

# Single Family Dwelling (SFD) – New Construction

## Construction Of New Single Family Dwelling

This checklist provides steps and minimum requirements for a complete building permit submission. Each project is unique and additional requirements may be needed. Please note this is *not* a plan review correction list. All applications, plans and supporting documents shall be submitted through our [Electronic Online Portal](https://acpermit.acgov.org/Portal/#/). (<https://acpermit.acgov.org/Portal/#/>)

**APPLICABLE CODES:** California Building Standards Codes (currently 2022) as adopted by Alameda County Municipal Code, [Ordinance No. 2022-58](#), Chapters 15.08, 15.12, 15.16 & 15.20.

### **Step 1. PORTAL REGISTRATION / SIGN IN**

#### **NEW USER:**

- See instructional videos “Portal Overview”, “User Registration”, and “Submitting Application”.
- Create new user account at [Electronic Online Portal](#). Follow instructions on portal.
- For assistance, please contact (510) 670-5440 or [permitbid@acpwa.org](mailto:permitbid@acpwa.org).

#### **EXISTING USER:**

- Sign in at [Electronic Online Portal](#)

### **Step 2. PLANNING/ZONING VERIFICATION**

#### **OBTAIN PLANNING DEPARTMENT APPROVAL:**

- Submit electronically at [Electronic Online Portal](#)
- Select “Create New Application”.
- Apply for “*Building Applications Requiring Plan Review*”.
- Find address or full parcel number. Follow instructions on portal.
- Check your email notifications for Planning Dept. corrections or instructions (as applicable).

### **Step 3. BUILDING PERMIT APPLICATION**

#### **COMPLETED APPLICATIONS:**

- Each dwelling unit shall have separate building permit application and separate set of plans (E.g., Main house, ADU).
- In permit “Description”, indicate any BLE#/COD# (as applicable) for legalization of work performed without building permit.
- Indicate number of bedrooms and bathrooms (existing and new).
- See sample of completed application by owner/builder, by contractor.

## PLANS:

- Submit one complete PDF file (not separate PDF files for each trade). Plans must be electronically-drawn, or hand-drawn and scanned.
- Electronic or hand-drawn plans must be to scale. 24"x36" sheet size or larger.
- Cover sheet / title page
  - Project address & parcel #
  - Project designer, architect and/or engineer contact info.
  - Scope of work & square footage
  - Reference applicable Calif. Building Standards codes.
  - Occupancy classification, construction type, fire sprinkler.
- Sheet index for all plans being submitted (including all applicable trades)
- Stamp & signature of architect/engineer. For designers, name and initial shall be on respective sheets (BPC Section 5536.1). Electronic stamps & signatures accepted.
- Site plan
  - All property lines, all structures, and distances from all structures to property lines
  - Dimensions of all property lines.
  - Easements (as applicable)
  - Any site work including landscaping, site retaining walls, pools, etc.
  - Show any septic system
  - Show utility meter locations (gas, electric and water)
  - North arrow and drawing scale
- Floor & roof plans
  - Scale: ¼" = 1'-0" plans (typical)
  - Fully-dimensioned proposed work.
  - Show existing and proposed plans separately
  - Label the use of all rooms
- Exterior elevations – labeled by direction
- Building cross sections – referenced on plan
- Architectural details and notes
- Structural plans
  - Foundation plan
  - Floor & roof framing plans
  - Structural details and notes
- Electrical / Mechanical / Plumbing plans
- Civil Plans (as applicable for site improvements such as grading & drainage)
- CalGreen [Checklist](#) (Residential) shall be included directly in plans
- Solar PV system - for new construction, deferred submittal is allowed
- Title 24 energy report - included directly in plans, not separate 8-1/2x11 packet
- Demolition plan (as applicable)
- Landscape plans & water budget calculations, WELO (as applicable)
- Wildland-Urban Interface (WUI) details and specifications, as applicable in [fire severity](#) zones.

