



## AGENCY COMMENT REQUEST

Date \_\_\_\_\_

We request your comments regarding the attached application currently under review.

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



# CONTRA COSTA

## CONSERVATION & DEVELOPMENT

### Planning Application Summary

**County File Number: CDVR25-01019**

**File Date: 4/1/2025**

**Applicant:**

Samuel Abels  
201 Amherst Ave  
Kensington, CA 94708

sam@areahomesllc.com  
(510) 917-9432

**Property Owner:**

Samuel Abels  
201 Amherst Ave  
Kensington, CA 94708

sam@areahomesllc.com  
(510) 917-9432

**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

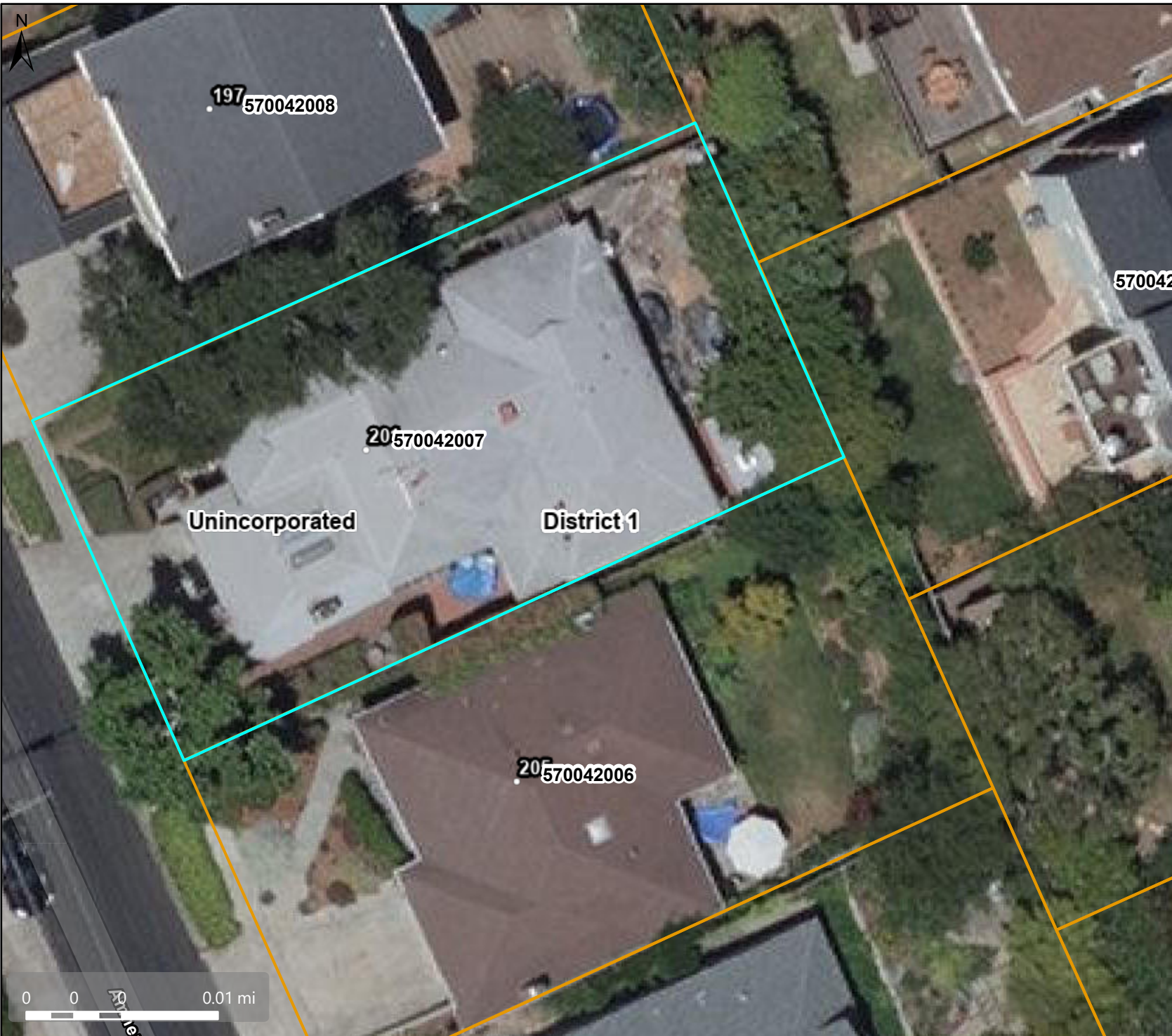
**Housing Inventory Site:** NO

**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
<b>Total:</b>			<b>3280.00</b>	<b>3280.00</b>

# 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 NAVIGATION.

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



### Map Legend

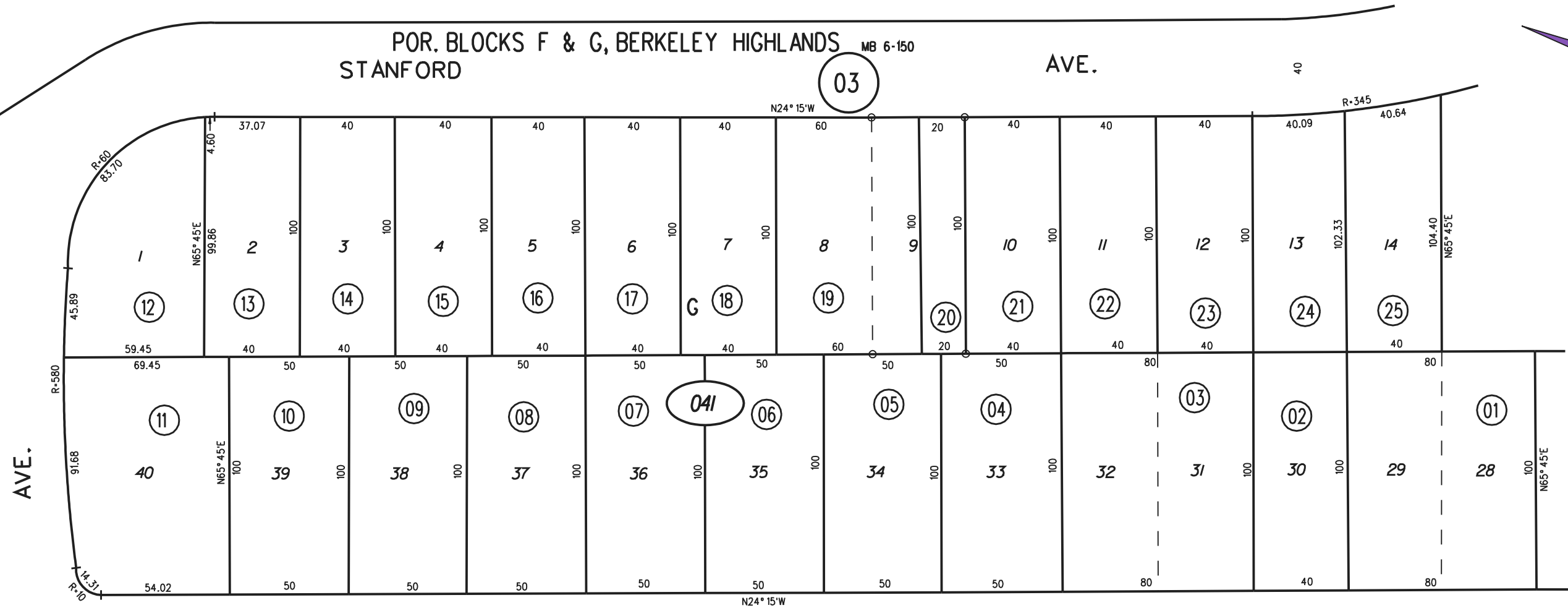
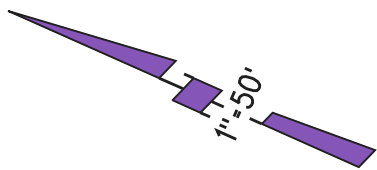
- Assessment Parcels
- Planning Layers (DCD)
  - General Plan
    - RM (Residential Medium Density) (7-17 du/na)
    - Unincorporated Board of Supervisors' Districts
- Base Data
  - Address Points

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 NAVIGATION. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap 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

