

Habitable Space (Room) - Is a space in a home for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, halls, storage, or utility space, and similar areas are not considered habitable space.

Room Sizes - Habitable rooms other than a kitchen will have an area of not less than 70 square feet with a minimum of seven feet in any horizontal direction.

Ceiling Height - Habitable rooms shall have a ceiling height of not less than seven feet six inches. Other rooms may have a ceiling height of not less than 7 feet.

Windows - All habitable rooms need windows for natural light. The minimum window area is not less than 1/10 of the floor area with a minimum of 10 square feet. If the window serves as an emergency egress for the bedroom, it must have an opening to the exterior of the building of at least 5.7 square feet with a minimum clear opening width of 20 inches, a clear opening height of not less than 24 inches, and a finished sill height not more than 44 inches above the floor.

Ventilation - Ventilation of habitable rooms may be by either mechanical or natural means. Openable exterior windows or doors can provide natural ventilation with an area of not less than 1/20 of the floor area of the habitable room with a minimum of 5 square feet. Mechanical ventilation shall be capable of providing two changes of air per hour in habitable rooms. For bathrooms or laundry rooms mechanical ventilation must provide five changes of air per hour.

Smoke Detectors - When the valuation of an interior addition, alteration or repair to your home exceeds \$1000 and a permit is required, or when sleeping rooms are added, smoke detectors shall be installed in *each* sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area.

State Building Energy Efficiency Standards

In accordance with the California Code of Regulations Title 20 and Title 24, all new construction must comply with the building energy efficiency standards in effect on the date a building permit application is filed. The standards apply to any addition that increases the conditioned area of a building.

Method 1 - The Mandatory Measures Option:

To comply with Method 1 for room additions, the addition must include all of the following. **Insulation:**

Ceiling.R-30
 Wall.....R-13
 Slab floor perimeter.No requirements
 Raised floor.....R-19

- ◆ Glazing shall be dual pane.
- ◆ The maximum total glazing area shall be 16% of additional floor area plus any glass covered by the addition.
- ◆ *South facing glass shall have an optimum overhang or window shades.
- ◆ *West-facing glass shall have window shades.
- ◆ All windows and doors must be certified and labeled.
- ◆ Joints & penetrations are caulked and sealed.
- ◆ Exhaust fans and fan systems will be dampered.
- ◆ Duct insulation shall be installed per U.M.C.
- ◆ Setback thermostats are required on new HVAC equipment.
- ◆ Water heater shall be C.E.C. certified or have an R-12 value blanket.
- ◆ Exposed water heater pipe is insulated for the first five feet.
- ◆ General lighting in kitchens and bathrooms shall be fluorescent.

* Window shades must have a shading coefficient of .36 or less.

Building Permit Fees

Fees are charged for each type of permit issued such as building, plumbing, electrical, and mechanical. The permit fee is based on the valuation of the project, and calculated from fee tables established in the code. The fees provide for the checking of plans and adequate field inspection of the materials and methods of construction.

Contractor & Owner/Builder Information

A state contractors license is required when the work is performed by someone other than the property owner and is over \$300. **The licensed contractor should obtain the permit.** Contractors are required by law to be licensed and bonded by the State of California and to have a business license from the city or county in which they are performing work. Law requires them, to put their license number on all forms of advertisement, proposals, estimates, and contracts.

If you plan to do your own work as an owner/builder, you should be aware of the following information for your benefit and protection:

If you employ, or otherwise engage, any persons other than your immediate family, and the work (including materials) is \$200 or more for the entire project, and such persons are not licensed as contractors or subcontractors, then you may be an employer.

If you are an employer, you must register with the state and federal governments as an employer, and you are subject to several obligations, including state and federal income tax withholding, federal social security taxes, workers' compensation insurance, disability insurance costs and unemployment compensation contributions.

There may be financial risks for you, if you do not carry out these obligations, and these

risks are especially serious with respect to workers' compensation insurance.

For more specific information about your obligations under federal law, contact the Internal Revenue Service at (800) 329-1040. For more specific information about your obligations under state law, contact the Employment Development Department at (916) 653-0707, the Department of Industrial Relations at (415) 703-4590, and the Franchise Tax Board at (800) 852-5711.

