



Date: 6/1/26

Previous Plan Check Dates: 3/4/26

County of San Diego, Planning & Development Services

RESIDENTIAL BUILDING CODE PLAN CHECK
BUILDING DIVISION

**Plan check correction list for one- and two-family residences,
associated garages, and other accessory structures**

RECORD ID: PDS2025-RESALT-009885

OWNER:

RESULT: Call/email plan checker listed below to schedule recheck appointment

Plan reviewer: Alan Fonseca

Phone/email: 619-380-5487 / alan.fonseca@sdcounty.ca.gov

A. GENERAL REQUIREMENTS

1. Each of the items on this list requires correction **before a permit will be issued**. The approval of plans and specifications does not permit the violation of any section of the building code, county ordinances, or state law. The following plan check may contain errors and omissions. Every effort has been made to perform a thorough review, however, any life safety items missed remain subject to further comments. (See the 2022 California Residential Code, Section R105.4)
4. **Please read your Conditions of Approval list.** Conditions may include items such as: Fire District Approval, DPW Flood Control, DPW Driveway Review, etc. We recommend reviewing these conditions **early** in the project design stage to determine potential requirements. We also advise satisfying the "Structural Approval" (i.e., this building code review) and "Planner Approval" conditions (if required) **before** submitting your plans to the fire district for approval stamps. Additionally we recommend you retain all previously reviewed sets until permit issuance.
5. Plan revisions must be made by printing new sheets incorporating the necessary modifications. Please slip revised sheets into the complete sets as needed provided the original sheets are returned. Revisions made with pen or pencil, by crossing out or taping on information, or by using white-out are not allowed.
6. Changes to scope of work such as square footage, addition/removal of structures, etc. may require a plan change. Please see a PDS Permit Technician to determine any requirements; you may need approval from Zoning/Engineering and updated documents (e.g., agency clearance letter, fire mitigation, etc.).
7. The following set(s) **must** be returned with the new/revised sets at recheck:
 - a. Previously plan-checked and stamped set(s) dated **6/1/26** .
8. **Plans will not be accepted for recheck** unless you submit the **original correction list** – copies not accepted – and a **complete response list** per the following:
 - a. Provided item-by-item responses on separate **8-1/2-inch by 11-inch** sheet(s); **do not mark** responses on the **original** correction list.
 - b. Clearly and specifically indicating **where and how** each correction item has been addressed (vague responses, such as "Done" or "See plans," are unacceptable)
 - c. Clearly and specifically indicating **any additional changes made to project** beyond responses to correction items
11. A second opinion is available on any interpretation or correction provided and will not affect the level of customer service

you receive. **We ask you to provide your interpretation of the code, along with any health or safety concerns that the interpretation may cause, and how this will affect your project.** The second opinion will come from one of our senior staff or a supervisor who will have a chance to take a deeper look at supporting documentation on both sides of the issue. This may occur at the counter or require a few days for proper research and understanding of the intent of the code in question. After the second opinion you can always follow up with our Building Official for a final opinion.

12. For your information, this **plancheck expires** on 12/31/26 .

B. PLAN REQUIREMENTS

4.

Scope of work in County permit system is: __:****FICO** INTERIOR REMODEL OF EXISTING SFD (TO INCLUDE 110' LINEAR FEET OF ADDED/REMOVED INTERIOR PARTITIONS, 988 SQFT OF NEW WINDOWS/DOORS, 45' SQFT OF STUCCO REPAIR/REPLACEMENT), 500 SQFT OF EXISTING HABITABLE SPACE CONVERTING TO ATTACHED ADU, MISC ELECTRICAL.** __,

but the **plans do not match** the scope of work as follows: __ **Clarify what the existing use of the 500SF area was? Since it is not connected to the primary house, was this guest living quarters? rec room? please clarify the previous use and confirm with Zoning department** __.

After clarification, you may need to complete a Plan Change Form (PDS 652) and go to the Permit Center check-in counter to start the plan change process.

11. Provide two sets of **structural calculations** -- addressing all applicable CBC 1605 load combinations -- prepared, stamped, and signed by California-licensed civil engineer, structural engineer, or architect for:

- a. Vertical load supporting system
- b. Lateral load (wind/seismic) resisting system

13. **Special inspection** required for the following:

- e. Post-installed concrete anchors (CBC 1705.3)

NOTED. SEE UPDATED LIST OF SPECIAL INSPECTION IN GN SHEET

14. Specify special inspector name/firm and phone number (as approved by the City of San Diego). Complete PDS #006 **special inspection summary** and make a permanent part of the plans. As an alternative to PDS #006, a statement of special inspection may be used if equivalent information is provided. **NOTED. SEE UPDATED GN SHEET WITH ATTACHED PDS#006 FORM**

15. Provide **large, clear** note on **cover sheet or plot plan**: **"Special inspection required. See special inspection form (or equivalent) on sheet ____."** **SEE UPDATED NOTES ON S1 & S2 SHEET**

16. Clearly distinguish on plans between **proposed** (new), **as-built** (non-permitted), and **existing** (permitted) construction. **If work was already completed, you will need to label plans as "As-built". Wall legend on sheet A3 shows new walls? Is all electrical work as-built? Are footings as-built or proposed? What about holdowns? Label all as-built and proposed work on plans**

18. Provide **certification report(s)** for **reinforced concrete or concrete masonry unit (CMU)** elements per the following:

a. Each report shall include:

- o Test results, photos, and other evidence supporting certification. Specify measures/test performed for certification with hidden construction verified by testing and/or destructive examination.
- o Each report shall indicate certifying parties have visited job site and **list date(s) of job-site visit(s)**
- o Each report shall include statement confirming the as-built construction **complies with the code(s)** applicable to the project **and matches the construction** detailed on the submitted building plans
- o Each report shall indicate **if mitigation and/or repairs are needed to achieve compliance. Specify and detail on plans such mitigation and/or repairs.**

b. Report(s) shall be produced, signed, and stamped by California-licensed Civil Engineer, Structural Engineer, or Architect **NOTED**

C. SITE REQUIREMENTS

12. Completely fill out a **stormwater INTAKE form** (2 copies).

- a. Project identification information and applicant's signature

F. ADDITIONAL LIFE SAFETY REQUIREMENTS

6. Dwelling units in two-family dwellings, including **duplexes and attached accessory dwelling units**, shall be separated per the following: **It is okay that you show wall between garage and ADU as existing 1 hr fire rated wall. But you need to also provide the detail of the existing 1hr fire and 50 STC sound rating.**

- a. Walls (provide details specifying CBC Table 721.1(2) or Gypsum Association assembly):
 - o 1-hour fire rating extending from foundation/floor to roof sheathing (CRC R302.3)
 - o Airborne sound insulation with minimum 50 STC rating (provide details specifying Gypsum Association assembly) (CBC 1207.2)

G. ELECTRICAL, PLUMBING, AND MECHANICAL REQUIREMENTS

- 2. Provide an **electric/utility plan** as follows:
 - b. Add note to plans: "Electrical, Plumbing, and Mechanical to be verified in field" **Add note to sheet A4. This is for all EPM work, not just the meters.**

K. VERTICAL DESIGN REQUIREMENTS

- 1. Provide calculations for new beams/headers and footings **SEE UPDATED STRUC CALC FOR ALL CALCULATIONS**

L. LATERAL DESIGN REQUIREMENTS

- 1. New openings were added to exterior. Show existing shear walls and verify that existing lateral system was not affected.
SEE LATERAL CHECK ON UPDATED STRUC CALC PG 5