## OTHER REQUIRED DOCUMENTS:

- For conventional construction, provide [APA Wall Bracing Calculator](#).  
<https://www.apawood.org/calculator>
- For engineered design (non-conventional) provide structural calculations (PE-stamped)
- Geotechnical report for all new SFDs
- Geotechnical engineer review letter
- Construction & Demolition Debris (C&D) form completed on [portal](#).

- Address assignment [form](#) and documents <https://www.acpwa.org/permits/forms-and-handouts.page>
- Special Inspections [forms](#) (as required by CBC Ch. 17)
- Roof truss calculations (as needed) – deferred submittal is allowed

## **Step 4. PLAN REVIEW**

### *INITIAL INTAKE:*

- Initial intake: 5-10 business days
- Permit technician will review application, plans and other required documents for completeness

### *DEPARTMENT PLAN REVIEW<sup>1</sup>:*

- Building Department
- Fire Department
- Environmental Health – Sites with septic system (as applicable)
- Development Engineering – right-of-way encroachment, C3/C6 review, grading (as applicable)
- Castro Vally Sanitary District (CVSan) – (as applicable)

### *TIMELINES FOR BUILDING DEPARTMENT PLAN REVIEW<sup>2</sup>:*

- First review: 30 business days
- Subsequent reviews: 15 business days

<sup>1</sup> **Note:** Plans are routed electronically to each department for review. See plan review comments on portal and/or follow up with respective departments.

<sup>2</sup> **Note:** Plan review corrections must also be resolved with other departments (as applicable). Follow up with each department directly for their review timeframe.

## **Step 5. PERMIT ISSUANCE**

### *MEET ADMINISTRATIVE CONDITIONS PRIOR TO PAYMENT FOR PERMIT:*

- Meet all administrative conditions prior-to-issuance (PTI) of building permit
  - E.g. School fees, C&D form, will serve letters, etc
  - Internal staff will review these PTI conditions and check “met” when satisfactorily completed.
  - Other departments will check off PTI conditions for their department.

### *PAY BUILDING PERMIT FEES AND PERMIT ISSUANCE:*

- Building permit fees may be adjusted per scope & permittee, prior to payment.
- Pay building permit fee on [portal](#)
- See email notification for instructions to download building permit, approved plans & documents.
- Print one hard copy of building permit and approved plans for use during building inspections.

## **Step 6. INSPECTIONS**

### *SCHEDULE THE REQUIRED INSPECTIONS:*

- See building permit card and schedule required inspections through the online [portal](#).
- Complete all required building inspections (incl. final inspection) prior to permit expiration date.



## BUILDING PERMIT APPLICATION

Application Date: 12-15-2023 Application/Permit Number: BLD2020-00708  
 Project Address: 17012 PRESIDENT DR. CASTRO VALLEY, CA 94546 Locality/City: CASTRO VALLEY CA Zip: 94546

Assessor's Parcel Number: 080A022602302 Tract/PM: \_\_\_\_\_ Lot #: \_\_\_\_\_

**APPLICANT** Name: Yung Chen Phone: 415-713-9243 Cell: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email/Fax: y77168@yahoo.com MAIN CONTACT:  Applicant  Owner/Tenant  Arch/Eng  Contractor

OWNER  Tenant (owner's written approval required) **PROFESSIONAL**  Architect  Engineer  Designer  Other

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Name: Yung Chen CA Reg. #: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_ Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email/Fax: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Phone: 415-713-9243 Email/Fax: y77168@yahoo.com

Tenant Company: \_\_\_\_\_

**CONTRACTOR** Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Company Name: \_\_\_\_\_ Email/Fax: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROJECT INFO** Type: a01 Single Family Dwelling Permit For: BuildingElectricalPlumbingMechanical

Description of Work: To build a new main residence, the existing SFD is converted to an ADU under Bld2020-01054. The new SFD will have a kitchen/living/dining room, 3 bedrooms, 4 baths, family room, utility closet (2400 sf), 2 car garage (450 sf), entry (42 sf). 2 bedrooms, 2 baths to be built under the existing SFD. PV system on roof, wiring for vehicle charger in garage. Roofs not designed for deck use.

