CONTRA COSTA COUNTY **DEPARTMENT OF CONSERVATION AND DEVELOPMENT**

COMMUNITY DEVELOPMENT DIVISION

30 Muir Road

Martinez, CA 94553-4601 Phone: 925-655-2700 Fax: 925-655-2758



AGENCY COMMENT REQUEST

Date We request your comments regarding the attached application currently under review. DISTRIBUTION Please submit your comments to: **INTERNAL** Project Planner ____ Building Inspection ___ Grading Inspection Phone #____ ___ Advance Planning ___ Housing Programs E-mail ___ Telecom Planner ___ Trans. Planning County File #_____ ___ ALUC Staff ___ HCP/NCCP Staff ___ County Geologist Prior to _____ HEALTH SERVICES DEPARTMENT We have found the following special programs apply __ Environmental Health __ Hazardous Materials to this application: PUBLIC WORKS DEPARTMENT __ Landslide Active Fault Zone (A-P) Engineering Services Special Districts Flood Hazard Area Liquefaction __ Traffic ____ 60-dBA Noise Control Flood Control (Full-size) CA EPA Hazardous Waste Site **LOCAL** High or Very High FHSZ Fire District * * * * ____ San Ramon Valley – (email) rwendel@srvfire.ca.gov AGENCIES: Please indicate the applicable code ___ Consolidated – (email) fire@cccfpd.org section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner. Sanitary District Water District_____ Comments: None Below Attached __ City of____ School District(s)_____ __ LAFCO __ Reclamation District #___ East Bay Regional Park District __ Diablo/Discovery Bay/Crockett CSD __ MAC/TAC___ _ Improvement/Community Association CC Mosquito & Vector Control Dist (email) OTHERS/NON-LOCAL __ CHRIS (email only: nwic@sonoma.edu) Print Name __ CA Fish and Wildlife, Region 3 - Bay Delta Native American Tribes DATE Signature ADDITIONAL RECIPIENTS Agency phone #



Planning Application Summary

County File Number: CDVR25-01019 File Date: 4/1/2025

Applicant:

Samuel Abels sam@areahomesllc.com

201 Amherst Ave (510) 917-9432

Kensington, CA 94708

Property Owner:

Samuel Abels sam@areahomesllc.com

201 Amherst Ave (510) 917-9432

Kensington, CA 94708

Project Description:

The applicant requests approval of a Variance permit to allow for a 10'9" front setback (where 20' is the minimum) for a new second story deck. The project also includes Kensington Design Review for the new second story deck. (Sliding Scale - 5 & 10)

Project Location: (Address: 201 AMHERST AVE, KENSINGTON, CA 947081001), (APN:

570042007)

Additional APNs:

General Plan Designation(s): RM Zoning District(s): "R-6, -TOV -K"

Flood Hazard Areas: X AP Fault Zone:

60-dBA Noise Control: MAC/TAC:

Sphere of Influence: El Cerrito Fire District: KENSINGTON FIRE

Sanitary District: STEGE SANITARY Housing Inventory Site: NO

Specific Plan:

Fees:				
Fee Item	Description	Account Code	Total Fee	Paid
052B	Notification Fee (\$30)	002606-9660-REV-000-5B052B	30.00	30.00
VRS0044	Zone Variance - DCD	002606-9660-REV-000-5B0044	3250.00	3250.00
		Total:	3280.00	3280.00

Aerial



Map Legend

Assessment Parcels

Planning Layers (DCD)

Unincorporated

Board of
Supervisors'
Districts

Base Data

Address Points

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVICATION.

CCMap is maintained by Contra Costa County
Department of Information Technology, County GIS.

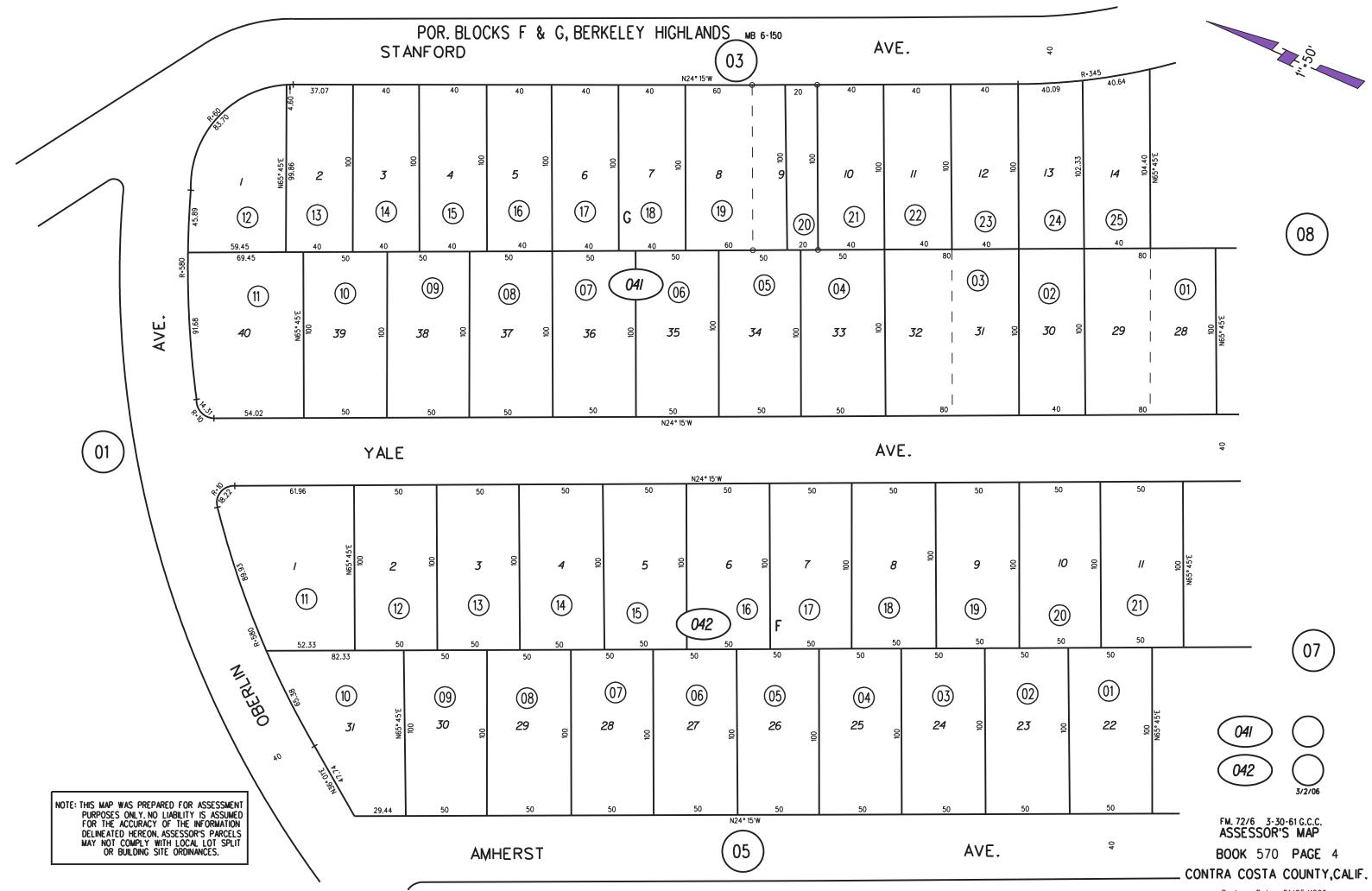
Data layers contained within the CCMap application are provided by various Contra Costa County Departments.

Please direct all data inquires to the appropriate department.

