



Permit Review Details

Permit: T22CM01953
 Parcel: 117190750

Addresses:
 522 W 17TH ST

Review Status: **Active**

Review Details

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Task End Date	Reviewer's Name	Type of Review	Description	Status	Comment
3/17/2022	GSLEIGH1	PIMA COUNTY - ADDRESSING	PIMA COUNTY - ADDRESSING	Reqs Change	Unit information still requires assignment through Pima County Addressing. Please contact Pima County Development Services to update.
3/23/2022	IMONSHI1	NPPO	REVIEW	Passed	None
3/23/2022	IMONSHI1	ENGINEERING	REVIEW	Passed	None

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3/24/2022	PAUL CAMARENA	ZONING	REVIEW	Reqs Change	<p>FROM: Paul Camarena PDSD Zoning Review Section</p> <p>PROJECT: T22CM01953 ADU and New SFR 522 W 17th St Zoning HO-3</p> <p>TRANSMITTAL DATE: March 24, 2022</p> <p>COMMENTS: Please resubmit revised drawings and any redlined plans along with a detailed response letter, which states how all Zoning Review Section comments were addressed.</p> <p>This site is located in the HO-3 zone (UDC 4.7.15). Historic Review is required. Below is the link for the historic application. Please contact Jodie Brown (jodie.brown@tucsonaz.gov) or Michael Taku (michael.taku@tucsonaz.gov). Zoning can not approve until the historic review has been approved.</p> <p>https://www.tucsonaz.gov/files/pdsd/Preservation/HPZ_Review_Application_Package_2020.pdf</p> <p>COMMENTS: The minimum setback is the greater of ten (10) feet, or three-fourths (3/4) the height of the structure's wall facing each interior property line. The proposed setback is 0' to the east. The required setback from east property line is 10' 0". The proposed setback is 0' to west. The required setback from west property line is 10' 0". HPZ process can grant the setback modification. If not granted a Board of Adjustment for Variance is required. Board of Adjustment requirements and application can be found at: https://www.tucsonaz.gov/files/pdsd/codes/Zoning_Administration_Application_BA_fillable.pdf. The Board of Adjustment is a separate submittal from the building plan and is submitted at: https://www.tucsonaz.gov/pdsd-filedrop, using the Submission Type "Zoning Administration". Contact Mark Castro at Mark.Castro@tucsonaz.gov if you have any questions about the Board of Adjustment.</p> <p>COMMENTS: Please provide parking per UDC section 6.6.3.B.2. In addition to parking required for the principal use, one parking space shall be provided for the accessory dwelling unit. The parking requirement may be satisfied with available on-street parking or waived if the site is within ¼ mile walking distance of a transit stop or an enhanced bike route as listed in the Bike Boulevard Master Plan. Parking provided is exempt from Section 7.6.4, Landscape Standards.</p> <p>COMMENTS: Provide a notation of a cool roof per UDC section 6.6.3.B.3. If the accessory dwelling unit is built as a new structure it must be developed with a high albedo level (>60 SRI) or other cool roof technology per the ICC Green Construction Code.</p> <p>If you have any questions about this transmittal, Contact Paul Camarena at (520)837-4986 or by email Paul.Camarena@tucsonaz.gov</p>

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4/11/2022	KEN VAN KARSEN	BUILDING-RESIDENTIAL	REVIEW	Reqs Change	<p>T22CM01953 PLAN REVIEW COMMENTS</p> <p>Plan review for the above referenced structure has been completed. This letter reflects comments to be addressed. For facilitating a shorter back check time, please provide an updated complete plan set with a written response to each of the notated items indicating action taken. Do not cloud the changes made for comment revisions.</p> <p>SCOPE OF REVIEW:</p> <p>The scope of this plan review covers architectural, plumbing, mechanical, energy conservation and electrical. All code references are to the 2018 International Residential Code and 2018 International Energy Conservation Code. All features were checked only to the extent allowed by the submittals provided. All portions of this project are assumed to meet or will meet Zoning and other departmental requirements, conditions and concerns before permit approval.</p> <p>GENERAL REQUIREMENTS:</p> <p>The City of Tucson adopted the 2018 IRC with amendments on 1/1/2019. Show the current code reference on the plans.</p> <p>All engineers and architects involved in the design of the structure are to seal the related sheets of plans, details and calculations in accordance with the rules of the State Board of Technical Registration</p> <p>Show independently functioning dwellings with compliance with the 2018 IRC and City of Tucson building ordinances.</p> <p>A dwelling unit (includes a kitchen) requires collection of development impact fee when the building permit is processed, City of Tucson Ordinance #11203.</p> <p>Each dwelling unit building requires a separate Pima County assigned street address, R319. Notate each dwelling address on the site plan. A separate building permit is required for each dwelling unit.</p> <p>GENERAL COMMENTS:</p> <ol style="list-style-type: none"> 1. A dwelling unit providing complete independent living facilities requires compliance with design ordinances for handicap, solar water, photo-voltaic, gray water and EV charging preparations. Design Ordinances adopted by the City of Tucson. 2. Show compliance with the Inclusive Home Design Ordinance adopted by the City of Tucson Ordinance #10463 on 10/16/2007. Notate accessible route, minimum door width, changes in floor elevation, door hardware, electrical outlet reach range, grab bar reinforcement, etc. 3. All SFR and Duplex plans submitted after March 1, 2009 require a solar water system, or future installation preparation City of Tucson Ordinance #10549 with one of the following provisions: ½" control conduit and two ¾" copper piping for water with rooftop termination; straight 3" capped sleeve; or an accessible attic (clear path 30" wide x 30" high) over the water heater. Show appropriate notation. 4. All SFR and Duplex plans submitted after July 1, 2009, require a solar photo-voltaic system, or future installation preparation City of Tucson Ordinance #10549 . <ol style="list-style-type: none"> a. Show a minimum 300 SF clear solar-ready zone on a roof or framing plan, T103.3. Model plans should show four typical south facing roof surfaces. b. Label a double breaker space for future Photo Voltaic on the panel schedule opposite end from the main/supply side, T103.9. Update breaker location.