Proposed Use: Duplex Existing Use: \_\_\_\_\_  
 Floor Area Habitable (sq.ft.) Non-Habitable (sq.ft.) Est. Const. Val. : \$ 400105.30  
 New: \_\_\_\_\_ Occupancy Class: R-3  
 Existing: \_\_\_\_\_ Type of Const: Type V, B No. of Stories: \_\_\_\_\_  
 Remodel: \_\_\_\_\_

*Note: You have completed information for permit submittal; continue to the back page for Permittee Declaration at permit issuance.*

**PLANNING APPROVAL** Zoning: \_\_\_\_\_ For Plan Check Only: \_\_\_\_\_ Date: \_\_\_\_\_  
 Park Dedication Fees:  @ Utility Ris - Amt \$ \_\_\_\_\_  N/A For Permit Issuance: \_\_\_\_\_ Date: 2021-04-16  
 \*Bldg Pad Cert.  @ FDN  N/A \*Bldg Ht. Cert.:  @ Framing  N/A \*PLN Insp. Req'd.:  @ Utility Release  N/A

Planning Notes: \_\_\_\_\_

Grading  N/A  Route: \_\_\_\_\_ Date: \_\_\_\_\_ Road/Flood  N/A  Route: \_\_\_\_\_ Date: \_\_\_\_\_  
 Fire  N/A  Route: \_\_\_\_\_ Date: \_\_\_\_\_ Comments \_\_\_\_\_



**PERMITTEE DECLARATION** *California Health & Safety Code 19825*

**Project Address:** 17012 PRESIDENT DR, CASTRO VALLEY, CA 94546      **Case Number:** BLD2020-00708

**A. LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

**License Class:** \_\_\_\_\_ **Lic. No.:** \_\_\_\_\_

**Signature of Contractor or Authorized Agent:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**B. OWNER - BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do  all of or  portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.)

I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

**Signature of Property Owner or Authorized Agent:** *Eric Quach* **Print Name:** Eric Quach **Date:** \_\_\_\_\_

**C. WORKERS' COMPENSATION DECLARATION**

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. \_\_\_\_\_

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

**Carrier:** \_\_\_\_\_ **Policy Number:** \_\_\_\_\_ **Expiration Date:** \_\_\_\_\_

**Name of Agent:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

**Signature of Contractor or Authorized Agent:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**D. DECLARATION REGARDING CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

**Lender's Name:** \_\_\_\_\_ **Lender's Address:** \_\_\_\_\_

By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes

**Signature of Property Owner or Authorized Agent:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_



## Notice to Property Owner *California Health & Safety Code 19825*

Date: 12-15-2023 Owner's Name on Record: QUACH ERIC

Case Number: BLD2020-00708

Project Address: 17012 PRESIDENT DR, CASTRO VALLEY, CA  
94546

Locality/City: CASTRO VALLEY CA

Zip: 94546

Dear Property Owner: An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at the above referenced address. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder. We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval from us.

RE 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers' on my property

RE 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed contractor to assume this responsibility.

RE 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

RE 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

RE 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state

RE 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

RE 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed

RE 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or

RE 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800321-CSLB (2752) or [www.cslb.ca.gov](http://www.cslb.ca.gov) for more information about licensed contractors.

RE 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 17012 PRESIDENT DR CASTRO VALLEY CA 94546-3840.