Spatial Reference PCS: WGS 1984 Web Mercator Auxiliary Sphere Datum: WGS 1984

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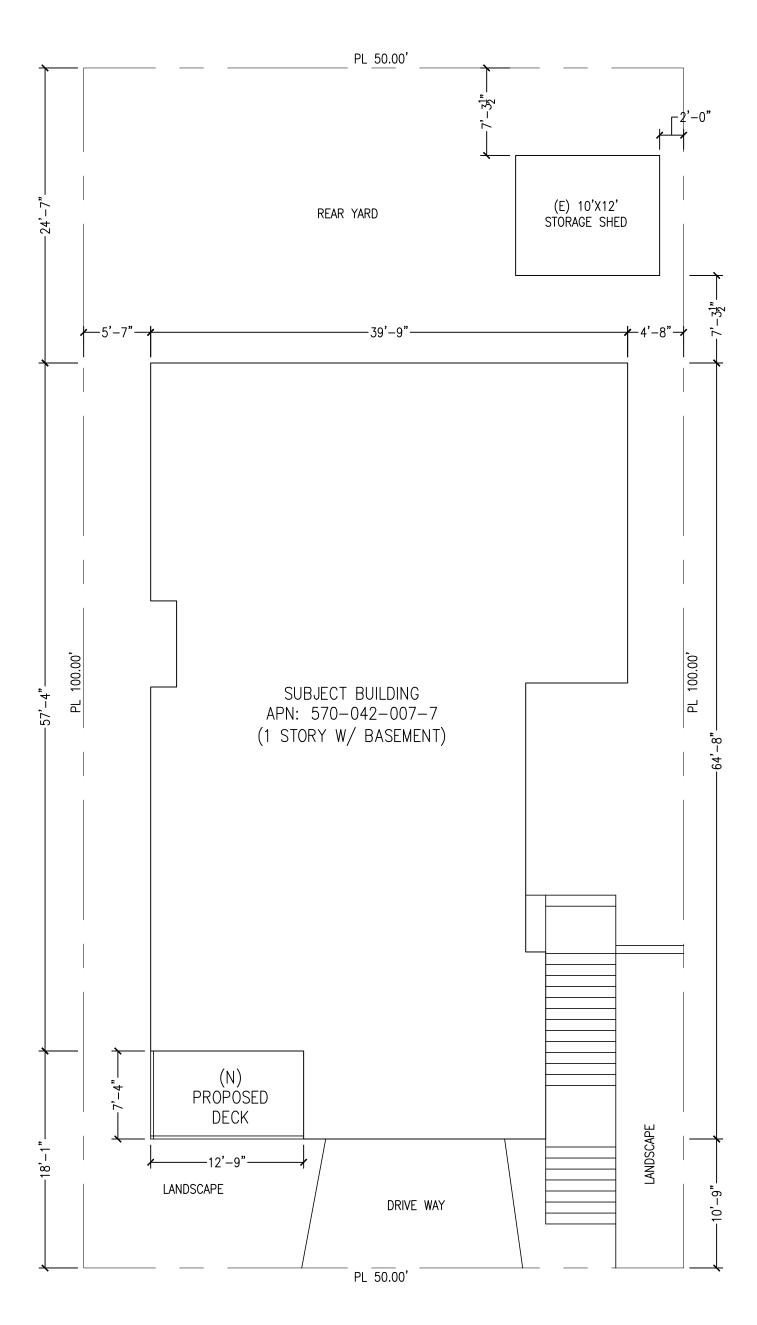




Sanborn Date : 01/05/1999

Zoning - R-6, -TOV, -K Map Legend Assessment Parcels 197₅₇₀₀₄₂₀₀₈ Planning Layers (DCD) Zoning ZONE_OVER R-6 -TOV -K 5700420 (Tree Obstruction and Kensington) Unincorporated Board of Supervisors' 20570042007 Districts Base Data Unincorporated R-6, -TOV -K District 1 **Address Points** ²⁰570042006 This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. CCMap is maintained by Contra Costa County Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquires to the appropriate department. 0.01 mi Spatial Reference PCS: WGS 1984 Web Mercator Auxiliary Sphere

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PLOT PLAN SCALE: 1/8"=1'-0"



GENERAL NOTES

1. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS. 2. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO STARTING THEIR WORK.

3. THE CONTRACTOR AND/OR SUBSTRACTOR'S WORK SHALL CONFORM TO ALL APPLICABLE GOVERNMENTAL AGENCIES REGULATIONS AND LOCAL BUILDING CODES.

4. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE FULLY GUARANTTED.

5. MATERIALS: ALL MATERIALS AND EQUIPMENT WILL BE PURCHASED BY THE CONTRACTOR AND/OR INSTALLED ACORRDING TO PLANS AND SPECIFICATIONS. SUBSTITUTIONS OR CHANGES MAY BE MADE WITH AUTHORIZATION FROM THE ENGINEER. OTHERWISE, ALL THE WORK MUST CONFORM TO PLANS AND SPECIFICATIONS.

6. NTERPRETATION OF DOCUMENTS: SHOULD THE CONTRACTOR, AT ANY TIME, DISCOVER AN ERROR A DRAWING OR ON SPECIFICATIONS, OR A DISCREPANCY OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL REPORT AT ONCE TO THE ENGINEER FOR CLARIFICATION, AND HE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE. DIMENSIONS PREFERENCE OVER DRAWINGS SHALL BE FOLLOWED, IN EVERY CASE, IN PREFERENCE OVER DRAWINGS OF SMALLER SCALE. ANY REQUIRED REVISION DRAWINGS WILL BE ISSUED TO THE CONTRACTOR, IN SUFFICIENT NUMBER, TO ENABLE HIM TO CARRY THE WORK PROPERLY. CONTRACTOR IS RESPONSIBLE FOR ALL ERRORS MADE AS A DIRECT RESULT OF USING SUPERCEDED DRAWINGS.

7. ALL WORK SHALL BE IN ACCORDANCE WITH PRINTED DIRECTIONS AND SPECIFICATIONS OF ASSOCIATIONS. TRADES AND MANUFACTURERS OF SYSTEMS AND MATERIALS APPROVED FOR THIS PROJECT. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB LEVEL; WITH SMOOTH, CLEAN, UNIFORM APPEARANCE: WITHOUT DISTORTIONS. JOINTINGS SHALL BE CLOSE-FITTING, NEAT, WELL-SCRIBED. FINISHED WORK SHALL HAVE NO EXPOSED, UNSIGHTLY ANCHORS OR UNSAFE PROTRUSIONS, OFFSETS, BURRS, RAW EDGES, OR SHARP CORNERS. ALL WORK SHALL HAVE PROVISIONS FOR EXPANSION AND CONTRACTION OR SHRINKAGE, AS NECESSARY, TO PREVENT CRACKS, BUCKLING AND WRAPPING.

8. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURE, IN CONFORMANCE WITH THE BEST PRACTICE, AND CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDING TO THESE CONDITIONS. DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY DETAILS.

APPLICATION CODES AND REGULATIONS

- 2022 CALIFORNIA BUILDING CODE

- 2022 CALIFORNIA RESIDENTIAL CODE

 2022 CALIFORNIA ENERGY CODE - 2022 CALIFORNIA PLUMBING CODE

- 2022 CALIFORNIA MECHANICAL CODE

- 2022 CALIFORNIA ELECTRICAL CODE - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

LOCAL ORDINANCES

PROJECT INFORMATION

SITE ADDRESS: 201 AMHERST AVE. KINSINGTON, CA 94708 ASSESSOR'S PARCEL NO.: 570-042-007-7 TYPE OF CONSTRUCTION: V-B AUTOMATIC FIRE SPRINKLER SYSTEM: NO NO. OF STORIES: 1 W/ BASTMENT LOT SIZE: 5000 SQ.FŤ. USE / OCCUPANCY: R-3 EXISTING UNIT: 1 (NO CHANGE) EXISTING FLOOR AREA: BASEMENT = 756 SF. (NO CHANGE) MAIN FL. = 2164 SF. (NO CHANGE)

SCOPE OF WORK:

REMODEL OF EXISTING ONE STORY WITH BASEMENT SINGLE FAMILY BUILDING:

1. PROPOSED (N) ONE STORY DECK AT NORTH WEST CORNER OF THE BUILDING.

2. RELOCATED AND REPLACE WINDOWS INDICATED ON PLAN.

3. REPLACE (E) GARAGE ROLL-UP DOOR (SAME SIZE). 4. INSTALL (N) DOORS INDICATED ON PLAN

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A4 EXISTING ELEVATIONS

A5 PROPOSED ELEVATIONS

A6 PROPOSED DECK FRAMING AND DETAILS

CG1 CALIFORNIA GREEN BUILDING STANDARDS

CG2 CALIFORNIA GREEN BUILDING STANDARDS

BMP CONTRACTION BEST MANAGEMENT PRACTICE

SITE MAP N.T.S.

