SHELL IMPROVEMENTS FAIRVIEW SHOPPING CENTER 127 & 129 N FAIRVIEW AVENUE Goleta, CA 93117

PLATE CENTERLINE DIAMETER SQUARE FOOT NUMBER

AT PERPENDICULAR

ABBREVIATIONS

FTG FUR

GAL

KD KIT

KO

KPL

LAD

LAM LAV LB

LL LMS LPT

MM

MO

NOM NR NRC

NTS

OBS

OFCI

FACE BRICK

FOUNDATION

FINISH FLOOR JOIST

FLCO FLOOR CLEANOUT FLEX FLEXIBLE FLG FLASHING FLR FLOOR

FLUOR FLUORESCENT FOC FACE OF CONCRETE

FIN

FLOOR DRAIN

FIRE EXTINGUISHER

FHMS FLATHEAD MACHINE SCREW FHWS FLATHEAD WOOD SCREW

FINISH FLOOR FINISH FLOOR LINE

FURNISHED BY OTHERS

AB ABV ACC ACC ADJ ADJ AFF ALUM ANOD ARCH AT AUTO	ANCHOR BOLT ABOVE ASPHALTIC CONCRETE AIR CONDITIONER ACCESS AREA DRAIN ADJACENT ABOVE FINISH FLOOR AGGREGATE ALTERNATE ALLMINUM ANCHOR ANCHOR ANCHITECT ASPHALT TILE AUTOMATIC
3D 3EL 3ET 3IT 3LDG 3LKG 3BLKG 3M 30C 30F 30J 38RK 30C 30F 30J 38RK 38RZ 35 38UR 38VL 33VL	BOARD BELOW BETWEEN BITUMINOUS BUILDING BLOCK BLOCKING BEAM BENCHMARK BOTTOM OF CURB BOTTOM OF FOOTING BOTTOM OF FOOTING BOTTOM BOTTOM BEARING BRICK BRONZE BOTH SIDES BUILT UP ROOFING BEVEL BOTH WAYS
CAB AB AB AB AB AB AB AB AB AB	CHANNEL STEEL CABINET CATCH BASIN CEMENT CERAMIC CUBIC FOOT CEILING HEIGHT CAST IN PLACE CIRCLE CIRCLE CILING JOIST CONTROL JOINT CEILING CLEAR CLOSURE CENTIMETERS CERAMIC MOSAIC TILE CONCRETE MASONRY UNIT CLEAN OUT COLUMN COMPOSITION CONCRETE CONNECTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONSTRUCTION CONTRACTOR COPPER CARPET COUNTERSINK CASEMENT CERAMIC TILE COUNTERSINK COLUMATER
CYD D) I D) DBL DF DJAG DJAG DJAG DJAG DJA DD DD DD DD DD DD DD DD DD DD DD DD DD	CUBIC YARD DEMOLITION PENNY DRAIN DOUBLE ACTING DOUBLE ACTING DOUBLES DOUGLAS FIR DRINKING FOUNTAIN DECOMPOSED GRANITE DOUBLE HUNG DIAGONAL DIAGONAL DIAGONAL DIMENSION DEAD LOAD DOWN DAMPER DOOR DOWNSPOUT DETAIL DISHWASHER DRAWING DRAWER
E) W A B F LLEC LLEV MER NC P Q QUIP SC QUIP SC SP ST XH XH XH XH	EXISTING EAST EACH WAY EACH EACH FACE ELEVATION ELECTRICAL ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL EQUAL EQUIPMENT ESCALATOR ELECTRICAL SUB PANEL ESTIMATE EXHAUST EXTERIOR FIRE ALARM EORICED AND LINIT