RE 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

RE 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

*Note: A copy of the property owner's driver's license, state issued identification card, passport, or form notarization is required to be presented when the permit is issued in order to verify the property owner's signature.*

Signature of Property Owner: *Eric Quach*

Print Name: Eric Quach

Date:

**ALAMEDA COUNTY BUILDING INSPECTION DEPARTMENT**

399 Elmhurst Street, Room 141, Hayward, CA 94544  
 Office: 510-670-5440/ 24 Hour Inspection Line: 510-670-5434  
 Online Inspection Request: <http://www.acgov.org/pwa/bids.shtml>  
 Building Permit Processing Hours: Mon.- Fri. 9:00 AM to 4:00 PM

**Permit Number: BLD2020-00708**

Application Date: 2/28/2020

Date Issued: 4/16/2021

Expiration Date: 4/16/2023

**This is a RENEWAL of the original permit, renewal date 4/18/2022****This Permit is for: Building Electrical Plumbing Mechanical**Address: **17012 President Dr, CASTRO VALLEY****Project Information**APN: **080A-0226-023-02**

Project Name:

Valuation: \$400,105.30

Thomas Guide: Page: 691, Grid: G5

Type of Work: Single Family Dwelling

Issued To: Designer:  
 Yung Chen  
 75 Corona St  
 San Francisco, CA 94127

Primary: 415-713-9243  
 E-mail: y77168@yahoo.com

Proposed Use: Duplex  
 Occupancy Groups: R-3 U

Type of Construction: Type V, B

Owner:

**Documents Received:** Plans Calculations Title 24 Energy Conservation Package Soils Report

**Description of work:** To build a new main residence, the existing SFD is converted to an ADU under Bld2020-01054. The new SFD will have a kitchen/living/dining room, 3 bedrooms, 4 baths, family room, utility closet (2400 sf), 2 car garage (450 sf), entry (42 sf). 2 bedrooms, 2 baths to be built under the existing SFD. PV system on roof, wiring for vehicle charger in garage. Roofs not designed for deck use.

**Building Area:** New Habitable: 2,400 s.f. New Garage: 450 s.f. New Balcony/Deck/Porch: 362 s.f.**Additional permits are required for any work not described on this permit**

Smoke & Carbon Monoxide Alarms are required for all dwelling units where permitted work exceeds \$1,000. Permittee is responsible for the installation of Smoke & Carbon Monoxide Alarms according to the manufacturer's specifications and comply with 2010 CBC & CRC.

Per the County Ord., construction hours allowed are Mon - Fri: 7am to 7pm, Sat. &amp; Sun: 8am to 5pm, or restricted by other special

**Permit Services Fees****Plan Check/Other Services Fees:**

Building Plan Review (80%)	\$1,414.13
Pln Chk Proc Fee (\$20/s \$30/c)	\$20.00
T24 Energy Pln Rvw (12.5%)	\$220.96
Address Assignment, min 1hr	\$140.00
T24 Energy Pln Rvw (12.5%)	\$376.98
Adjusted Plan Review Fee	\$998.57
Adjusted Plan Review Fee	\$156.02
Addit/Excess Pln Rvw, min1 hr	\$280.00

**Building:**

Building Permit Fee	\$3,015.87
Pmt Proc Fee (\$30/c)	\$30.00
C&D Debris Mgmt Program	\$70.00
Document Imaging Fee (1%)	\$30.16
Residential SMIP(0.013% / val)	\$52.01
State CBSC Fees Start 1 1 2009	\$17.00
Business License Fee(0.125% of val)	\$500.13
Stormwater poltn prevent (4%)	\$120.63
Permit Renewal Fee	\$141.40

**Plumbing:**

Plumbing Permit Fee-17% Bldg \$512.70

**Electrical:**

Res Photo-Volt / Wind, <35kva	\$280.00
Electrical Permit Fee-20% Bld	\$603.17

**Mechanical:**

Mechanical Permit Fee-18% Bldg \$542.86

**Total Services Fees to Date : \$9,522.59**

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**Permit Number: BLD2020-00708**