Issued

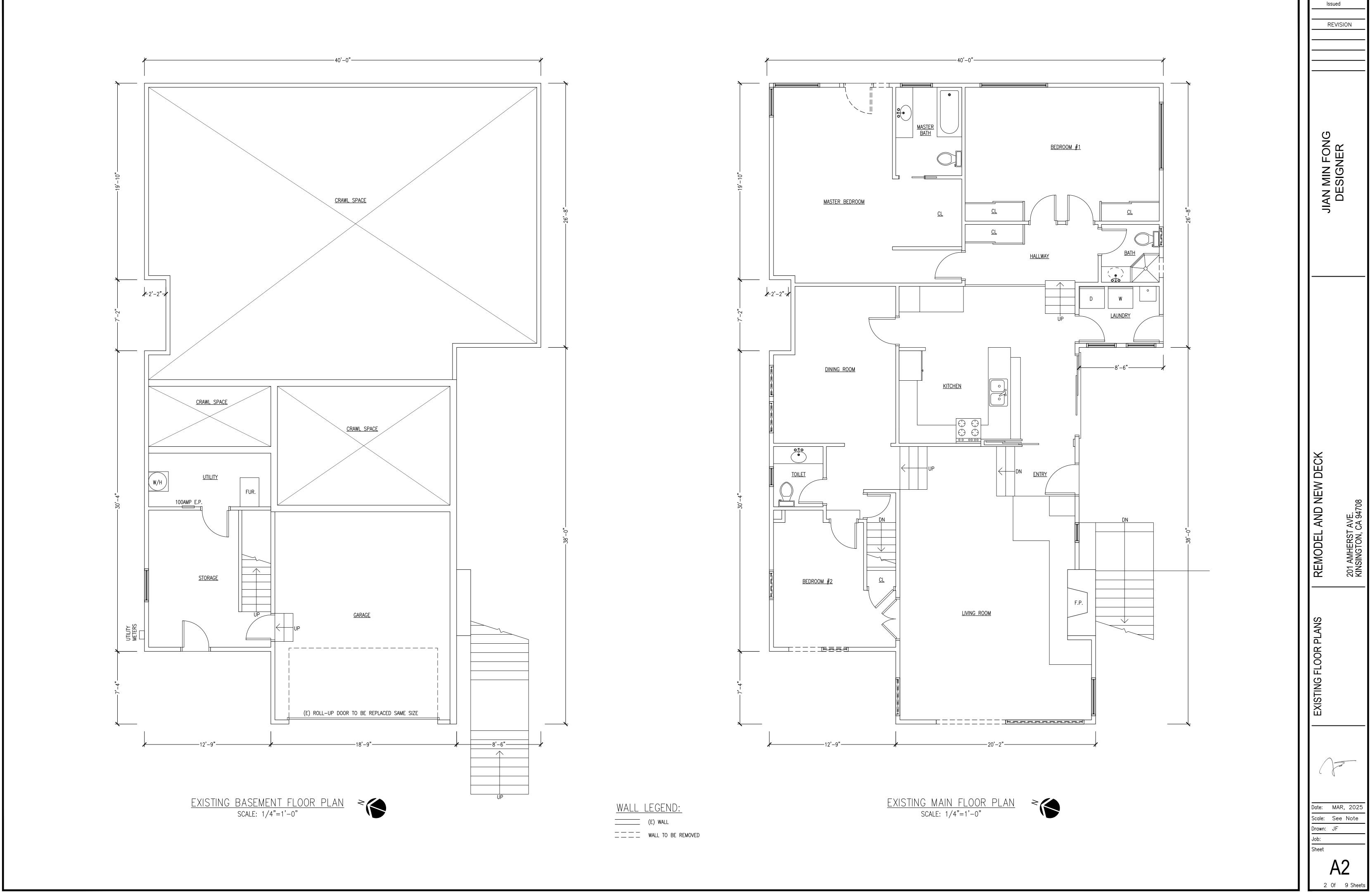
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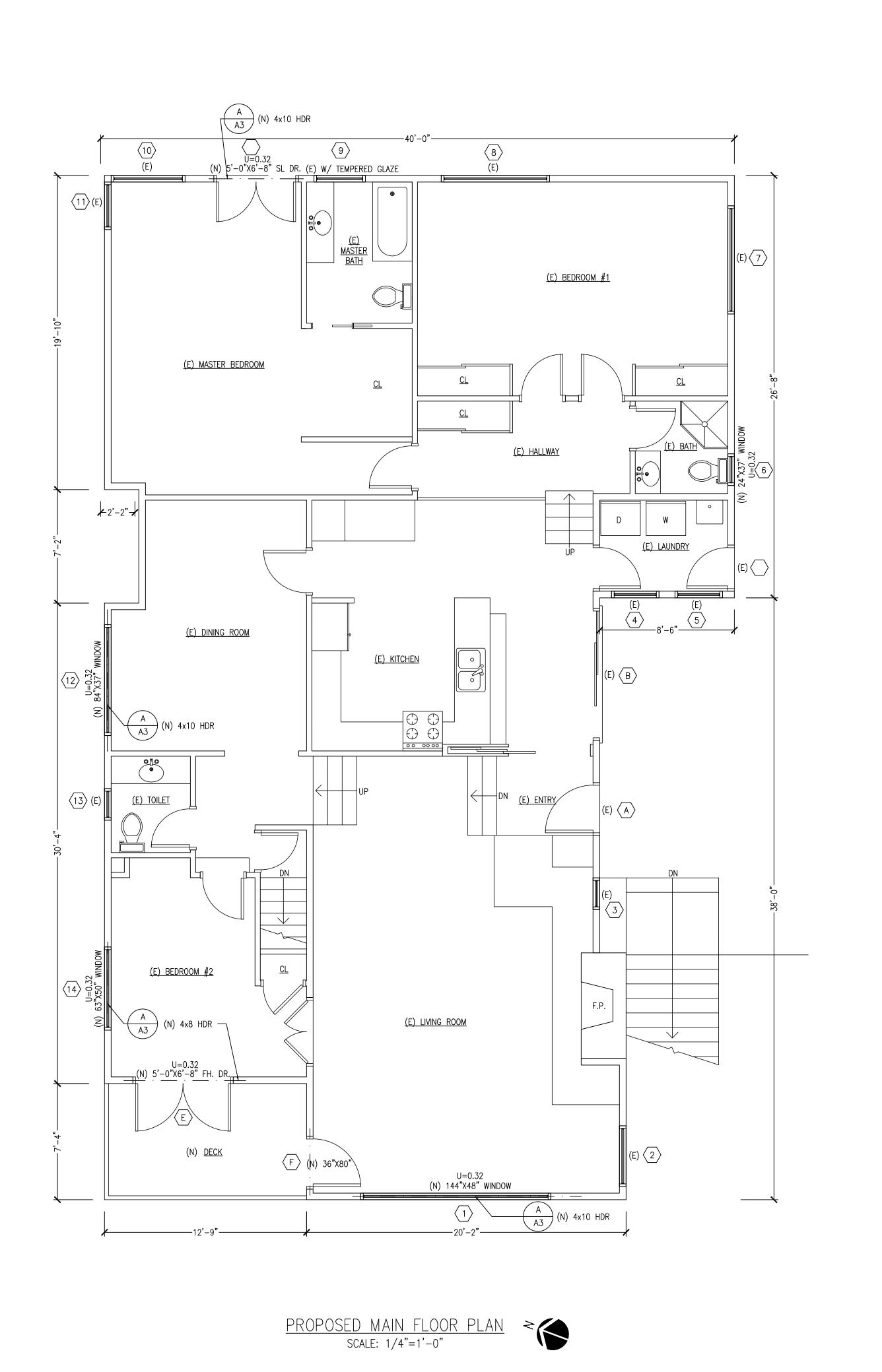
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PLOT SITE N PROJI