**Information about licensed contractors may be Obtained by calling
 The Contractors State License Board at
 (800) 321-CSLB**

Inspection

All permits issued require an inspection during and/or at completion of the work. Scheduling inspections is the responsibility of the permittee. The following inspections are required for room additions:

Foundation - To be made after trenches are excavated, forms erected and steel is in place.

Underfloor - To be made after the installation of the underfloor framing, heating ducts and plumbing.

Underfloor insulation - To be made after the insulation in the floor is installed, but prior to installation of the subfloor.

Roof Nail - To be made after installation and nailing of the roof sheathing.

Frame - To be made after the roof, all framing, fire blocking, siding, lath and bracing are in place and all pipes, chimneys, vents, rough electrical and plumbing are installed.

Insulation - To be made after the insulation in the ceiling and the walls is installed.

Sheetrock nail - To be made after the sheetrock is installed and nailed and prior to tape or texture.

Final - To be made after the addition is completed and ready for occupancy.

Contact the Building Department with questions on inspections.

When to Call for an Inspection

An inspection request recorder is available on a 24-hour basis by calling (707) 678-7005. Requests may be made up to 7:00 A.M. of the scheduled inspection day. All calls received after 7:00 A.M. will be scheduled for the following working day. A.M. inspections are made sometime between 9:00 A.M. - 12:00 P.M., and P.M. inspections between 1:00 P.M. - 4:00 P.M. The approved plans and inspection card that is issued should be on the job site and available to the inspector at the time of inspection.

Important Numbers

The **Building** and **Planning Departments** are located at:

Dixon City Hall
600 East A Street

Inspection Request
(707) 678-7005

General Information
(707) 678-7000

Planning Department
(707) 678-7000

Room Additions

A Guide For the Owner-Builder

City of Dixon
Community Development
Building Department
600 East A Street
Dixon, CA 95620
(707) 678-7000

Room Addition Defined:

The California Energy Commission defines a residential room addition, in part, as an increase of conditioned space to an existing conditioned building.

A conditioned space is enclosed space that is provided with heating or cooling for the provisions of human comfort by transporting air through ducts and plenums.

Additions may be either single story or two stories.

Planning Requirements:

Any questions regarding the below mentioned regulations may be directed to the Planning or Building Department.

The zoning ordinance specifies maximum lot coverage of 40%. The required rear yard is 20% of lot depth to a maximum 25 feet. Room additions are allowed within this rear yard area, but must not cover more than 20% of the required rear yard open space (i.e. a 100 by 50 foot lot requires a rear yard depth of 20 feet (20% of 100) and a total rear yard area of 1000 sq. ft. (20x50). The buildable area of required rear yard, in the example, is 20 sq. ft. (20% of 1000 sq. feet)).

The addition must maintain a sideyard clearance of 5 feet and cannot be located closer than 10 feet to the rear property line and additions cannot be constructed in easements.

Additions may be constructed in the front or side yard areas provided that the addition does not encroach on the *required* sideyard clearance or the front yard setback area.

Required Drawings:

It is not necessary to be a proficient draftsman; however, the following basic information must be on a plan of 18" x 24" minimum size paper drawn to a scale of 1/4" = 1' showing the following:

Plot Plan - Show the position of the proposed project in relation to the existing buildings, property lines, and public utility easements. This plan is to be drawn to a scale of 1:20; which means one inch is equal to twenty feet.

Foundation Plan - Indicate the type of foundation and the size of footing used.

Framing Section - Show sizes of framing members and methods of assembly, and the R-value of insulation being used.

Floor Plan - Detail the location of walls, supports, location of doors, windows, electrical outlets, heaters, plumbing fixtures, smoke detector and the square footage of the project.

Elevations - Show two or more sides of the proposed structure.

Non-Structural Considerations

Garage - If the addition forms a common wall between the garage and the addition the wall must be constructed with one hour fire resistant materials on the garage side extending from the garage slab to the roof. Door openings are protected with a solid core, self-closing, tight fitting, one and three-eighths inch minimum thickness door. Electrical wiring, plastic plumbing piping and ducts penetrating the firewall within the garage must be encased in metal that has the equivalent thickness of 26 GA galvanized steel.