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- Special Condition #5.00:** INSP - Check Green Building Requirements on plan. The county inspector will inspect minimum green points required by the Green Building Ordinance. No certificate will be issued by the County.
- Special Condition #6.00:** INSP - Comply with Construction & Demo Debris (C&D) Management Program Required.
- Special Condition #7.00:** INSP - Check Plans for a list of Special Inspection Requirements.
- Special Condition #8.00:** INSP - Check Plans for a list of Structural Observation Requirements.
- Special Condition #9.00:** INSP - Deferred Submittals listed on Approved Plans shall be submitted to the Building Department for Review & Approval (Allow 3 Weeks to Process, additional review fees will be required): 1. \_\_\_\_\_
- Special Condition #10.00:** INSP - Windows/Doors Maximum U-Factor 0.32. NFRC labels are required for all windows & Doors.
- Special Condition #11.00:** Any paint disturbing work on a Pre-1978 building shall be done by or supervised by an EPA certified individual(s) and follow Lead Renovation, Repair, and Painting Rule (RRP Rule). You are advised that failure to follow this rule may result in enforcement action by the Federal Environmental Protection Agency (EPA). Please visit: [www2.epa.gov/lead](http://www2.epa.gov/lead) or [www.achhd.org](http://www.achhd.org) (510-567-8280) for more details.
- Special Condition #12.00:** SITE - Hubs & String lines for corner locations related to Property Lines shall be in Place for the 1st Site Inspection.
- Special Condition #13.00:** SITE - On Site Work & Drainage System shall be inspected by Building Inspector.
- Special Condition #14.00:** SITE - On Site Electrical/Plumbing or Facility shall be inspected by Building Inspector.
- Special Condition #15.00:** SITE - Check Approved Erosion control Plans by Land Development Dept for conformance.
- Special Condition #16.00:** SITE - Soils Engineer shall observe Grading, Excavation, Drainage and Backfill of Retaining Walls and Submit Acceptance Letter to Inspector.
- Special Condition #17.00:** At Foundation - Building Pad Elevation & Location Certificate by Surveyor Required.
- Special Condition #18.00:** At Foundation - Soils Engineer Acceptance Letter of Foundation work Required, to include: 1) Piers, pier diagram with letter of acceptance. 2. Building Pad Preparation & Compaction. 3. Foundation Excavation. 4) Retaining wall pad, drainage, waterproofing, backfill.
- Special Condition #19.00:** At Framing - Acceptance of Rough In Sprinkler/Fire Alarm System by Fire Dept Required.
- Special Condition #20.00:** At Utility Release - Proof of Utility (Sewer, Water, Electrical, Gas) Services Required.
- Special Condition #21.00:** At Utility Release - Proof of Payment for Park Dedication Fee Required - 510-670-5400.
- Special Condition #23.00:** At Gas Release - Installation of Automatic Gas Shutoff Valve Required.
- Special Condition #24.00:** At Final - Submit Final T24 Energy Residential Acceptance Formst to Building Inspector.
- Special Condition #25.00:** At Final - Fire Dept Final Approval Required.
- Special Condition #26.00:** Prior to final inspection, the soils engineer shall submit a final report stating that all constructing, including retaining wall backfill & drainage, site grading & drainage, etc. has been inspected by him and met his requirements.





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**Permit Number: BLD2020-00708**

Application Date: 2/28/2020  
Date Issued: 4/16/2021  
Expiration Date: 4/16/2023

**Special Condition  
#27.00:**

INSP - Roof Mounted Photovoltaic (PV) System Conditions (SFD):  
1.No code review has been performed for this PV permit. Contractor shall provide plans & manufacturer's specs on site for inspector and install PV system according to Calif. Codes.  
2.Obtain a separate permit when service panel upgrade is required but not covered by this permit.  
3.Max installed PV weight: 5 psf and 40 lbs at each support. Provide adequate roof structural supports.  
4.Max installed PV height: 18" above roof surface.  
5.Any battery system on the PV will require additional Code review and permit.  
6.Fire Dept Roof Access -  
    a.Panels shall not be installed closer than 3' from ridges for Fire Dept smoke ventilation operation.  
    b.For roof sloped greater than 2:12 and installed with panels -  
        1) Hip Roof - provide a 3 ft access pathway from eave to ridge.  
        2) Single Ridge Roof - provide TWO 3 ft access pathways from eave to ridge.  
        3) Hips & Valleys Roof - provide 18" clear on each side of hips or valley where panels are on both sides.  
7.Post warning sign at each PV disconnect according to CEC.