Date: MAR, 2025 Scale: See Note







WALL LEGEND:

_____ (E) WALL

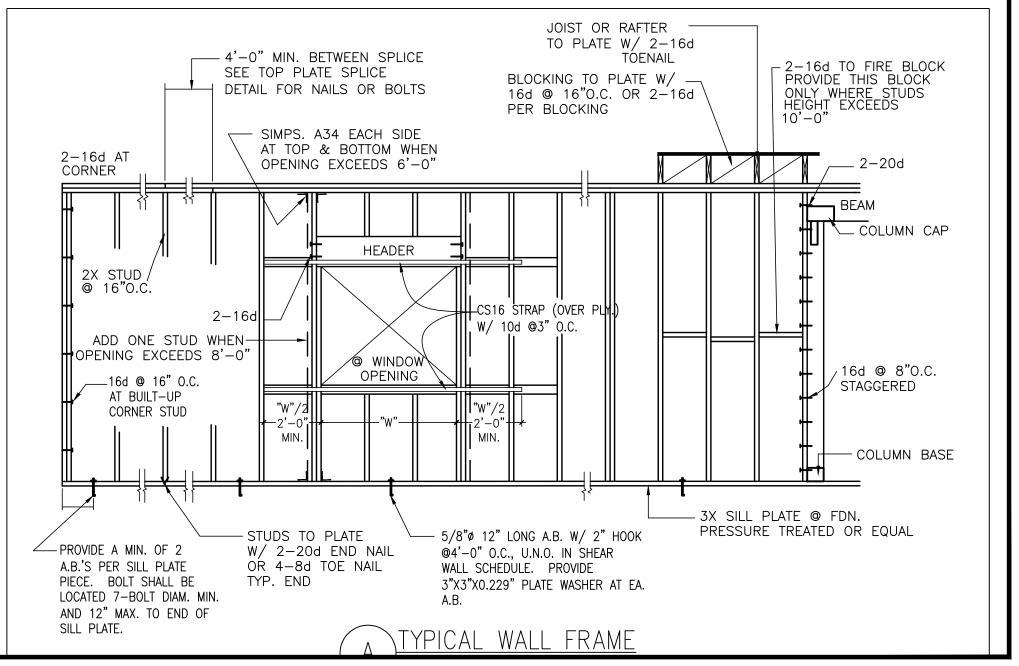
////// (N) WALL

EERO NOTE: A. OPENING SHALL HAVE THE BOTTOM OF CLEAR OPENING NOT GREATER THAN 44 INCHES, MEASURED FROM THE

B. THE NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET MINIMUM.

C. THE NET CLEAR HEIGHT SHALL BE 24 INCHES MINIMUM.

D. THE NET CLEAR WITH SHALL BE 20 INCHES MINIMUM.



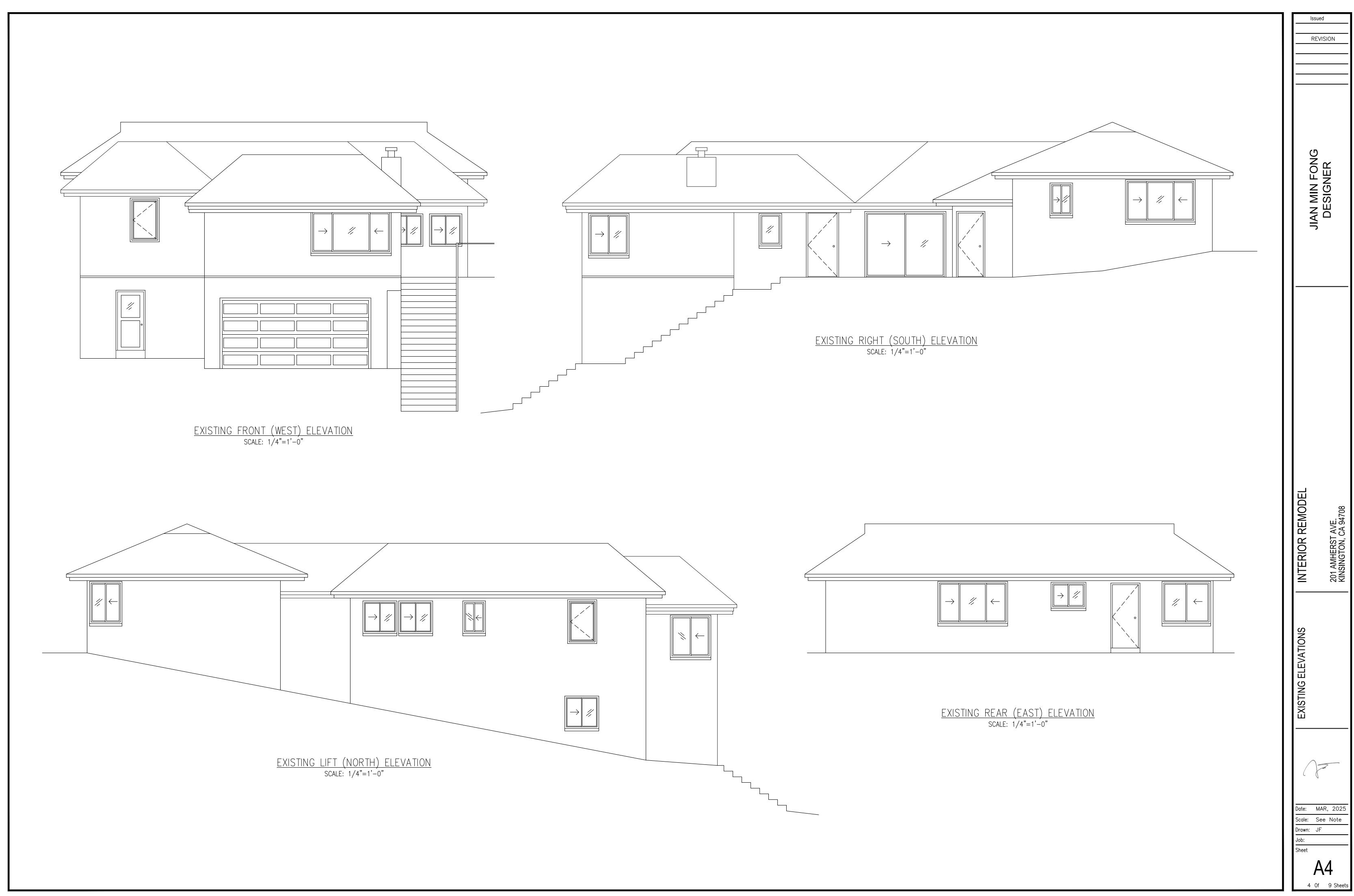
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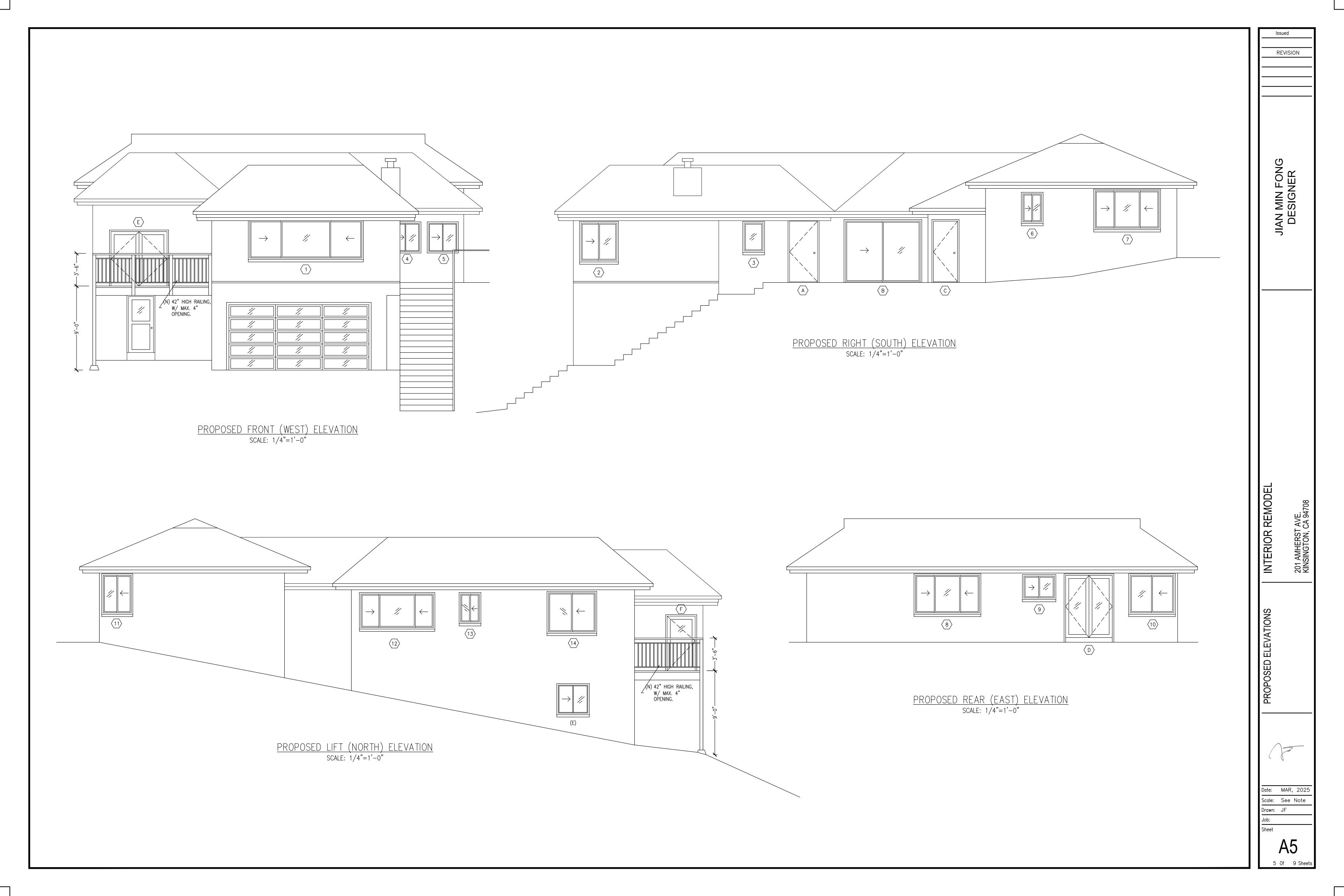
JIAN MIN FONG DESIGNER

