM PEAK		Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