FOF FOM FOS FACE OF MASONRY FACE OF STUD FIREPROOF FIREPLACE FRAME FOOTING FURRING FUTURE GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GARBAGE DISPOSAL GRADING GALVANIZED IRON GLASS, GLAZING GLASS BLOCK GLULAM GLU LAM BEAM GP GALVANIZED PIPE GPL GYPSUM LATH GPL GPPL GRN GSM GVL GWB GYP GYPSUM LATH GYPSUM PLASTER GRANITE GALVANIZED SHEET METAL GRAVEL GYPSUM WALL BOARD GYPSUM HOSE BIB HARDBOARD HOLLOW CORE HANDICAP HEAVY DUTY HEADER HARDWARE HARDWARE HEXAGONAL HANDHOLE HEAD JOINT HOOK HOLLOW METAL HM HOLLOW ME IAL HOR HORIZONTAL HPT HIGH POINT HT HEIGHT HTG HEATING HVAC HEATING, VENTILATING, AC HW HOT WATER HWD HARDWOOD HWH HOT WATER HEATER ICBO INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS INSIDE DIAMETER INCLUDE INSULATION INTERIOR INTM INTERMEDIATE JST JOIST JOINT KILN DRIED KITCHEN KNOCKOUT KICKPLATE LENGTH STEEL ANGLE LADDER LAMINATE LAVATORY LAG BOLT LIGHT CONTROL LEFT HAND LIVE LOAD LIMESTONE LIMESTONE LOW POINT LIGHT LINTEL LIGHTWEIGHT METER MASONRY MAS MASONRY MATL MATERIAL MAX MAXIMUM MB MACHINE B MBR MEMBER MACHINE BOLT MEMBER MC MECH MEDICINE CABINE MECHANICAL MED MEDIUM MEMB MEMBRANE MFR MANUFACTURER MH MANHOLE MANHOLE MINIMUM MIRROR MISC MLD MISCELLANEOUS MOLDING MILLIMETER MASONRY OPENING MOD MODULAR MOVABLE MRB MARBLE MSB MAIN SWITCH BOARD MT MOUNT MTL METAL MULL MULLION MULI MCS MDS METAL 'C' STUDS

METAL DRYWALL STUDS NORTH NATURAL NICKEL NOT IN CONTRACT NUMBER NOMINAL NOISE REDUCTION NOISE REDUCTION COEFFICIENT NOT TO SCALE NEW OVER OBSCURE ON CENTER OUTSIDE DIAMETER OWNER FURNISHED OWNER FURNISHEI

OHMS OVALHEAD MACHINE SCREW OHWS OVELHEAD WOOD SCREW OPH OPPOSITE HAND OPP OPPOSITE OPS OPPOSITE SURFACE

P-LAM PLASTIC LAMINATE PAR PARALLEL PBD PARTICLE BOARD ^F POUNDS PER CUBIC FOOT - PERFORATED PERIMETER PERFORATED PERIMETER POUNDS PER LINEAR FOOT i PLATE GLASS L PROPERTY LINE PLAS PLASTER PLYWODD PLYWODD PLYWODD PANEL PAINT PHONE PANEL POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH POINT PRESSURE TREATED PAPER TOWEL DISPENSER PARTITION POLYVINYL CHLORIDE PAVEMENT QUARRY TILE REMOVE REMOVE AND REPLACE RISER HISEH RETURN AIR RADIUS RETURN AIR GRILLE RIDGE BEAM RUBBER BASE RABBET ROOF DRAIN REBAR REINFORCING STEEL BAR REFERENCE REFER REFRIGERATOR REG REGISTER REINF REINFORCING THEINFORCE RESILIENT RETURN REVISION ROOFING RIGHT HAND ROOM ROUGH OPENING ROW RIGHT OF WAY RR ROOF RAFTER RVS REVERSE RDWD REDWOOD SOUTH SCHEDULE SCREEN SCH SCR SMOKE DETECTOR STORM DRAIN SECTION SINGLE HUNG SHEET SHEETING SIMILAR SHTG SIM SIMILAR SPEC SPECIFICATION SQ SQUARE SQ FT SQUARE FEET SS STAINLESS STEEL STC SOUND TRANSMISSION COEFFICIENT STD STANDARD STEEL STRUCT STRUCTURE SUS SUSPENDED SYN SYNTHETIC SYS SYSTEM T>ONGUE AND GROOVETBTOWEL BARTCTERRA COTTATCTOP OF CURBTCTOP OF CURB TELEPHONE THICK THRESHOLD TOP OF JOIST TOLERANCE TOP OF PLATE TOP OF RIDGE TOP OF SLAB TOR TOS TOW TOP OF WALL TS TUBE STEEL TOP OF STEEL TELEVISION TYPICAL TERRAZZO TSTL UNF UNFINISHED UNO UNLESS NOTED OTHERWISE UR URINAL VAR VARNISH VINYI BASE VAPOR BARRIER VINYL COMPOSITION TILE VERTICAL VERTICAL GRAIN VERTICAL GRAIN VERIFY IN FIELD VINYL VERTICAL JOINT VENEER VNR VTR VENT THROUGH ROOF WEST WATER WATER WIDTH, WIDE WITH WITHOUT WOOD BASE WATERCLOSET