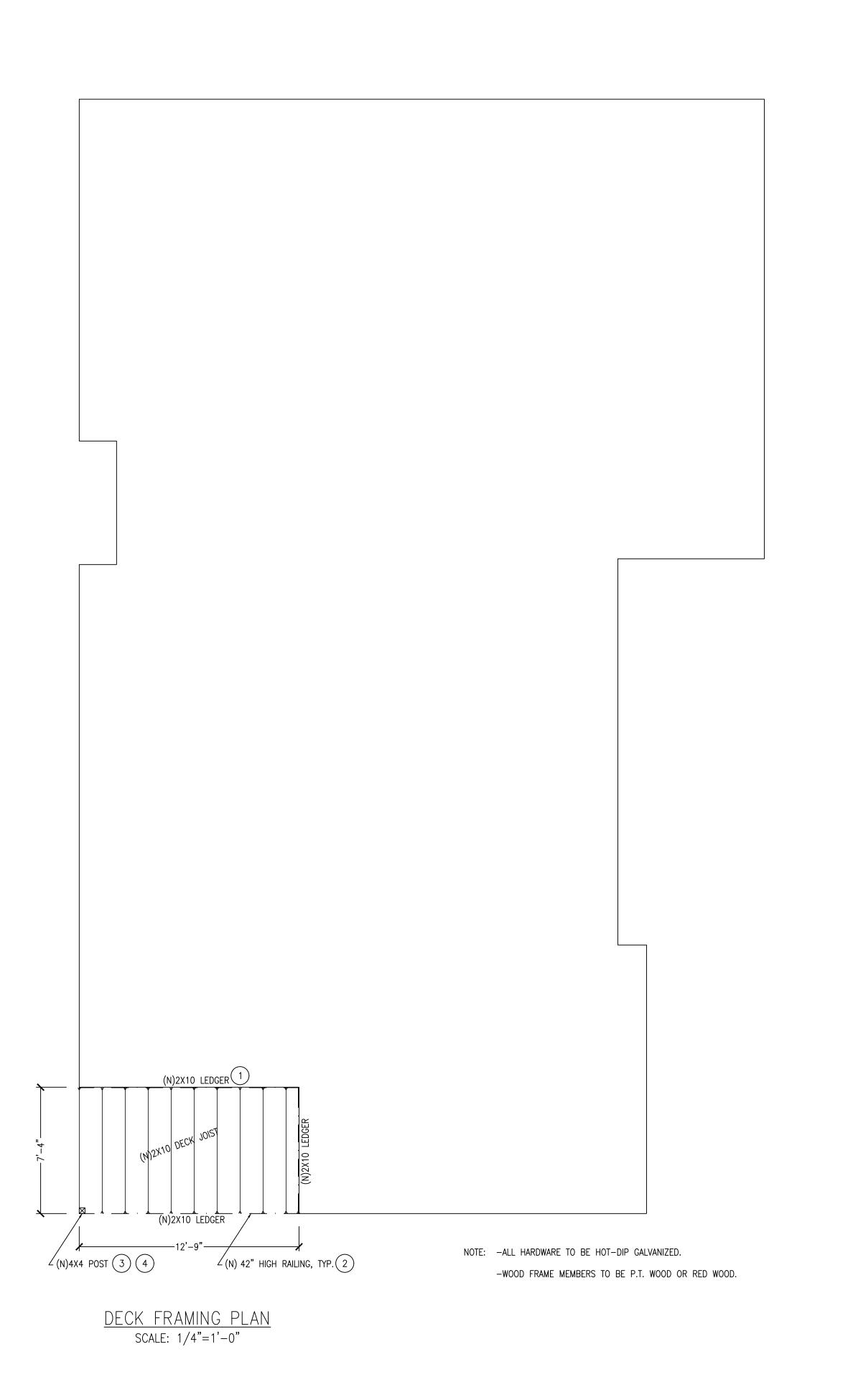
INTERIOR REMODEL

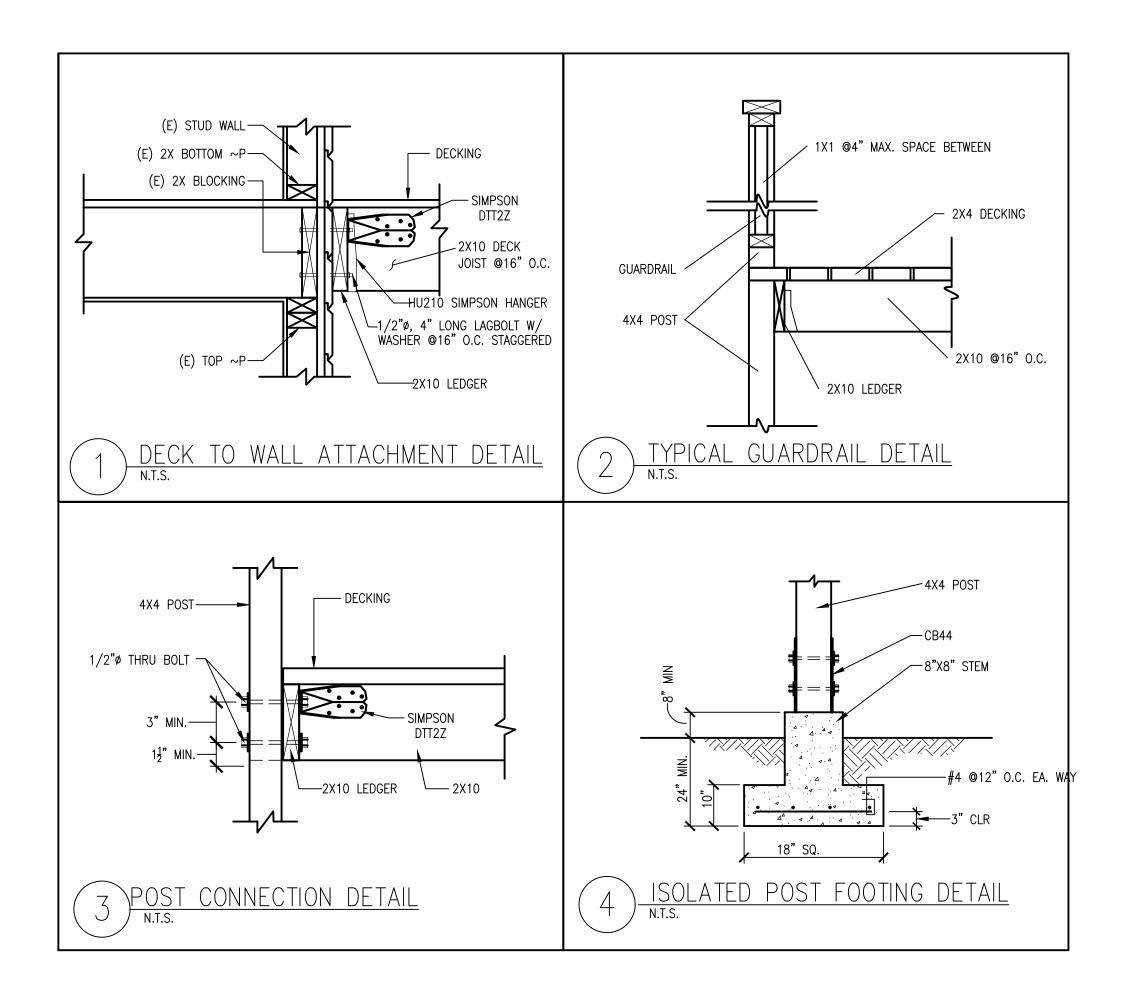
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3 Of 9 Sheets









REVISION

JIAN MIN FONG DESIGNER

REMODEL AND NEW DECK

ROPOSED DECK FRAMING

Date: MAR, 2025
Scale: See Note
Drawn: JF

awn: JF b: neet

A6

location shall be permanently and visibly marked as "EV CAPABLE".

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023) NOT APPLICABLE installed in close proximity to the location or the proposed location of the EV space at the time of original **CHAPTER 3** construction in accordance with the California Electrical Code. 4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. **GREEN BUILDING** 4.304 OUTDOOR WATER USE When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest **SECTION 301 GENERAL** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Efficient Landscape Ordinance (MWELO), whichever is more stringent. space shall count as at least one standard automobile parking space only for the purpose of complying with any 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 4.106.4.2.5 Electric Vehicle Ready Space Signage. the application checklists contained in this code. Voluntary green building measures are also included in the Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans application checklists and may be included in the design and construction of structures covered by this code, Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, 4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are than 20 sleeping units or guest rooms. 301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to available at: https://www.water.ca.gov/ The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to l.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing additions or alterations of existing residential buildings where the addition or alteration increases the nultifamily buildings. building's conditioned area, volume, or size. The requirements shall apply only to and/or within the DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or specific area of the addition or alteration 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or **EFFICIENCY** of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE facilities or the addition of new parking facilities serving existing multifamily buildings. See Section system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in EVs at all required EV spaces at a minimum of 40 amperes. sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserve lighting fixtures are not considered alterations for the purpose of this section. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, of 1.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. DIVISION 4.2 ENERGY EFFICIENCY 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate percent of the non-hazardous construction and demolition waste in accordance with either Section 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste 4.201 GENERAL of EV capable spaces. et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and management ordinance **4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy other important enactment dates. 2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable Commission will continue to adopt mandatory standards spaces, the number of EV capable spaces required may be reduced by a number equal to the number of 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION Excavated soil and land-clearing debris. individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential Alternate waste reduction methods developed by working with local agencies if diversion or 4.303 INDOOR WATER USE buildings, or both. Individual sections will be designated by banners to indicate where the section applies recycle facilities capable of compliance with this item do not exist or are not located reasonably 4,303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, high-rise buildings, no banner will be used. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or SECTION 302 MIXED OCCUPANCY BUILDINGS Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving .408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final in conformance with Items 1 through 5. The construction waste management plan shall be updated as 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building completion, certificate of occupancy, or final permit approval by the local building department. See Civil necessary and shall be available during construction for examination by the enforcing agency. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Code Section 1101.1. et seq., for the definition of a noncompliant plumbing fixture, types of residential shall comply with the specific green building measures applicable to each specific occupancy. Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per buildings affected and other important enactment dates. Identify the construction and demolition waste materials to be diverted from disposal by recycling, dwelling unit when more than one parking space is provided for use by a single dwelling unit. 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall reuse on the project or salvage for future use or sale. comply with Chapter 4 and Appendix A4, as applicable. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per Specify if construction and demolition waste materials will be sorted on-site (source separated) or Exception: Areas of parking facilities served by parking lifts. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense bulk mixed (single stream) Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Specification for Tank-type Toilets 3. Identify diversion facilities where the construction and demolition waste material collected will be 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more Chapter 4 and Appendix A4, as applicable. sleeping units or quest rooms. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume 4. Identify construction methods employed to reduce the amount of construction and demolition waste The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to DIVISION 4.1 PLANNING AND DESIGN of two reduced flushes and one full flush. Specify that the amount of construction and demolition waste materials diverted shall be calculated 4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. by weight or volume, but not by both. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types Department of Housing and Community Development The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 California Building Standards Commission 408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical Division of the State Architect, Structural Safety enforcing agency, which can provide verifiable documentation that the percentage of construction and system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all OSHPD Office of Statewide Health Planning and Development demolition waste material diverted from the landfill complies with Section 4.408.1 EVs at all required EV spaces at a minimum of 40 amperes. Low Rise 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 High Rise gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA Note: The owner or contractor may make the determination if the construction and demolition waste The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved Additions and Alterations WaterSense Specification for Showerheads. materials will be diverted by a waste management company. for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one .408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of I CHAPTER 4 showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in RESIDENTIAL MANDATORY MEASURES reduced by a number equal to the number of EV chargers installed over the five (5) percent required. allow one shower outlet to be in operation at a time Note: A hand-held shower shall be considered a showerhead. 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined SECTION 4.102 DEFINITIONS weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds a.Construction documents shall show locations of future EV spaces. per square foot of the building area, shall meet the minimum 65% construction waste reduction b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or The following terms are defined in Chapter 2 (and are included here for reference) 4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall EV chargers are installed for use. not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall 4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar not be less than 0.8 gallons per minute at 20 psi. compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4... 