POR. BLOCKS F & G, BERKELEY HIGHLANDS  
STANFORD

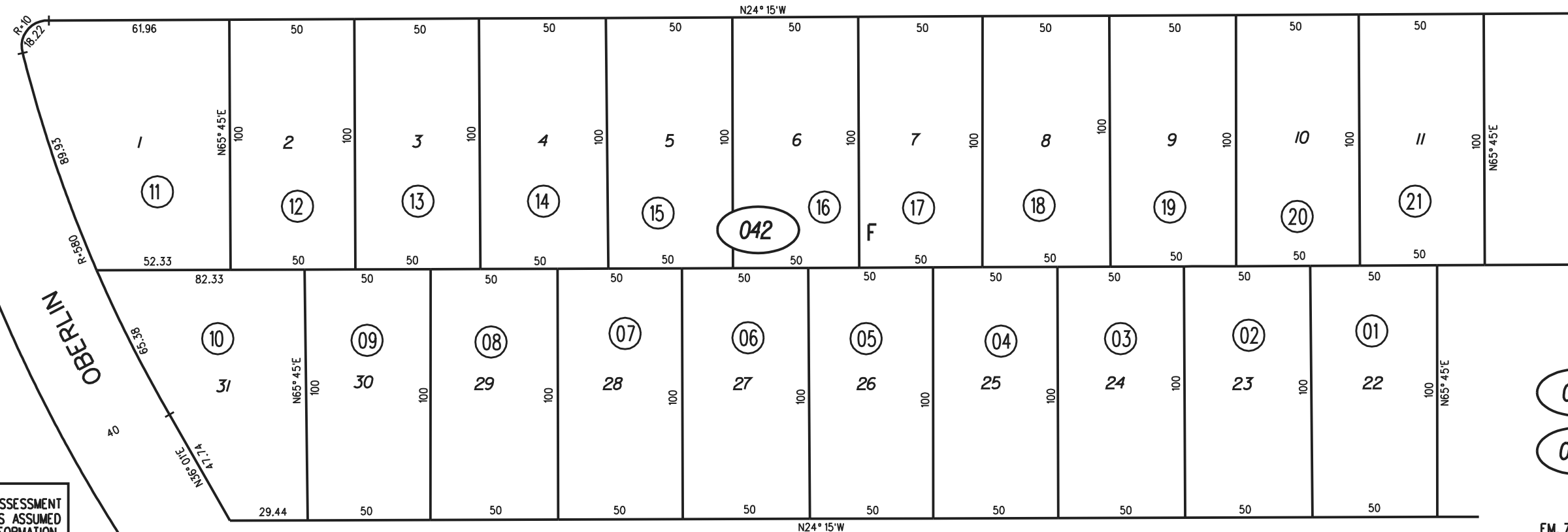
MB 6-150



AVE.

YALE

AVE.

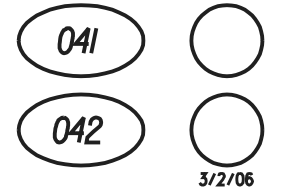


OBERLIN

AMHERST

AVE.

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.



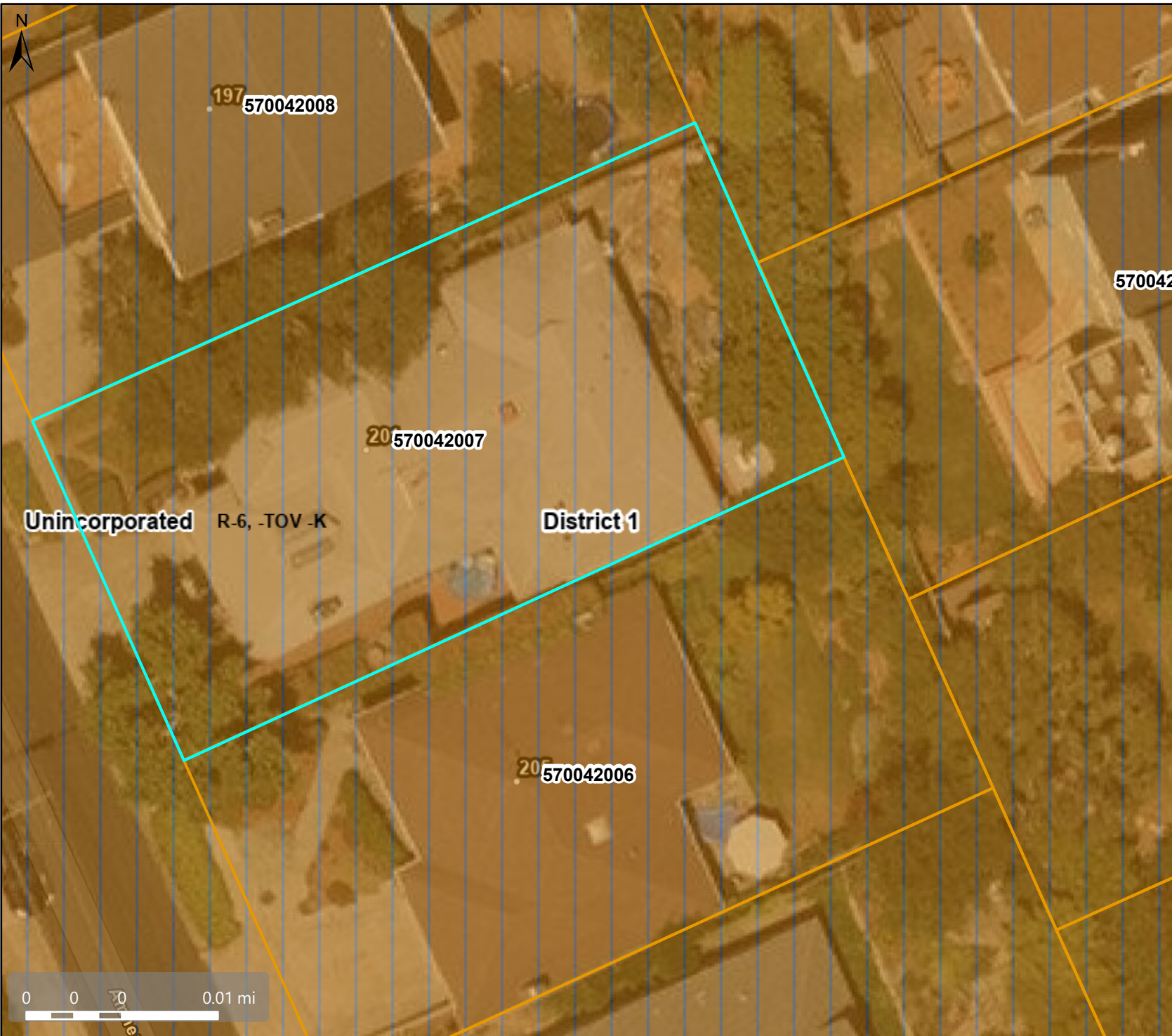
FM. 72/6 3-30-61 G.C.C.  
ASSESSOR'S MAP

BOOK 570 PAGE 4

CONTRA COSTA COUNTY, CALIF.

Sanborn Date : 01/05/1999

# Zoning - R-6, -TOV, -K



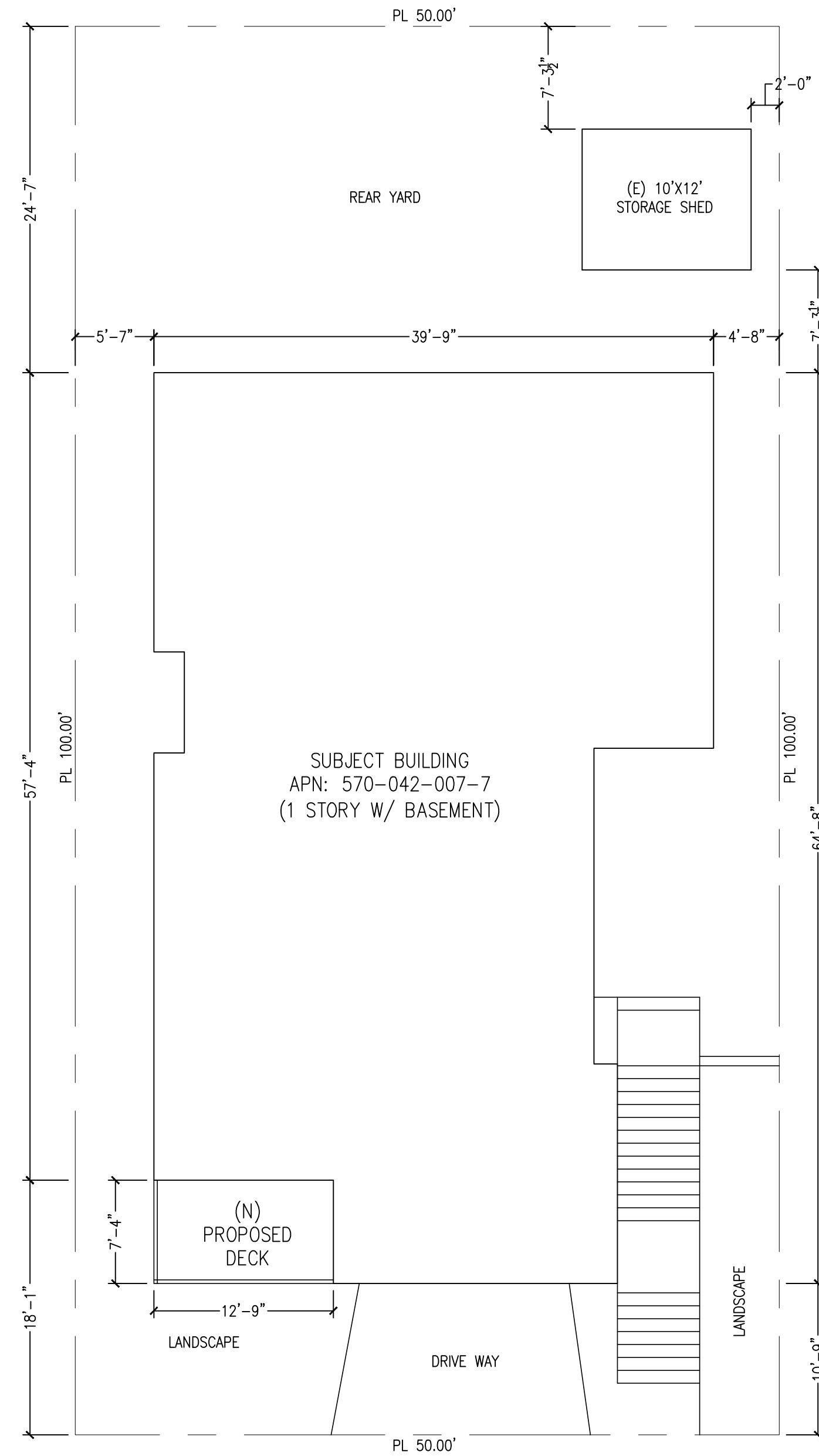
## Map Legend

- Assessment Parcels
- Planning Layers (DCD)
- Zoning
- ZONE\_OVER
  - R-6 -TOV -K (Tree Obstruction and Kensington)
  - 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 NAVIGATION. CCM is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCM 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

**RECEIVED** on 4/1/2025 **CDVR25-01019**  
 By Contra Costa County  
 Department of Conservation and Development



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



SITE MAP  
 N.T.S.