WOOD WIRED GLASS HOT WATER HEATER WALL HUNG WROUGHT IRON WINDOW WIRE MESH WATERPROOF VPT WORKING POINT WATER REPELLEN WATER SOFTENER

WSCT WAINSCOT WT WEIGHT WTW WALL TO WALL WWF WELDED WIRE FABRIC

WATER STOP

PROJECT DIRECTORY

PROPERTY OWNER FAIRVIEW CENTER LLC / FMG MICHAEL PROCHELO

ARCHITECT

POIRIER + ASSOCIATES ARCHITECTS PAUL POIRIER AIA

ADDITIONAL SUBMITTALS

BUILDING SIGNAGE: ALL SIGNS ON THE FACE OF THE BUILDING SHALL REQUIRE A SEPARATE APPLICATION AND PERMIT AND ARE NOT PART OF THIS APPLICATION.

SPECIAL INSPECTIONS

CODE REQUIREMENTS

ALL WORK SHALL BE IN CONFORMANCE: 2022 CBC 2022 CMC 2022 CEC 2022 CFC 2022 CPC 2022 CALIFORNIA ENERGY CODE CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2019 2022 CALIFORNIA EXISTING BUILDINGS CODE SANTA BARBARA COUNTY ORDINANCE #5157 PROJECT COMPLIES WITH ALL ACCESSIBILITY REQUIREMENTS OF THE 2022 CBC

345 N. MAPLE DRIVE, STE #284 BEVERLY HILLS, CA 90210 PH: (310) 282-0788

156 W. ALAMAR AVE., STE #C SANTA BARBARA, CA 93105 PH: (805) 682-8894

PROJECT STATISTICS

BUILDING ADDRESS:

ASSESSOR'S PARCEL NUMBER: PARCEL SIZE: LAND USE ZONE: ZONE: (E) OCCUPANCIES; PROPOSED OCCUPANCIES: PREVIOUS USE: CHANGE OF USE: CONSTRUCTION TYPE. TABLE 601: HIGH FIRE: FLOOD ZONE: COASTAL ZONE: REGISTERED HISTORICAL BUILDING: FIRE SPRINKLED: STORIES:

ADJACENT PROPERTIES: NORTH EAST SOUTH WEST

EXISTING BUILDING AREA: REMODEL AREA:

PROPOSED GRADING:

127 & 129 N FAIRVIEW AVENUE GOLETA, CA 93117

077-170-042 18.94 ACREAGE COMMERCIAL SHOPPING CENTER SC NO CHANGE COMMERCIAL V-N NO YES NO NO YES TWO STORY

RESIDENTIAL MULTI-UNIT COMMERCIAL GENERAL COMMERCIAL GENERAL OFFICE RESTRICTED NONE

16,819 SF (GROSS) 6,753 SF



NOV 29 2023 **City of Goleta Current Planning Division**



SITE STASTICS

GROSS LAND AREA: 2 NET LANDSCAPED AREA	20.48 AC. A	892,109 S.F. 45,343 S.F. +
Total Existing Buildin (Including Outdoor Expansions (Addition	ig area 2 Storage area 15,140 s.f.): Jal Sq. Ftg.)	±210,554 S.F. ±24,441 S.F.
TOTAL BUILDING AREA:		±234,995 S.F.
PARKING REQUIRED:	1/200 SF. (RETAIL AND OFFICES)	1,174 STALLS
PARKING PROVIDED:	STANDARD HANDICAP ACCESSIBLE	830 STALLS 28 STALLS
	ACCESSIBLE EV SPACES ELECTRIC VEHICLE SPACES TOTAL EV SPACES	2 STALLS 3 STALLS 5 STALLS
Parking Ratio (W/O Outdoor Stora	Total Parking Provided: Ge): 3.87 Stalls/1000 SF.	858 STALLS
ACCESSIBLE PARKING R	EQUIRED per TABLE 11B-6: 858 SPACES TOTAL X 0.02 ACCESSIBLE SPACES PROV	2 = 17.16 SPACES IDED: 28 SPACES
GOVERNING AGENCY BUILDING OCCUPANC	JURISDICTION Y	CITY OF GOLETA M
ZONING:		SC & PI
TYPE OF CONSTRUCTIC	N	V-N
FIRE SPRINKLERED		YES
EXISTING BUILIDING WA	S BUILT IN	2001