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					<p>5. All construction drawings submitted after June 1, 2010, for one- or two-family dwellings must provide gray water utilization or preparation, Ordinance #10579/11089 revised July 9, 2013. Notate "Gray water provision not required only when property has less than 200 SF available for gray water distribution."</p> <p>6. Show compliance with the Electric Vehicle Supply Equipment Ordinance adopted by the City of Tucson Ordinance #11844 on 6/22/2021. Include a 40 ampere 240 volt dedicated branch circuit with a NEMA 14-50R receptacle for charging an electric vehicle at a proposed parking space.</p> <p>SITE PLAN:</p> <p>1. Show the location and size of buildings, utility meters and gas, water, electric and sewer or septic lines from property line to building, R106.1.1. Identify the utility lines requiring upgrade or replacement.</p> <p>FLOOR PLANS:</p> <p>1. Show a maximum ½" floor elevation changes at a notated accessible route entrance on the floor plan, R106.1.1. Include all threshold conditions for a route from the exterior into the living space.</p> <p>2. Exterior walls with a fire separation distance less than 3-foot to the neighboring property line require not less than one-hour fire-resistive construction. Show compliance with R302.1 (City of Tucson Amended) by providing a section detail of materials prescribed in IBC Table 721.1(2), Items 15-1.1 to 16-1.3.</p> <p>3. Individual dwelling units in duplexes must be separated by a fire rated wall from floor to bottom of roof sheathing without opening other than limited utility penetrations, R302.4.</p> <p>4. Show compliance with R310 providing egress from bedrooms with minimum net clear opening area of 5.7 SQ FT (5 SQ FT 1st floor). Also, show the minimum net clear opening dimension of 24" height and 20" width, and maximum sill height of 44".</p> <p>STRUCTURAL PLANS:</p> <p>1. Provide complete roof framing plans, R301.1.</p> <p>2. Provide a header schedule and show opening sizes supporting new roof consistent with Table 502.5(1) & R602.7(1).</p> <p>SECTIONS - DETAILS:</p> <p>1. Clarify the placement of ceiling/roof insulation for determining the need for attic ventilation, R806. Attic space requires ventation.</p> <p>2. An unvented roof assembly requires an air-impermeable rigid insulation material with a minimum R-5 value applied correctly to either side of the roof sheathing, R806.5. Show a roof design with insulation types and minimum thickness for meeting the condensation control requirement and the minimum total insulation value of R-38 or R-30 when extended over the wall top plate for additions under 500 SF.</p> <p>PLUMBING PLANS:</p> <p>1. Provide a plan showing 2018 IRC compliance.</p> <p>MECHANICAL PLANS:</p> <p>1. Provide a plan showing 2018 IRC compliance.</p> <p>ELECTRICAL PLANS:</p>

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					<p>Provide a plan showing 2018 IRC compliance</p> <p>OUTDOOR LIGHTING CODE</p> <p>1. Show the proposed fixture as full cut-off FCO style or provide an Outdoor Lighting Calculation including all exterior fixtures on the property for determining exterior lighting limits.</p> <p>INTERNATIONAL ENERGY CONSERVATION CODE:</p> <p>1. Energy Certificate: (Mandatory) place near the indoor furnace, in a utility or laundry room, N1101.14. Add notation to plans.</p> <p>If you have any questions, please contact: Ken Van Karsen (520) 837-4912 City of Tucson Residential Plan Review</p>

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