**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 SUBTRACTOR'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 IN 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.FT.  
 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

**TABLE OF CONTENTS**

- A1 SITE MAP, PLOT PLAN, GENERAL NOTES, PROJECT INFORMATION
- A2 EXISTING FLOOR PLANS
- A3 PROPOSED FLOOR PLAN, DETAILS AND NOTES
- 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

Issued

REVISION

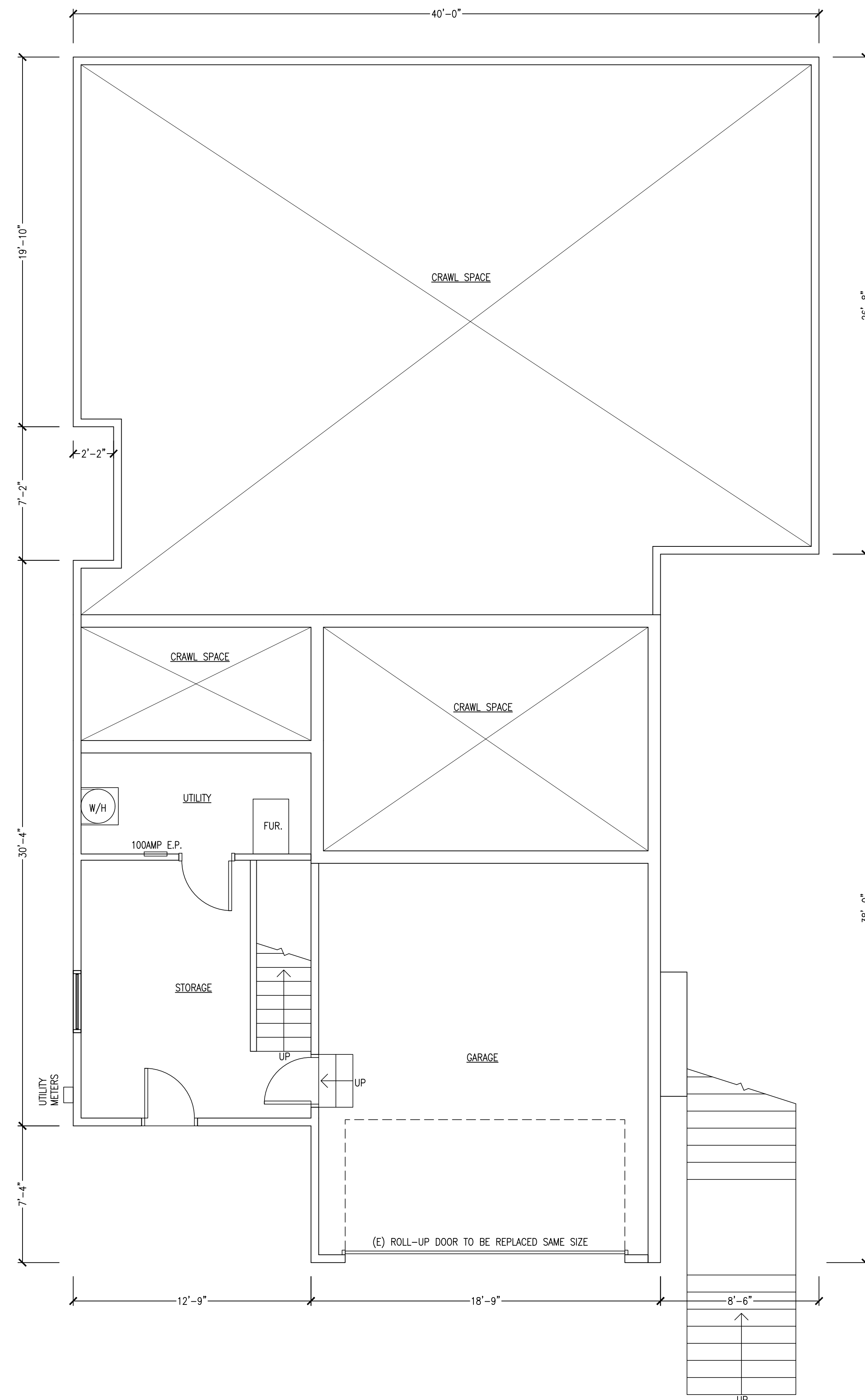
JIAN MIN FONG  
 DESIGNER

REMODEL AND NEW DECK  
 201 AMHERST AVE.  
 KINSINGTON, CA 94708

PLOT PLAN  
 SITE MAP  
 PROJECT INFORMATION

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

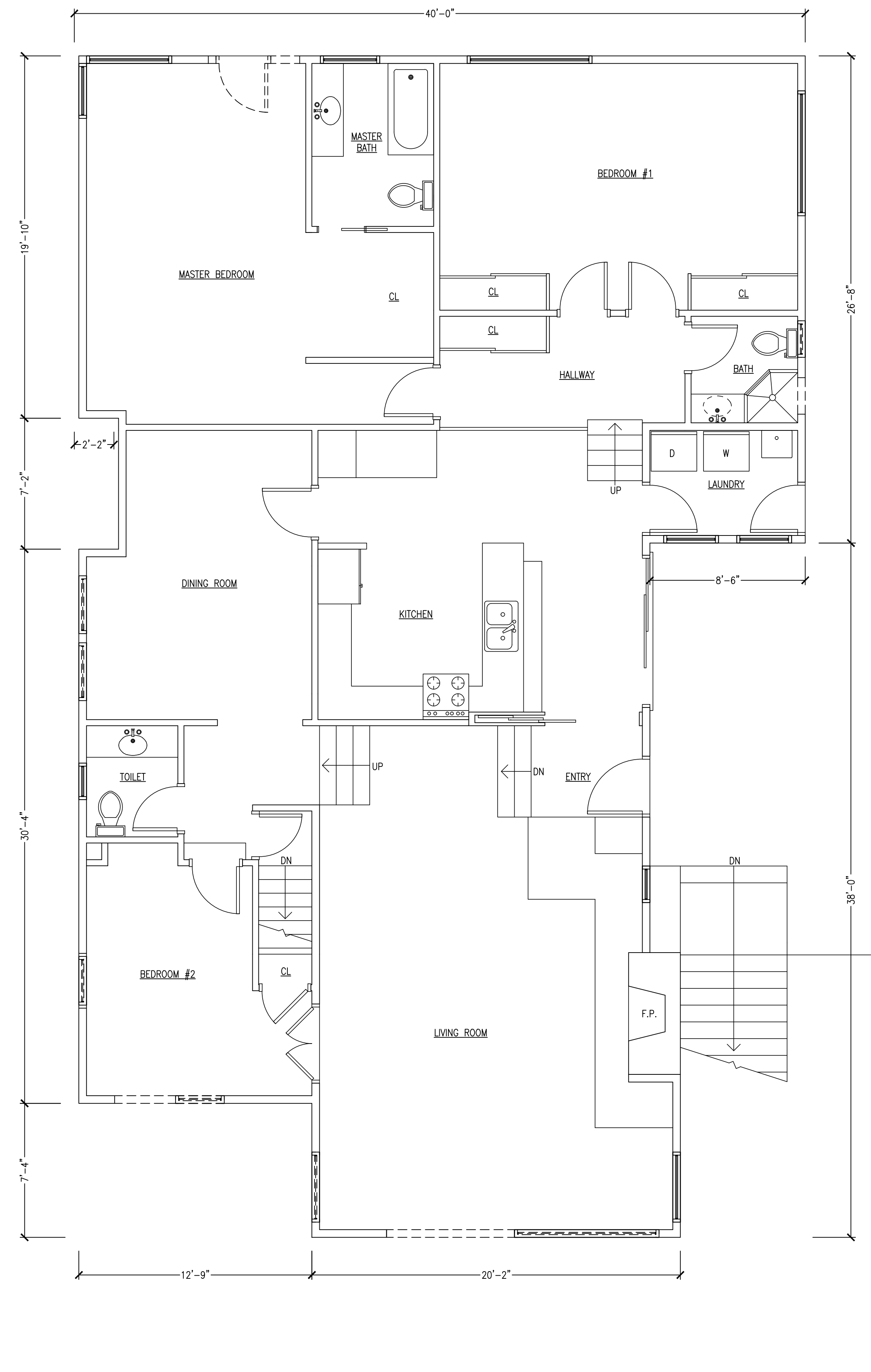
A1  
 1 Of 9 Sheets



EXISTING BASEMENT FLOOR PLAN  
SCALE: 1/4"=1'-0"



