



THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101

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**Project Address** 726 Torrance St  
San Diego, CA

**Project Type** Building Construction

**Primary Contact** TIM SEAMAN  
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### Instructions

<p>The following issues require corrections to the documents submitted.</p>

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Building Construction Plans PRJ-1111319.pdf

### DSD-Mechanical

Maseeh Siddiqui  
SiddiquiM@sandiego.gov

#### [ Comment 00081 | Sheet A1 | Open ]

Please resubmit the plans after addressing all issues. For any questions, contact the original plan reviewer Maseeh Siddiqui, by e-mail at siddiquim@sandiego.gov.

Provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely, and comprehensively address the issues raised.

It is the responsibility of the architect or engineer of record to ensure that all requirements of the latest adopted edition of the California Mechanical & Plumbing Codes as well as other regulations and ordinances of the City of San Diego are satisfied and incorporated in the plans and calculations.

This list does not necessarily include all errors and omissions. Plans require correction as indicated by comments before a building permit can be issued. Return a copy of this review sheet and attached responses with corrected plans.

Please indicate here if any changes have been made to the plans that are not a result of corrections from this list. If there are other changes, please briefly describe them and where they are located on the plans. Have changes been made not resulting from this list?

Yes  No

The mechanical and plumbing plans must be stamped and signed by the California licensed professional who is responsible for the work per the California Business and professions code (Ch. 7, Div. 3, Business and Professions Code, Art. 2, Sec. 6735.4). Example: Registered mechanical engineer.

#### [ Comment 00082 | Sheet A22OF | Open ]



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Plans are incomplete. Please, submit complete mechanical, T24 and plumbing plans. Additional plan check correction comments may follow after complete set of plans have been submitted.

T24 forms are incorrect - provide LMCC forms not CF1R forms. Ductwork missing from mechanical plans and plumbing plans appear to be missing pipe tagging.

**[ Comment 00083 | Sheet P-1.0 | Open ]**

Review all notes on plans, update all code references to current code cycle (2022).

**[ Comment 00084 | Sheet P-1.0 | Open ]**

Provide water calculations.

**[ Comment 00085 | Sheet P-1.0 | Open ]**

The mechanical and plumbing plans must be stamped and signed by the California licensed professional who is responsible for the work per the California Business and professions code (Ch. 7, Div. 3, Business and Professions Code, Art. 2, Sec. 6735.4). Example: Registered mechanical engineer.

Stamp on plans appear to be expired.

**[ Comment 00086 | Sheet P-2.2 | Open ]**

Water submeter is required for each dwelling unit in multi-family building per section 67.0601, SDMC. Show location of water submeters on plans.

**[ Comment 00087 | Sheet P-2.2 | Open ]**

Provide calculations to show compliance with Table 422.1 CPC for required minimum plumbing facilities.

Plans appear to be missing clothes washers.

**[ Comment 00088 | Sheet P-2.2 | Open ]**

Identify what CWC is on plans. Update plumbing schedules to reflect.

**[ Comment 00089 | Sheet P-2.3 | Open ]**

Revise condensate receptor(s) for HVAC units. ---- (When the condensate waste from air-conditioning coils discharges by direct connection to a lavatory tailpiece, the connection shall be located in the area controlled by the same person controlling the air-conditioned space.)

**[ Comment 00090 | Sheet P-2.6 | Open ]**

Plumbing gas plans are incomplete. Provide pipe classification, size, load (in CFH) and DTL for each pipe segment.

**[ Comment 00091 | Sheet P-2.6 | Open ]**

Provide gas calculations and gas tables to justify pipe sizing. Provide isometric gas plans.

**[ Comment 00092 | Sheet P-2.6 | Open ]**

Update gas floor plan and isometric to call out fixture and total load (in CFH).

**[ Comment 00093 | Sheet P-4.1 | Open ]**



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Plumbing isometric drawings not not legible. Update to wireframe or remove hatching to identify pipe routing. Currently piping all appears to be interconnected. Also, it appears only first level is present on drawings.

**[ Comment 00094 | Sheet P-4.2 | Open ]**

Update isometric drawings to include loads (in CWFU's, CFH, DFU's).

**[ Comment 00095 | Sheet P-4.3 | Open ]**

Update condensate isometric plans to include pipe sizes and loads (in tons). Call out receptor.

**[ Comment 00096 | Sheet M-0.2 | Open ]**

Provide house ventilation for indoor air quality per 2022 Energy Code Section 150.0 (O). Show, how whole house ventilation requirements and local ventilation exhaust requirements, are met on plans. Provide whole house (Building) fan sizing calculations on plans. Provide a minimum intermittent ventilation airflow of 5 ACH for each kitchen range hood and a minimum intermittent ventilation airflow of 20 CFM for each bathroom exhaust fan. All kitchen range exhaust hood vents and bathroom fans shall be routed to the outdoors. Clothes dryers must be exhausted directly to outdoors. Table 150.0F CEC

**[ Comment 00097 | Sheet M-2.2 | Open ]**

Mechanical plans appear incomplete. No ductwork appears to be provided for exhaust fans. Show size and routing of all exhaust ductwork and termination on plans.

**[ Comment 00098 | Sheet M-2.2 | Open ]**

Show termination of exhaust ducts on plans. Indicate clearances from exhaust fan outlets to outside air intakes of HVAC units, to openings into the building and to property lines per Sec 502.2 CMC.

**[ Comment 00099 | Sheet M-2.2 | Open ]**

Indicate on plans if kitchen hoods are being provided. Update plans to include associated ductwork, size and termination. Show clearances from termination point to outside air intakes and building openings.

**[ Comment 00100 | Sheet M-2.3 | Open ]**

Label all ductwork classification and sizes on plans.

**[ Comment 00101 | Sheet M-2.4 | Open ]**

Show location of permanent ladder/access to roof mounted equipment. Roof ladder access shall comply with section 304.0 CMC.

**[ Comment 00102 | Sheet M-2.4 | Open ]**

Label all windows and doors on Architectural floor plans. Provide window and door schedules with dimensions, U-Factors, solar heat gain coefficients (SHGC) and VT of glass on plans.