

readily legible and of substantially similar format and informational order as those specified in this compliance manual.

2.2.3 Plan Check

Local building departments check plans for conformance to building standards. This includes health and safety requirements, such as fire and structural, along with energy requirements. Vague and/or missing details on the construction documents must be corrected or clarified. Complete plans help to speed the plan check process, as the plans examiner would have all the information that they need to complete the review. Having to go back to the applicant and request more information is always a time consuming process that can be minimized with more complete construction documents.

From the building department's perspective, their job is to verify that the information contained on the construction documents matches the information that is contained on the energy efficiency compliance documents. Contractors in the field will seldom look at the compliance document when they do their job. Instead, they will rely on the plans and specifications for direction. It is essential that the building represented on the plans and specifications complies with the energy efficiency standards. The compliance documents are a tool to ensure this.

The building department also verifies that the compliance documents do not contain errors. When the compliance documents are produced by Energy Commission-approved computer programs, there is less chance that there will be computational errors, but it is still essential that the plans examiner verify that the building represented on the plans is the same building that is represented in the compliance documents. To obtain a list of Energy Commission approved compliance programs visit their Website at:

http://www.energy.ca.gov/title24/2005standards/2005_computer_prog_list.html



Or call the Efficiency Standards Hotline at 916-654-5106.

With production homes, where a builder may be constructing several identical houses at roughly the same time, the compliance documentation may be prepared in such a way that a house or model can be constructed in any orientation. When an application is filed for orientation independence, it usually follows the performance approach – if the house is shown to comply when oriented along the four main compass points, it can be assumed to comply in any orientation.

2.2.4 Building Permit

When the plans examiner is satisfied that the building meets the standards, the building permit is issued. This is the first significant milestone in the compliance and enforcement process. The building permit is the green light for the contractor to begin the work. In some cases, the building permits are issued in phases. Sometimes there is a permit for site work and grading that precedes the permit for actual building construction.