WALL LEGEND:  
 — (E) WALL  
 - - - - WALL TO BE REMOVED



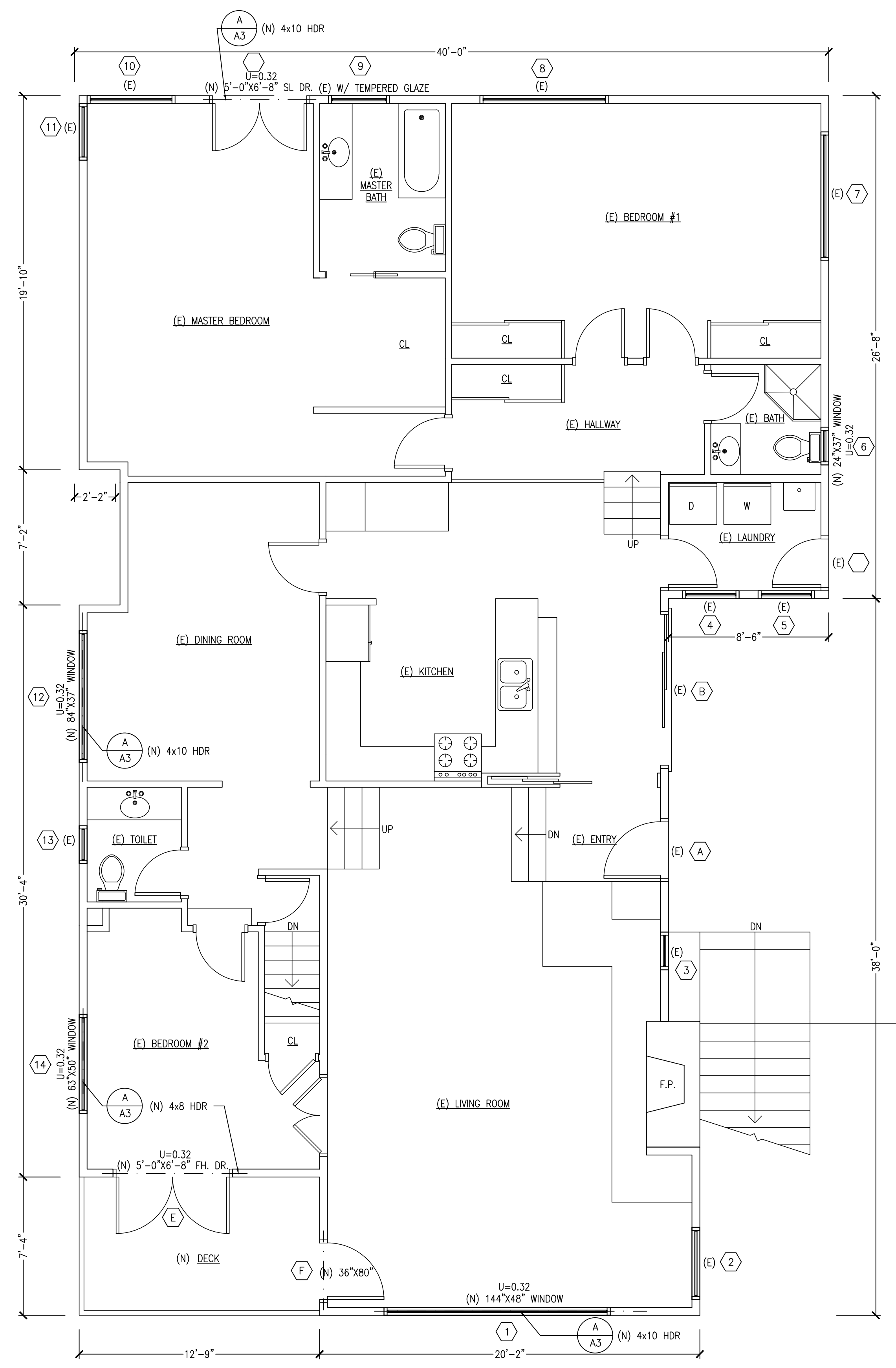
EXISTING MAIN FLOOR PLAN  
SCALE: 1/4"=1'-0"



Issued	
REVISION	
JIAN MIN FONG DESIGNER	
REMODEL AND NEW DECK	
EXISTING FLOOR PLANS	
Date: MAR, 2025	
Scale: See Note	
Drawn: JF	
Job:	
Sheet	
A2	
2 Of 9 Sheets	

201 AMHERST AVE.  
KINSINGTON, CA 94708





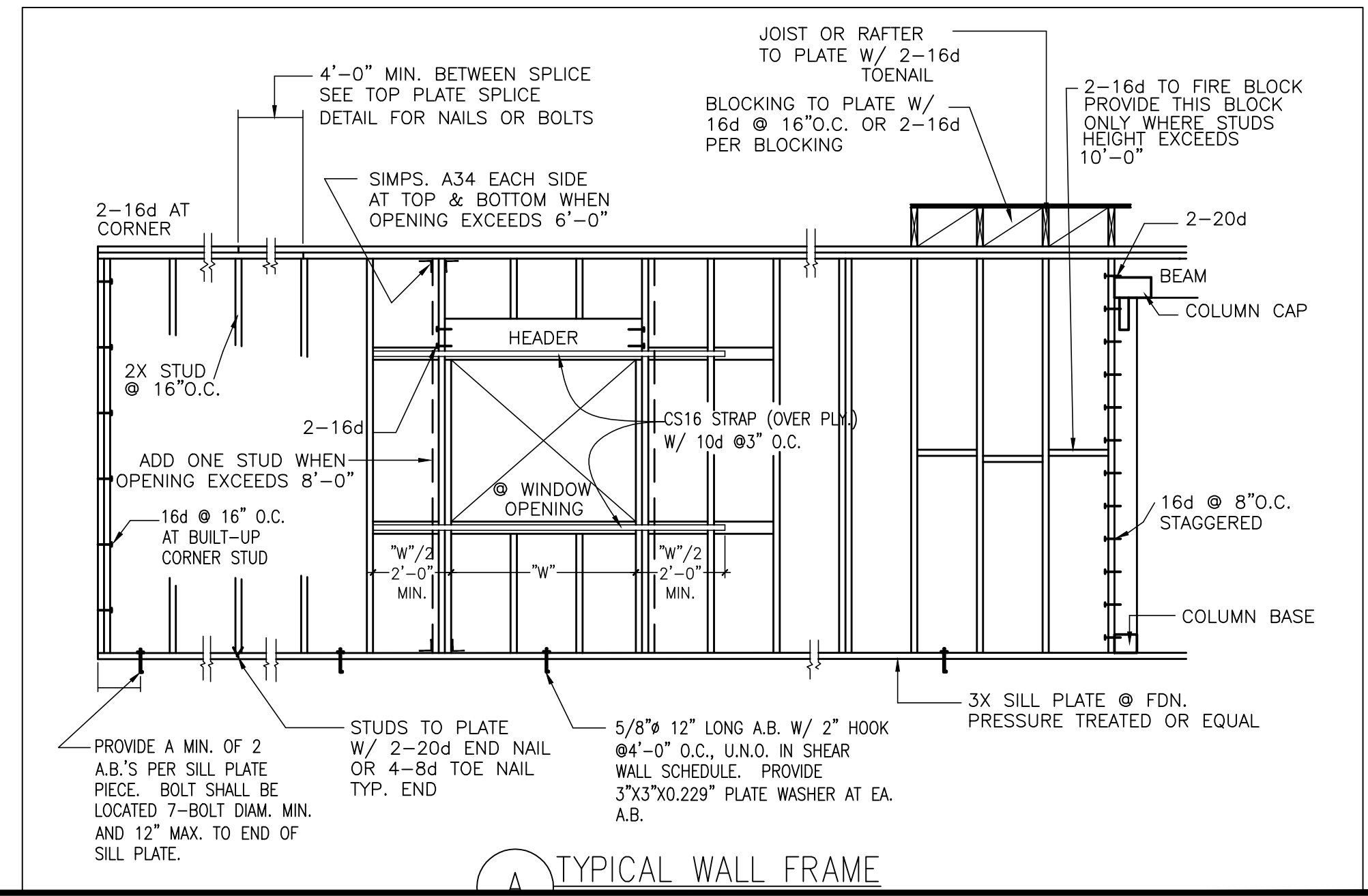
PROPOSED MAIN FLOOR PLAN  
SCALE: 1/4"=1'-0"