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power pervious material used to collect or channel drainage or runoff water. Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory NATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also buildings shall not exceed 0.5 gallons per minute at 60 psi. 1. Sample forms found in "A Guide to the California Green Building Standards Code Exception: Areas of parking facilities served by parking lifts. used for perimeter and inlet controls. (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver documenting compliance with this section. 4.106 SITE DEVELOPMENT 3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. more than 0.2 gallons per cycle. 2. Mixed construction and demolition debris (C & D) processors can be located at the California Where common use parking is provided, at least one EV charger shall be located in the common use parking 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation Department of Resources Recycling and Recovery (CalRecycle). and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, area and shall be available for use by all residents or guests. 4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons management of storm water drainage and erosion controls shall comply with this section. 4.410 BUILDING MAINTENANCE AND OPERATION per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact I.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less an automatic load management system (ALMS) may be used to reduce the maximum required electrical disc, web-based reference or other media acceptable to the enforcing agency which includes all of the than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers following shall be placed in the building: shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) or more, shall manage storm water drainage during construction. In order to manage storm water drainage Note: Where complying faucets are unavailable, aerators or other means may be used to achieve served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent Directions to the owner or occupant that the manual shall remain with the building throughout the have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical property, prevent erosion and retain soil runoff on the site. 4.303.1.4.5 Pre-rinse spray valves. Operation and maintenance instructions for the following: . Retention basins of sufficient size shall be utilized to retain storm water on the site. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance a. Equipment and appliances, including water-saving devices and systems, HVAC systems, 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 photovoltaic systems, electric vehicle chargers, water-heating systems and other major Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. disposal method, water shall be filtered by use of a barrier system, wattle or other method approved (d)(7) and shall be equipped with an integral automatic shutoff. appliances and equipment. by the enforcing agency Roof and yard drainage, including gutters and downspouts. Compliance with a lawfully enacted storm water management ordinance. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels FOR REFERENCE ONLY: The following table and code section have been reprinted from the California c. Space conditioning systems, including condensers and air filters. shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section d. Landscape irrigation systems. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or e. Water reuse systems. are part of a larger common plan of development which in total disturbs one acre or more of soil. Information from local utility, water and waste recovery providers on methods to further reduce 4.106.4.2.2.1.1 Location. resource consumption, including recycle programs and locations. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) EVCS shall comply with at least one of the following options: TABLE H-2 Public transportation and/or carpool options available in the area. Educational material on the positive impacts of an interior relative humidity between 30-60 percent .106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will The charging space shall be located adjacent to an accessible parking space meeting the requirements of and what methods an occupant may use to maintain the relative humidity level in that range. manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY Information about water-conserving landscape and irrigation design and controllers which conserve water include, but are not limited to, the following: VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 2. The charging space shall be located on an accessible route, as defined in the California Building Code, . Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 2. Water collection and disposal systems PRODUCT CLASS 8. Information on required routine maintenance measures, including, but not limited to, caulking, Exception: Electric vehicle charging stations designed and constructed in compliance with the California MAXIMUM FLOW RATE (gpm) French drains [spray force in ounce force (ozf)] painting, grading around the building, etc. Water retention gardens Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section Information about state solar energy and incentive programs available. Other water measures which keep surface water away from buildings and aid in groundwater Product Class 1 (≤ 5.0 ozf) A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible .106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. space around residential structures. **Exception**: Additions and alterations not altering the drainage path. The charging spaces shall be designed to comply with the following: Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) 1.20 12. Information and/or drawings identifying the location of grab bar reinforcements. Product Class 3 (> 8.0 ozf) 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 1. The minimum length of each EV space shall be 18 feet (5486 mm). **4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. 2. The minimum width of each EV space shall be 9 feet (2743 mm). 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)] depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum 4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial ordinance, if more restrictive. 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is infrastructure are not feasible based upon one or more of the following conditions: Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional I.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in local utility infrastructure design requirements, directly related to the implementation of Section accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 4.106.4, may adversely impact the construction cost of the project. 4.106.4.2.2.1.3 Accessible EV spaces. 1701.1 of the California Plumbing Code. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall DIVISION 4.5 ENVIRONMENTAL QUALITY comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section **SECTION 4.501 GENERAL** THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway TABLE - MAXIMUM FIXTURE WATER USE rritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main 1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall FIXTURE TYPE **SECTION 4.502 DEFINITIONS** proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere proximity to the location or the proposed location of the EV space. Construction documents shall identify the SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI The following terms are defined in Chapter 2 (and are included here for reference) 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. LAVATORY FAUCETS (RESIDENTIAL) cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is LAVATORY FAUCETS IN COMMON & PUBLIC COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and accordance with the California Electrical Code. installed in close proximity to the location or the proposed location of the EV space, at the time of original 0.5 GPM @ 60 PSI medium density fiberboard. "Composite wood products" does not include hardboard. structural plywood. **USE AREAS** construction in accordance with the California Electrical Code. structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent 1.8 GPM @ 60 PSI KITCHEN FAUCETS wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination 2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the