**Special Condition  
#31.00:**

SITE - Soils Engineer shall observe Grading, Excavation, Drainage and Backfill of Retaining Walls and Submit Acceptance Letter to Inspector.





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Application Date: 2/28/2020  
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 Expiration Date: 4/16/2023

**INSPECTION REQUESTS MUST BE RECEIVED BEFORE 12A.M. ON THE DAY OF INSPECTION**

24 Hour Inspection Request: (510) 670-5434 or Online Inspection Request at <http://pwainsp.acgov.org/GetWeb>

Daily Inspection Schedule will be posted at <http://acgov.org/pwa/bids.shtml> after 9:00 am on the day of inspection

JOB ADDRESS:				PERMIT NUMBER:	
	INSPECTION TYPE	INSPECTOR	DATE	NOTES	
100	INVESTIGATION/SITE VISIT				
101	PIERS				
102	UNDERGROUND PLUMBING				
103	UNDERGROUND ELECTRIC				
104	UFER GROUND				
105	UNDERGROUND HVAC				
106	FOUNDATION				
107	RETAINING WALL FOOTING				
108	RETAINING WALL				
<b>DO NOT POUR CONCRETE UNTIL ABOVE ARE SIGNED</b>					
109	DRAIN ROCK				
111	DAMPROOFING				
<b>DO NOT BACKFILL UNTIL ABOVE ARE SIGNED</b>					
201	UNDERFLOOR PLUMBING				
202	UNDERFLOOR ELECTRIC				
203	UNDERFLOOR HVAC				
204	UNDERFLOOR FRAMING				
<b>DO NOT INSULATE UNDERFLOOR UNTIL ABOVE ARE SIGNED</b>					
205	UNDERFLOOR INSULATION				
<b>DO NOT SHEAT FLOOR UNTIL ABOVE ARE SIGNED</b>					
301	MASONRY - STEEL				
302	SHEAR WALLS				
303	FLOOR DIAPHRAGM				
304	ROOF SHEATING				
305	ROUGH PLUMBING				
307	ROUGH ELECTRIC				
308	ROUGH HVAC				
309	FRAME				
310	EXTERIOR LATH				
<b>DO NOT PLASTER OR INSULATE UNTIL ABOVE ARE SIGNED</b>					
401	WALL INSULATION				
402	ATTIC/CEILING INSULATION				
403	T-BAR CEILING				
<b>DO NOT COVER UNTIL ABOVE ARE SIGNED</b>					
501	DRYWALL/TILE BACKING				
502	INTERIOR LATH				
503	SHOWER PAN TEST				
<b>DO NOT TAPE UNTIL ABOVE ARE SIGNED</b>				<b>OTHER AGENCY SIGN-OFFS</b>	
600	RE-ROOF DECKING/TEAR OFF			<b>DEPARTMENT</b>	<b>INSPECTOR &amp; DATE</b>
601	RE-ROOF FINAL			FIRE DEPT. - FRAME	
602	GAS TEST			FIRE DEPT. - FINAL	
603	WATER HEATER			PLANNING DEPARTMENT	
604	FINAL PLUMBING			GRADING DEPARTMENT	
605	FINAL ELECTRIC			ENCROACHMENT	
606	FINAL HVAC			ENVIROMENTAL HEALTH	
607	FINAL BUILDING			CONDITIONS MET	
608	PG&E ELECTRIC RELEASE			OTHER	
609	PG&E GAS RELEASE				
<b>SWIMMING POOL</b>				<b>APPROVAL TO OCCUPY</b>	
700	PRE-GUNITE			<b>DATE:</b>	<b>INSPECTOR:</b>
701	PRE-DECK			<b>NOTES:</b>	
702	PRE-PLASTER & FENCE				
703	FINAL/SWIMMING POOL				

\*\*\*\*THIS CARD MUST BE AVAILABLE TO BUILDING INSPECTOR AT JOBSITE\*\*\*\*

INSPECTION JOB CARD 2012 11 28