**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 FLOOR.
- 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.



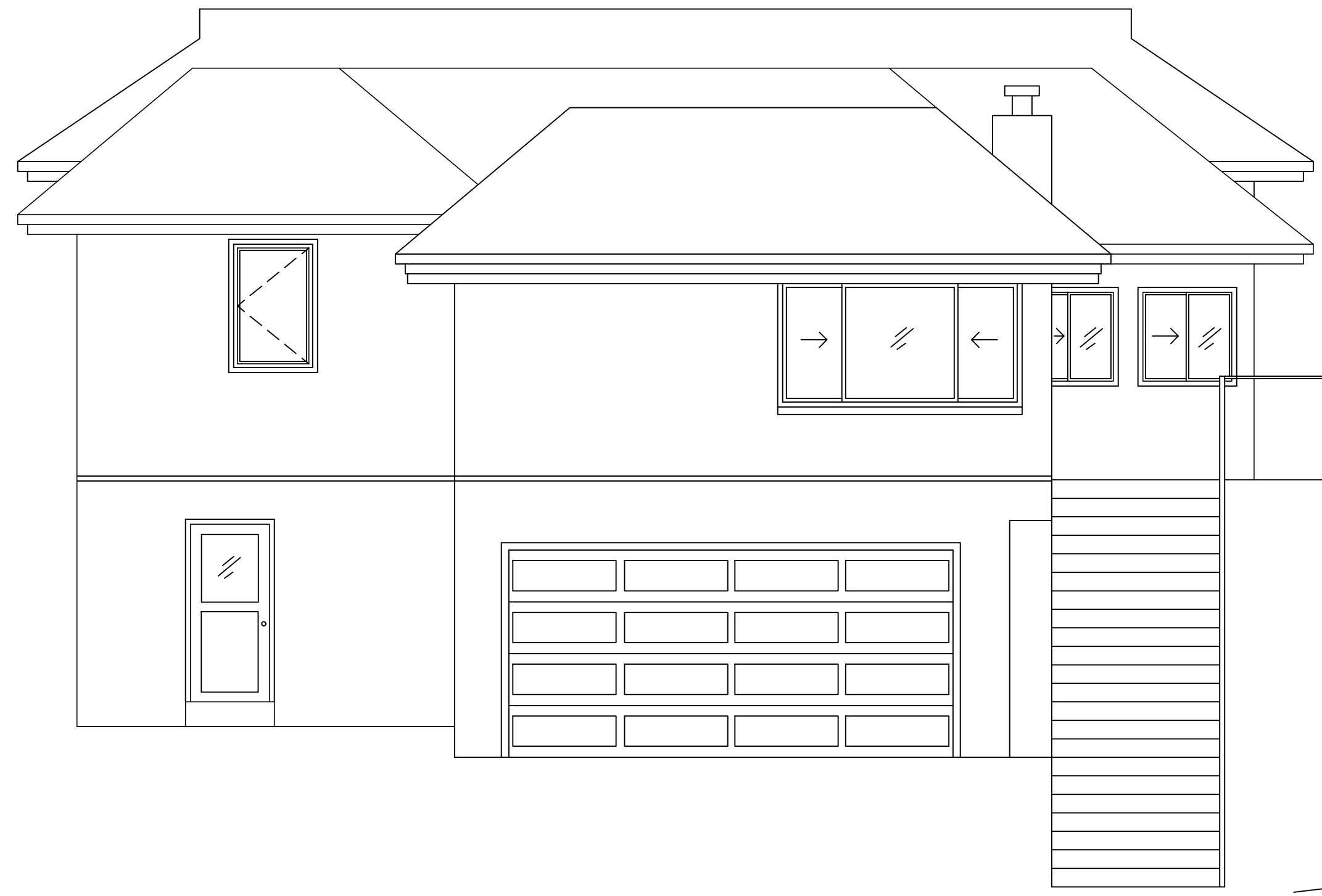
TYPICAL WALL FRAME

Issued
REVISION

JIAN MIN FONG  
DESIGNER

PROPOSED MAIN FLOOR PLAN INTERIOR REMODEL  
201 AMHERST AVE.  
KINGSTON, CA 94708

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



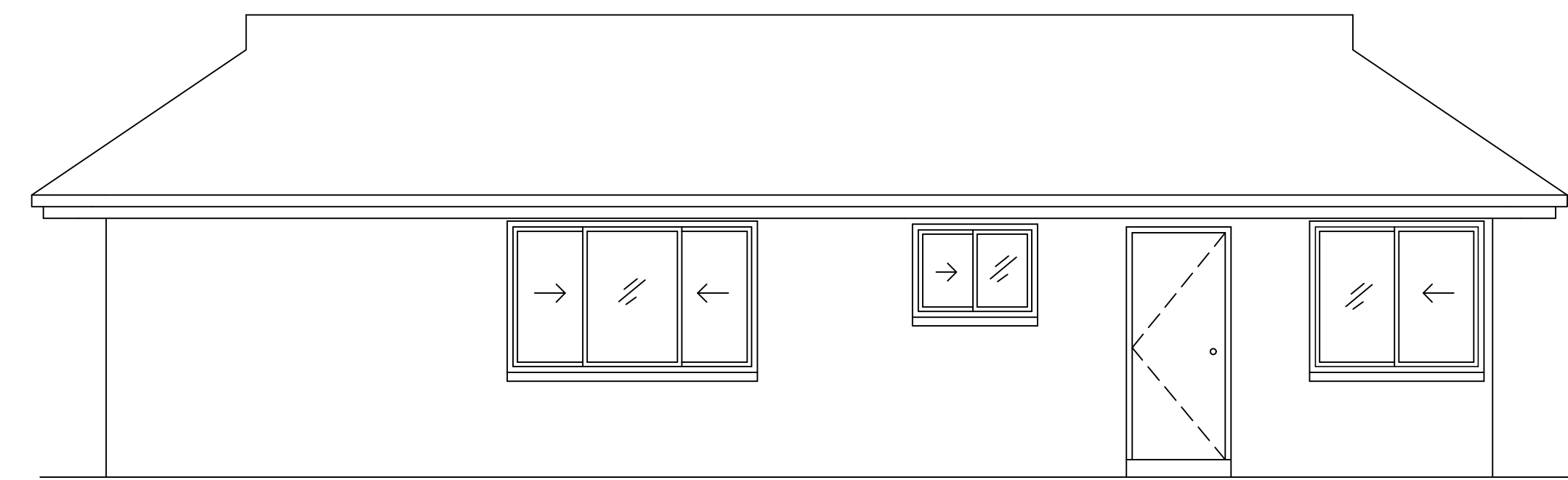
EXISTING FRONT (WEST) ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING RIGHT (SOUTH) ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING LEFT (NORTH) ELEVATION  
SCALE: 1/4"=1'-0"



EXISTING REAR (EAST) ELEVATION  
SCALE: 1/4"=1'-0"