METERING FAUCETS

WATER CLOSET

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location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and

electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required

raceways and related components that are planned to be installed underground, enclosed, inaccessible or in

oncealed areas and spaces shall be installed at the time of original construction.

0.2 GAL/CYCLE

1.28 GAL/FLUSH

0.125 GAL/FLUSH

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for

combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

REVISION

RCHITECT, ENGINEER, PECTOR ETC.)

JIAN MIN FONG

ODEL AND NEW DEC

EEN BUILDING STANDARD

Date: MAR, 2025
Scale: See Note
Drawn: JF

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7 Of 0 Sh



THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

QUALITY MANAGEMENT DISTRICT RULE 1168.

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

TABLE 4.504.2 - SEALANT VOC LIMIT TABLE 4.504.5 - FORMALDEHYDE LIMITS MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to (Less Water and Less Exempt Compounds in Grams per Liter) MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION hundredths of a gram (g O3/g ROC). **702 QUALIFICATIONS** VOC LIMIT PRODUCT **CURRENT LIMIT** Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper **ARCHITECTURAL** 250 HARDWOOD PLYWOOD VENEER CORE 0.05 nstallation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. certification program. Uncertified persons may perform HVAC installations when under the direct supervision and MARINE DECK HARDWOOD PLYWOOD COMPOSITE CORE esponsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this 300 Examples of acceptable HVAC training and certification programs include but are not limited to the following: NONMEMBRANE ROOF PARTICLE BOARD 0.09 article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of 250 ROADWAY MEDIUM DENSITY FIBERBOARD 0.11 product (excluding container and packaging). State certified apprenticeship programs. Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). Public utility training programs. 450 SINGLE-PLY ROOF MEMBRANE THIN MEDIUM DENSITY FIBERBOARD2 Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to Programs sponsored by manufacturing organizations. 420 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED Other programs acceptable to the enforcing agency. ozone formation in the troposphere. BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL SEALANT PRIMERS MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE 702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. **ARCHITECTURAL** responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence NON-POROUS to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be POROUS 775 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed considered by the enforcing agency when evaluating the qualifications of a special inspector: THICKNESS OF 5/16" (8 MM). 500 woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as MODIFIED BITUMINOUS applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, Certification by a national or regional green building program or standard publisher. MARINE DECK pellet stoves and fireplaces shall also comply with applicable local ordinances. 2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) performance contractors, and home energy auditors. 750 OTHER 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California 4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING Successful completion of a third party apprentice training program in the appropriate trade. Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions Other programs acceptable to the enforcing agency. from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final California Specification 01350) startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to 1. Special inspectors shall be independent entities with no financial interest in the materials or the See California Department of Public Health's website for certification programs and testing labs. project they are inspecting for compliance with this code. educe the amount of water, dust or debris which may enter the system. 2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. homes in California according to the Home Energy Rating System (HERS). TABLE 4.504.3 - VOC CONTENT LIMITS FOR 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall ARCHITECTURAL COATINGS23 California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic requirements of the following standards unless more stringent local or regional air pollution or air quality employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT (Emission testing method for California Specification 01350) particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks recognized state, national or international association, as determined by the local agency. The area of certification See California Department of Public Health's website for certification programs and testing labs. COATING CATEGORY shall comply with local or regional air pollution control or air quality management district rules where VOC LIMIT shall be closely related to the primary job function, as determined by the local agency. applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. FLAT COATINGS Note: Special inspectors shall be independent entities with no financial interest in the materials or the Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and project they are inspecting for compliance with this code. NON-FLAT COATINGS 100 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. tricloroethylene), except for aerosol products, as specified in Subsection 2 below. NONFLAT-HIGH GLOSS COATINGS 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving 703 VERIFICATIONS 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the SPECIALTY COATINGS units of product, less packaging, which do not weigh more than 1 pound and do not consist of more 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including ALUMINUM ROOF COATINGS 400 Version 1.2, January 2017 (Emission testing method for California Specification 01350) imited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific BASEMENT SPECIALTY COATINGS See California Department of Public Health's website for certification programs and testing labs. documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist. 4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of BITUMINOUS ROOF COATINGS https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx. the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits BITUMINOUS ROOF PRIMERS apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories 350 listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss BOND BREAKERS 350 4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources composite wood products used on the interior or exterior of the buildings shall meet the requirements for Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in CONCRETE CURING COMPOUNDS 350 formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5 CONCRETE/MASONRY SEALERS 100 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR DRIVEWAY SEALERS 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic by the enforcing agency. Documentation shall include at least one of the following: compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of DRY FOG COATINGS 150 Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Product certifications and specifications. Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation FAUX FINISHING COATINGS Chain of custody certifications. 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see FIRE RESISTIVE COATINGS CCR, Title 17, Section 93120, et seq.). 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered FLOOR COATINGS Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA FORM-RELEASE COMPOUNDS 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Manufacturer's product specification. 5. Other methods acceptable to the enforcing agency. Field verification of on-site product containers. GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 420 4.505 INTERIOR MOISTURE CONTROL INDUSTRIAL MAINTENANCE COATINGS 250 TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2} .505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. LOW SOLIDS COATINGS₁ 120 (Less Water and Less Exempt Compounds in Grams per Liter) 4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by MAGNESITE CEMENT COATINGS 450 California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the ARCHITECTURAL APPLICATIONS California Residential Code, Chapter 5, shall also comply with this section. MASTIC TEXTURE COATINGS 100 INDOOR CARPET ADHESIVES 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the METALLIC PIGMENTED COATINGS 500 CARPET PAD ADHESIVES MULTICOLOR COATINGS 250 **OUTDOOR CARPET ADHESIVES** 1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with PRETREATMENT WASH PRIMERS 420 a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding WOOD FLOORING ADHESIVES shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, PRIMERS, SEALERS, & UNDERCOATERS 100 RUBBER FLOOR ADHESIVES 2. Other equivalent methods approved by the enforcing agency. REACTIVE PENETRATING SEALERS 350 SUBFLOOR ADHESIVES 3. A slab design specified by a licensed design professional. RECYCLED COATINGS 250 CERAMIC TILE ADHESIVES 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage ROOF COATINGS shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent VCT & ASPHALT TILE ADHESIVES RUST PREVENTATIVE COATINGS noisture content. Moisture content shall be verified in compliance with the following 250 DRYWALL & PANEL ADHESIVES 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent COVE BASE ADHESIVES moisture verification methods may be approved by the enforcing agency and shall satisfy requirements CLEAR 730 MULTIPURPOSE CONSTRUCTION ADHESIVE 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end 550 STRUCTURAL GLAZING ADHESIVES 3. At least three random moisture readings shall be performed on wall and floor framing with documentation SPECIALTY PRIMERS, SEALERS & SINGLE-PLY ROOF MEMBRANE ADHESIVES 250 acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. UNDERCOATERS 250 OTHER ADHESIVES NOT LISTED nsulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying STONE CONSOLIDANTS 450 SPECIALTY APPLICATIONS ecommendations prior to enclosure. SWIMMING POOL COATINGS PVC WELDING 4.506 INDOOR AIR QUALITY AND EXHAUST 490 TRAFFIC MARKING COATINGS 100 CPVC WELDING **4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the **TUB & TILE REFINISH COATINGS** 420 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. PLASTIC CEMENT WELDING WATERPROOFING MEMBRANES 250 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a WOOD COATINGS 275 ADHESIVE PRIMER FOR PLASTIC WOOD PRESERVATIVES 350 a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of ZINC-RICH PRIMERS SPECIAL PURPOSE CONTACT ADHESIVE b. A humidity control may be a separate component to the exhaust fan and is not required to be 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & STRUCTURAL WOOD MEMBER ADHESIVE integral (i.e., built-in) EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS SUBSTRATE SPECIFIC APPLICATIONS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY METAL TO METAL THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. PLASTIC FOAMS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD. POROUS MATERIAL (EXCEPT WOOD) 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: **FIBERGLASS** 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. Equipment Selection), or other equivalent design software or methods. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE

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Exception: Use of alternate design temperatures necessary to ensure the system functions are

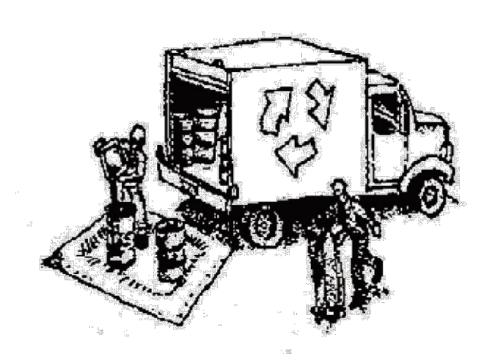
REVISION

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ote: MAR, 2025 Scale: See Note

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



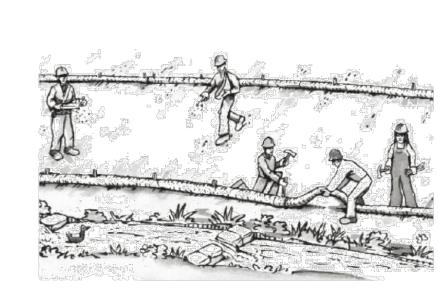
Maintenance and Parking

- ☐ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- □ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

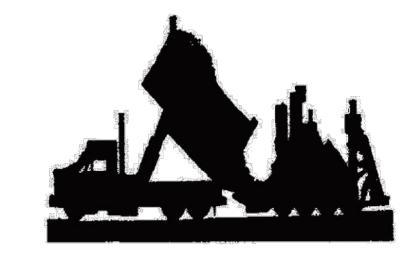


- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- □ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks.
- Abandoned wells
- Buried barrels, debris, or trash.

Paving/Asphalt Work



- □ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

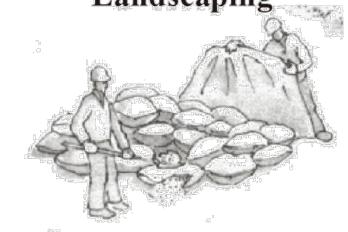
- ☐ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ☐ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



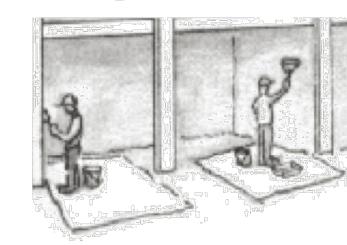
- ☐ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal

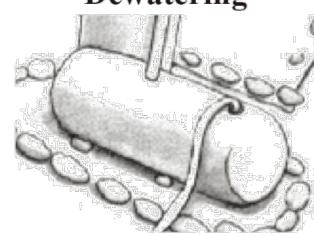


Painting Cleanup and Removal

- □ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ☐ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer.

 Never pour paint down a storm drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a statecertified contractor.

Dewatering



- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ☐ Divert run-on water from offsite away from all disturbed areas.
- □ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

Issued

REVISION

JIAN MIN FONG DESIGNER

/IC

REMODEL AND NEW DE

DING STANDARDS

Date: MAR, 2025
Scale: See Note
Drawn: JF

BMP
9 Of 9 Sheets