Issued
REVISION

JIAN MIN FONG  
DESIGNER

INTERIOR REMODEL

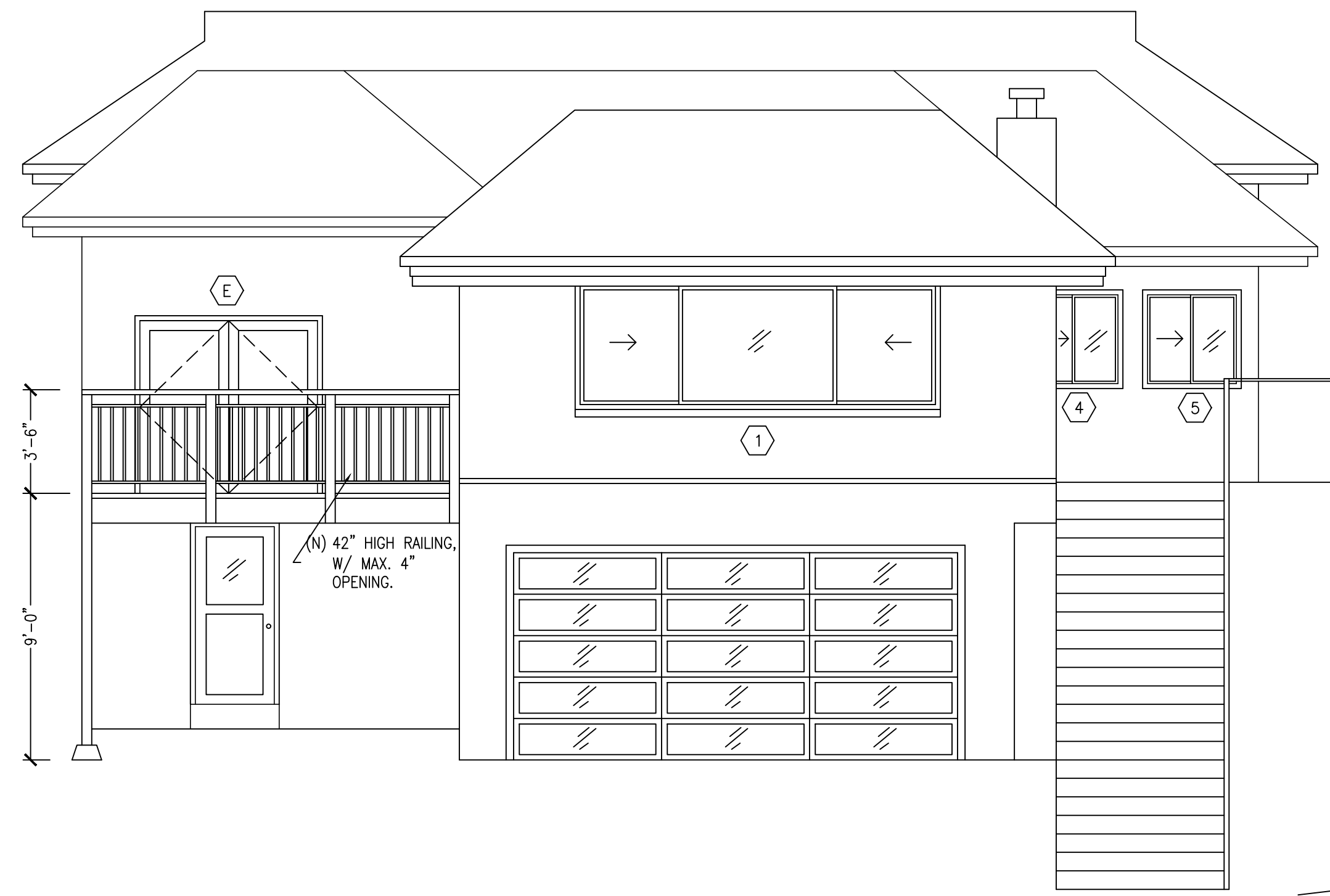
201 AMHERST AVE.  
KINGSTON, CA 94708

EXISTING ELEVATIONS

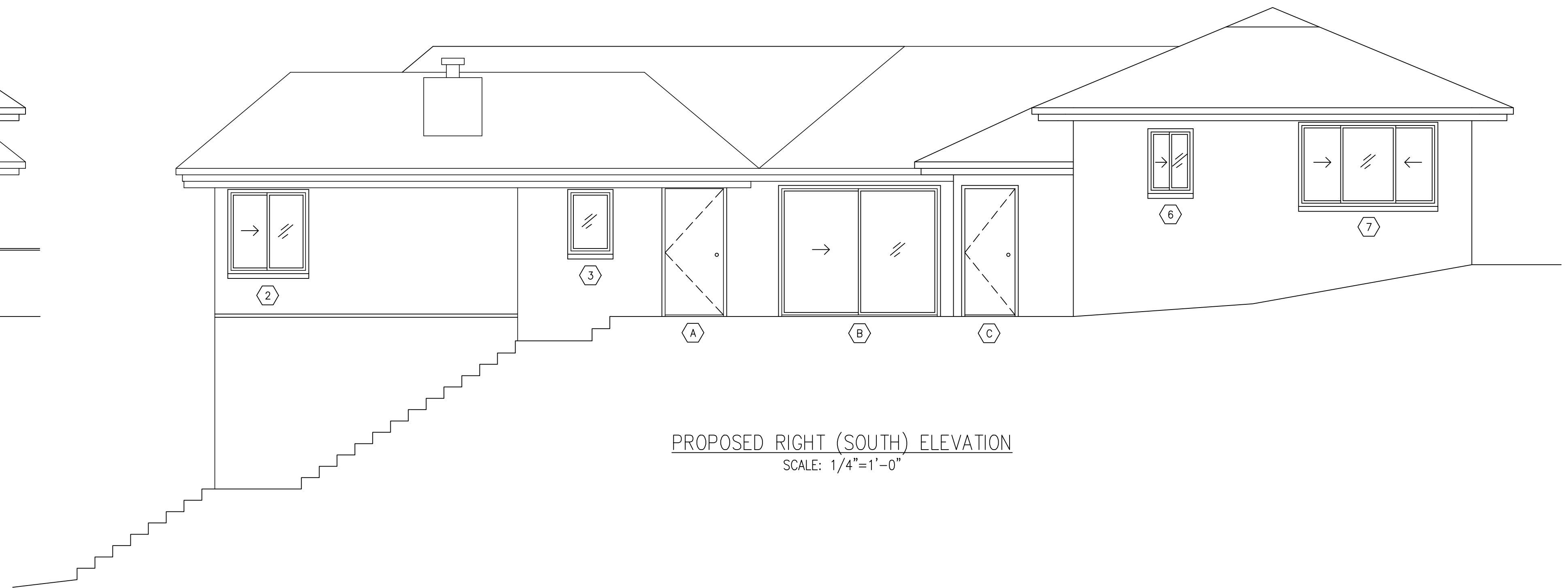
Date: MAR, 2025  
Scale: See Note  
Drawn: JF  
Job:  
Sheet

A4

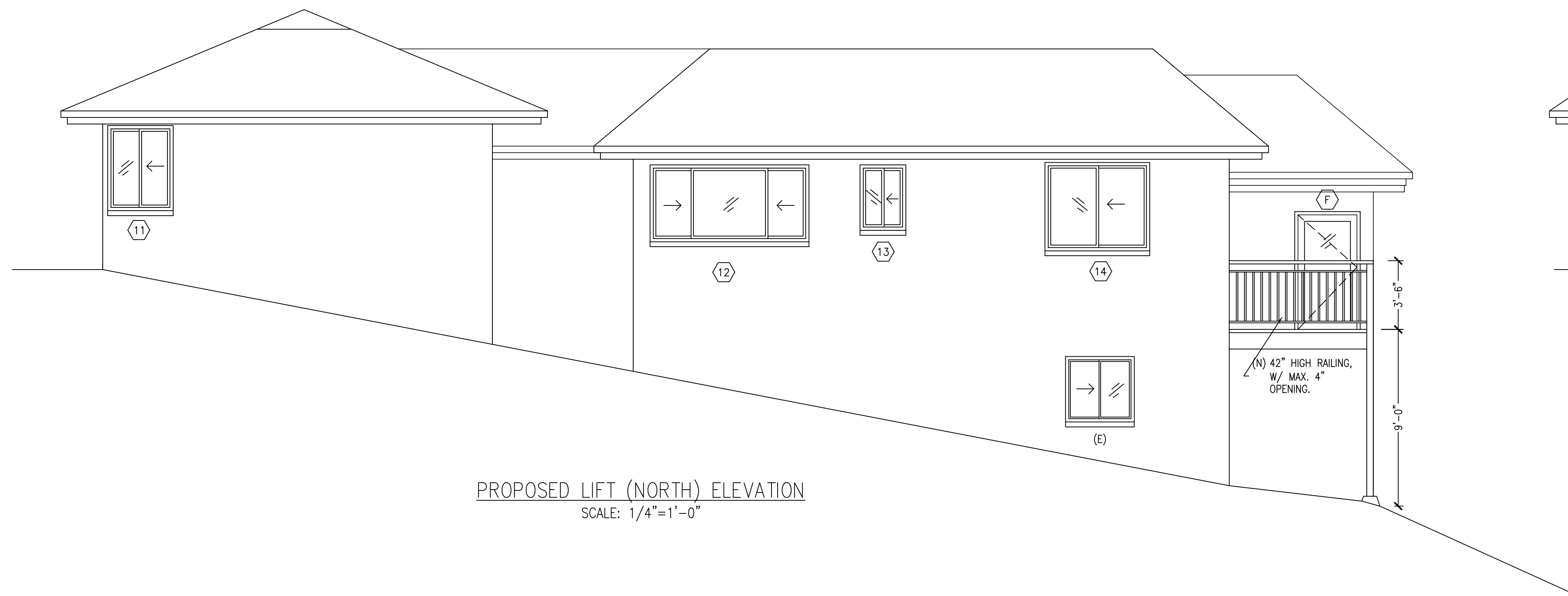
4 Of 9 Sheets



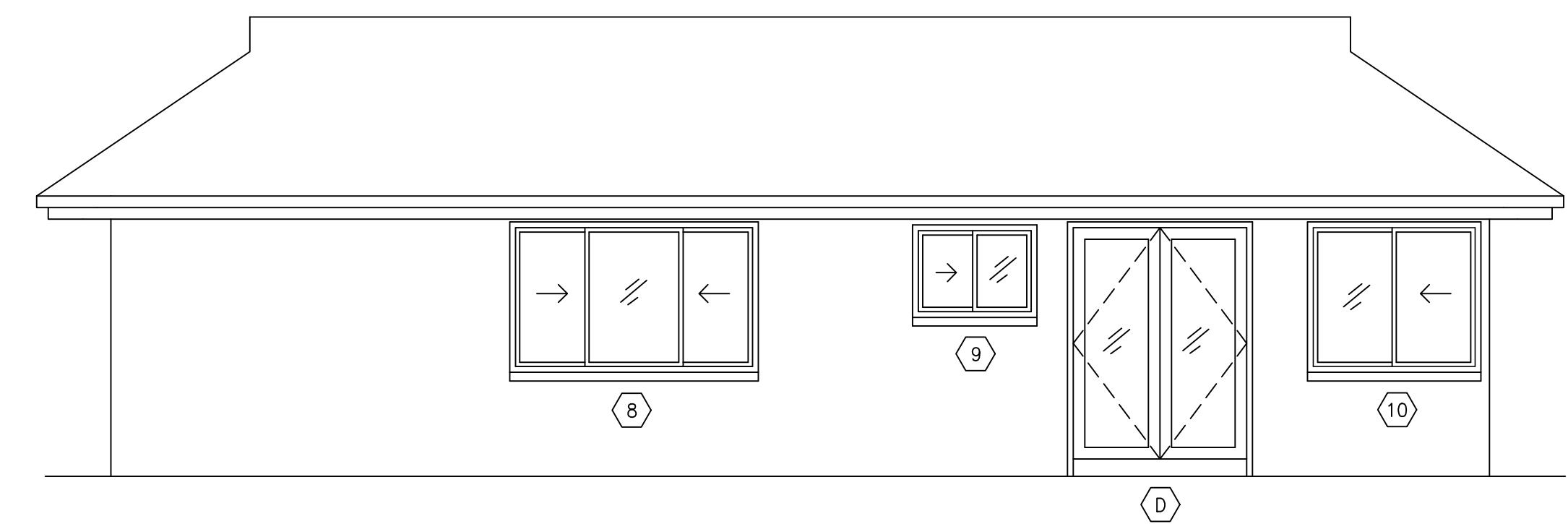
PROPOSED FRONT (WEST) ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED RIGHT (SOUTH) ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED LEFT (NORTH) ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED REAR (EAST) ELEVATION  
SCALE: 1/4"=1'-0"

Issued

REVISION

JIAN MIN FONG  
DESIGNER

INTERIOR REMODEL

201 AMHERST AVE.  
KINGSTON, CA 94708

PROPOSED ELEVATIONS

Date: MAR, 2025

Scale: See Note

Drawn: JF

Job:

Sheet

A5

5 Of 9 Sheets

Issued
REVISION

JIAN MIN FONG  
DESIGNER

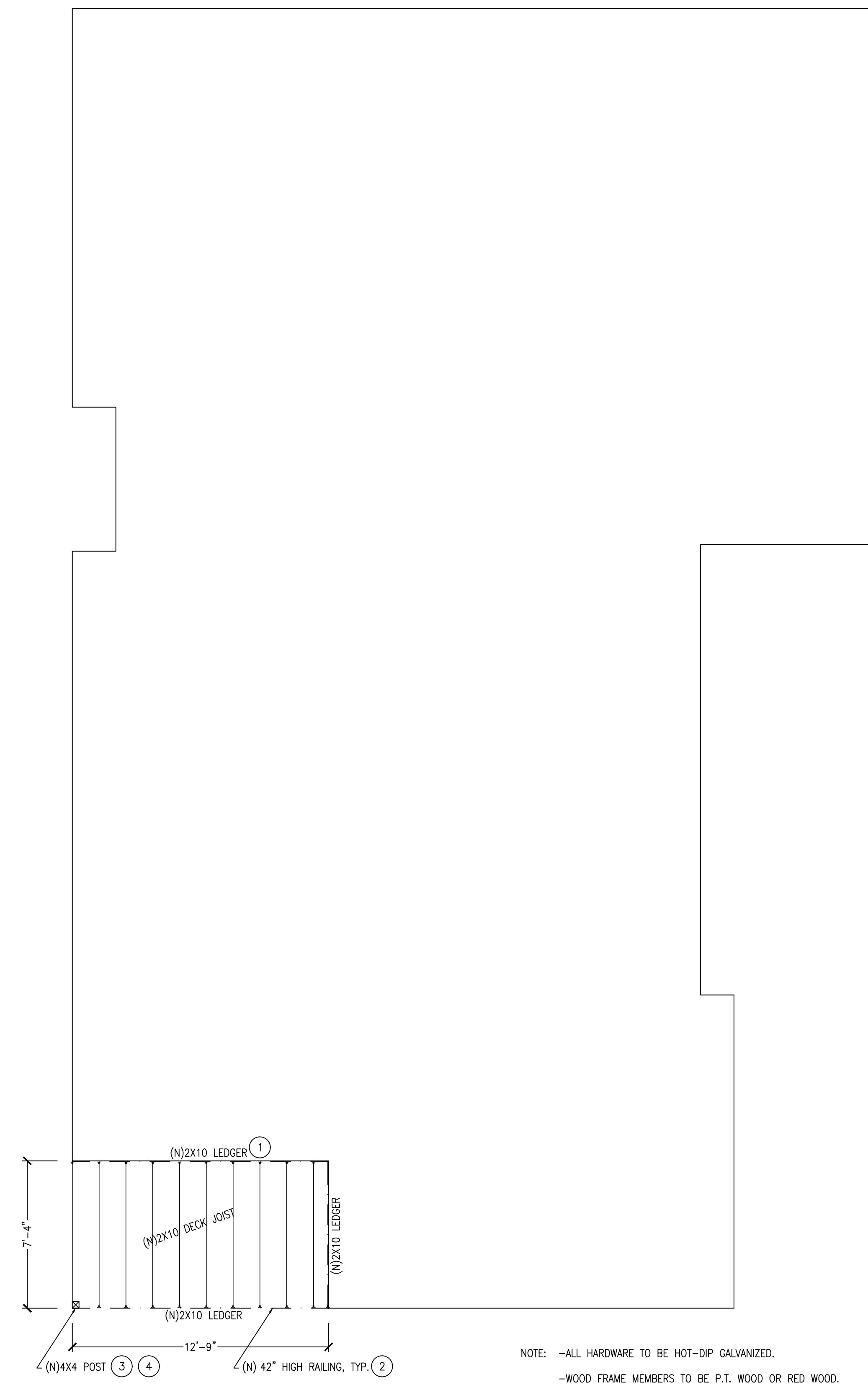
REMODEL AND NEW DECK

201 AMHERST AVE.  
KINGSTON, CA 94708

PROPOSED DECK FRAMING

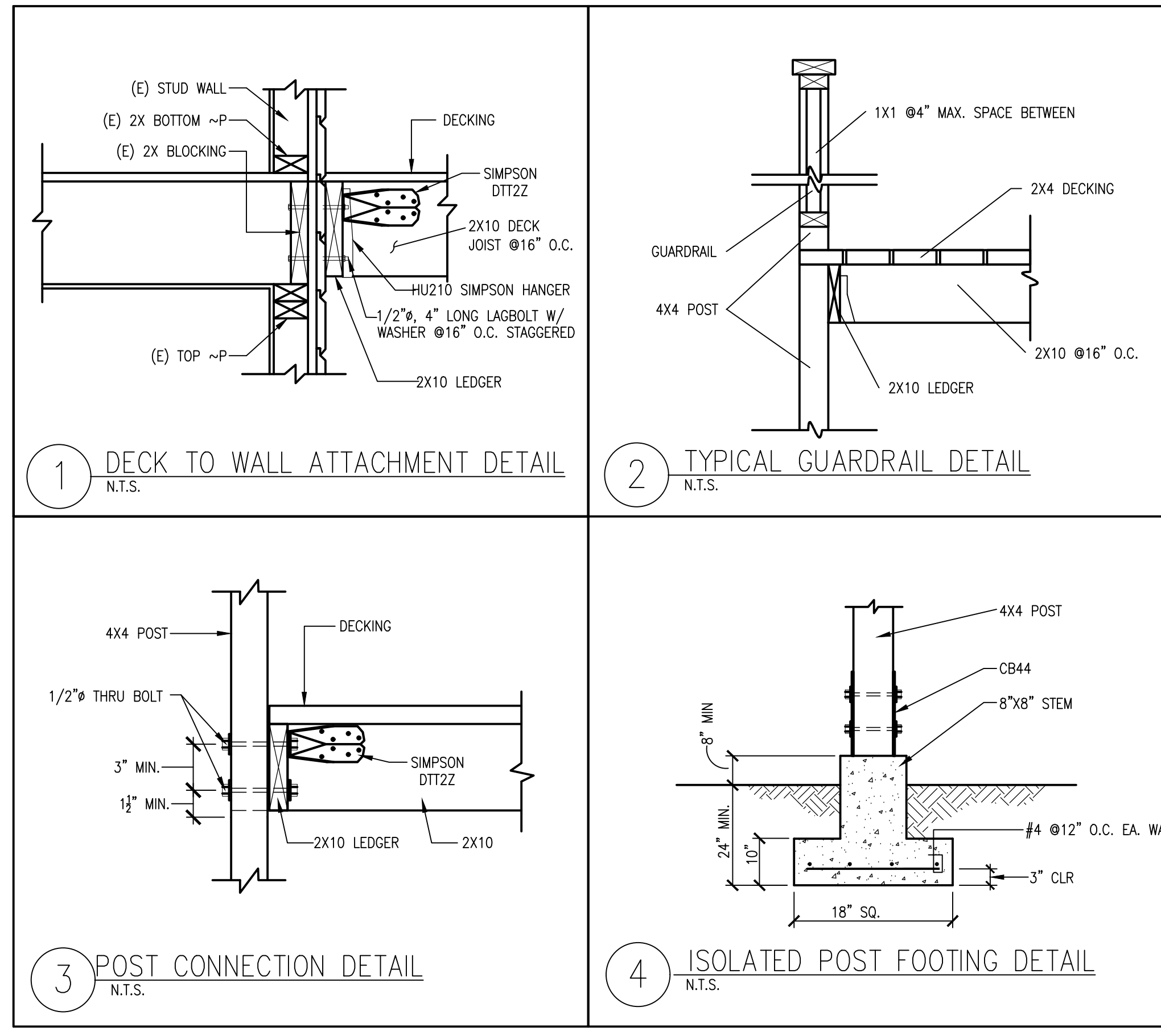
Date:	MAR, 2025
Scale:	See Note
Drawn:	JF
Job:	
Sheet	

A6



DECK FRAMING PLAN  
SCALE: 1/4"=1'-0"

NOTE: -ALL HARDWARE TO BE HOT-DIP GALVANIZED.  
-WOOD FRAME MEMBERS TO BE P.T. WOOD OR RED WOOD.



1 DECK TO WALL ATTACHMENT DETAIL  
N.T.S.

2 TYPICAL GUARDRAIL DETAIL  
N.T.S.

3 POST CONNECTION DETAIL  
N.T.S.

4 ISOLATED POST FOOTING DETAIL  
N.T.S.



CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings. In compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 4.304.2 LANDSCAPE IRRIGATION. Landscaping shall be installed in accordance with the California Code of Regulations, Title 23, Chapter 2.7, Division 2. MWLEO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

Issued
REVISION
JIAN MIN FONG DESIGNER
REMODEL AND NEW DECK
GREEN BUILDING STANDARDS
201 AMHERST AVE. KENSINGTON, CA 94708
Date: MAR, 2025
Scale: See Note
Drawn: JF
Job:
Sheet
CG1
7 Of 9 Sheets



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y N/A RESPON. PARTY \* YES APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>g ROG).

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

**4.503 FIREPLACES**  
**4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

**4.504 POLLUTANT CONTROL**  
**4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating 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 reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

**4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for VOC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

**TABLE 4.504.1 - ADHESIVE VOC LIMIT<sub>1,2</sub>**  
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
<b>SPECIALTY APPLICATIONS</b>	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
<b>SUBSTRATE SPECIFIC APPLICATIONS</b>	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

**1.** IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.  
**2.** FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

**TABLE 4.504.2 - SEALANT VOC LIMIT**  
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
<b>SEALANT PRIMERS</b>	
ARCHITECTURAL	250
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

**TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sub>1,2</sub>**  
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
<b>SPECIALTY COATINGS</b>	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FALX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sub>1</sub>	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

**1.** GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS  
**2.** THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.  
**3.** VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

**TABLE 4.504.4 - FORMALDEHYDE LIMITS:**

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD:	0.13

**1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93121.2**  
**2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).**

**DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)**  
**4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHL/BAQ/Pages/VOC.aspx>

**4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHL/BAQ/Pages/VOC.aspx>

**4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.4.

**4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.  
<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHL/BAQ/Pages/VOC.aspx>

**4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17CCR93120 et seq.), or by or before the dates specified in those sections, as shown in Table 4.504.5

**4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labels and invoices as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0163 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

**4.505 INTERIOR MOISTURE CONTROL**  
**4.505.1 General.** Buildings shall meet or exceed the provisions of the California Building Standards Code.

**4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

**4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation 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 recommendations prior to enclosure.

**4.506 INDOOR AIR QUALITY AND EXHAUST**  
**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
  - 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 adjustment.
  - b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

**Notes:**

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

**4.507 ENVIRONMENTAL COMFORT**  
**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:

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.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

**CHAPTER 7  
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

**702 QUALIFICATIONS**

**702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION (HCD).** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence 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 considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

**Notes:**

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

**703 VERIFICATIONS**

**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

Issued

REVISION

JIAN MIN FONG  
DESIGNER

REMODEL AND NEW DECK

GREEN BUILDING STANDARDS

201 AMHERST AVE.  
KENSINGTON, CA 94708

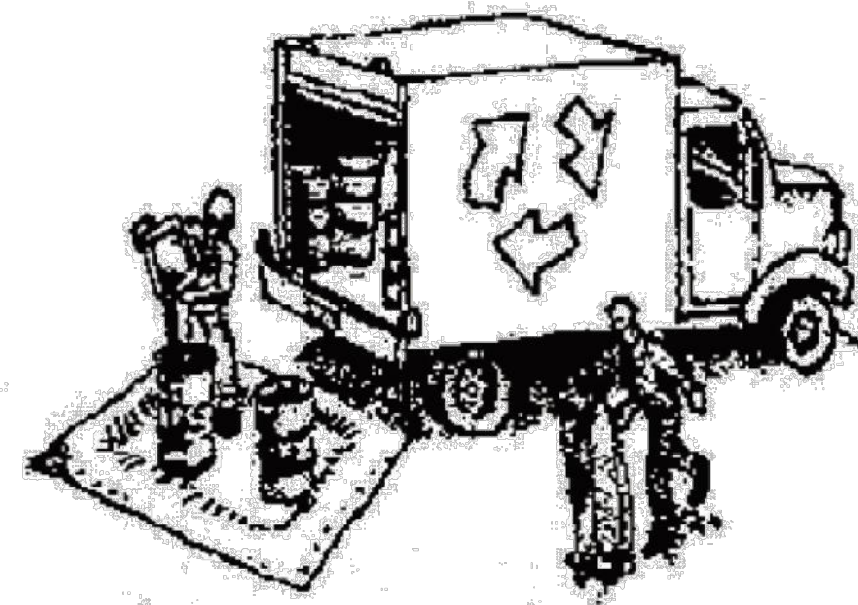
Date: MAR, 2025  
 Scale: See Note  
 Drawn: JF  
 Job:  
 Sheet

CG2  
8 of 9 Sheets

# Construction Best Management Practices (BMPs)

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



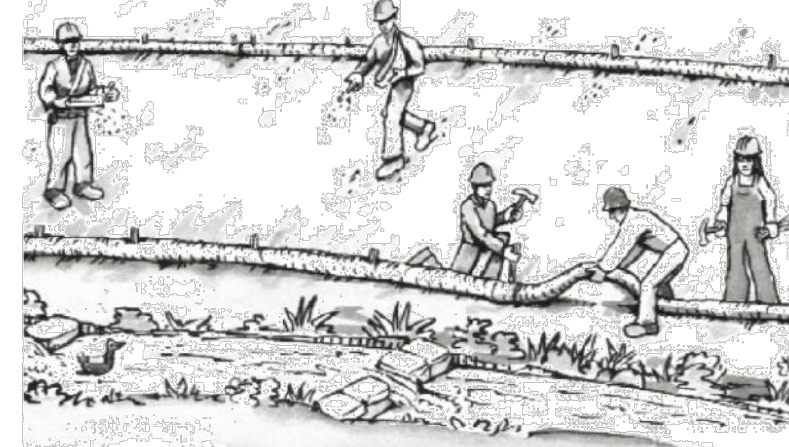
### Maintenance and Parking

- ❑ 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, absorb, 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



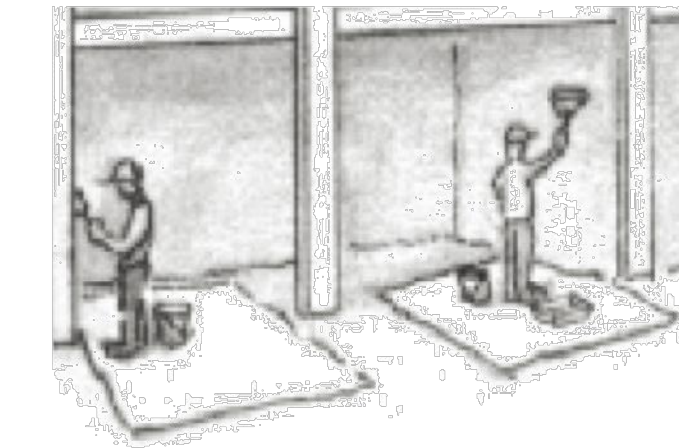
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that 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.

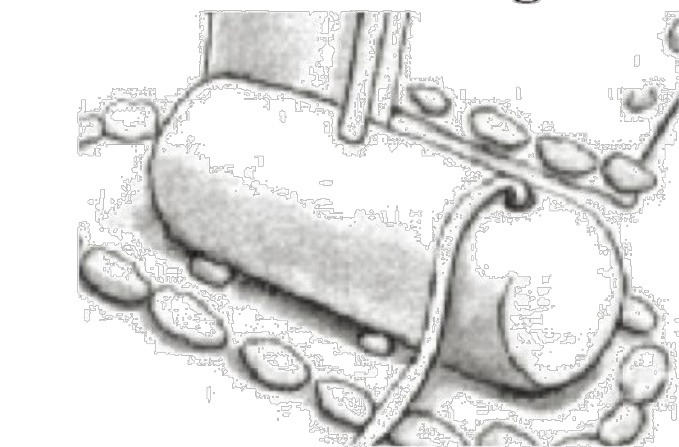
## Painting & Paint Removal



### 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 state-certified 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

REMODEL AND NEW DECK  
201 AMHERST AVE.  
KENSINGTON, CA 94708

GREEN BUILDING STANDARDS

Date: MAR, 2025

Scale: See Note

Drawn: JF

Job:

Sheet

BMP

9 Of 9 Sheets