VANT SPACES	7	MICHAEL'S	18	DRY CLEANERS	29	UNION 76
TENANT NAME	8	WELLS FARGO BANK	19	NAIL SALON]	
UNION BANK	9	SPROUTS	20	DENTIST]	
SHEAR ARTISTRY SALON	10	DOLLAR TREE	21	SWINK CHIROPRACTIC]	
DR. KIM DENTIST	11	STARBUCKS	22	PANDA EXPRESS]	
HAYASHIDA PHYSICAL	12	T-MOBILE	23	BARBER SHOP		
	13	H&R BLOCK	24	VACANT		
	14	ADVANCE AMERICA	25	VACANT		
	15	BIRKSHIRE HATHAWAY	26	ACE HARDWARE		
	16	VACANT	27	CAJUN KITCHEN		
	17	SB CHICKEN RANCH	28	SHELL GAS STATION		
	NANT SPACESTENANT NAMEUNION BANKSHEAR ARTISTRY SALONDR. KIM DENTISTHAYASHIDA PHYSICALTHERAPYMEDCENTERVACANTMETROPOLITAN THEATREPACIFIC WESTERN BANKRITE AID	NANT SPACES7TENANT NAME8UNION BANK9SHEAR ARTISTRY SALON10DR. KIM DENTIST11HAYASHIDA PHYSICAL12THERAPY13MEDCENTER14VACANT15METROPOLITAN THEATRE16PACIFIC WESTERN BANK17	NANT SPACES7MICHAEL'STENANT NAME8WELLS FARGO BANKUNION BANK9SPROUTSSHEAR ARTISTRY SALON10DOLLAR TREEDR. KIM DENTIST11STARBUCKSHAYASHIDA PHYSICAL12T-MOBILETHERAPY13H&R BLOCKMEDCENTER14ADVANCE AMERICAVACANT15BIRKSHIRE HATHAWAYMETROPOLITAN THEATRE16VACANTPACIFIC WESTERN BANK17SB CHICKEN RANCH	NANT SPACES7MICHAEL'S18TENANT NAME8WELLS FARGO BANK19UNION BANK9SPROUTS20SHEAR ARTISTRY SALON10DOLLAR TREE21DR. KIM DENTIST11STARBUCKS22HAYASHIDA PHYSICAL12T-MOBILE23THERAPY13H&R BLOCK24VACANT14ADVANCE AMERICA25VACANT15BIRKSHIRE HATHAWAY26PACIFIC WESTERN BANK17SB CHICKEN RANCH28	NANT SPACES7MICHAEL'S18DRY CLEANERSTENANT NAME8WELLS FARGO BANK19NAIL SALONUNION BANK9SPROUTS20DENTISTSHEAR ARTISTRY SALON10DOLLAR TREE21SWINK CHIROPRACTICDR. KIM DENTIST11STARBUCKS22PANDA EXPRESSHAYASHIDA PHYSICAL12T-MOBILE23BARBER SHOPTHERAPY13H&R BLOCK24VACANTMEDCENTER14ADVANCE AMERICA25VACANTVACANT15BIRKSHIRE HATHAWAY26ACE HARDWAREPACIFIC WESTERN BANK17SB CHICKEN RANCH28SHELL GAS STATION	NANT SPACES7MICHAEL'S18DRY CLEANERS29TENANT NAME8WELLS FARGO BANK19NAIL SALONUNION BANK9SPROUTS20DENTISTSHEAR ARTISTRY SALON10DOLLAR TREE21SWINK CHIROPRACTICDR. KIM DENTIST11STARBUCKS22PANDA EXPRESSHAYASHIDA PHYSICAL12T-MOBILE23BARBER SHOPTHERAPY13H&R BLOCK24VACANTMETCOPOLITAN THEATRE15BIRKSHIRE HATHAWAY26ACE HARDWAREPACIFIC WESTERN BANK17SB CHICKEN RANCH28SHELL GAS STATION



PROJECT CODE: 2312 FILENAME: 2312 ISSUE DATE:
Paul Poirier + Associates A R C H I T C T S Is West Alamar Ave. • Suite C • Santa Barbara, CA 93105 for (805) 682-8894
Shell Improvements Fairview Shopping Center ILIC/ FMG ILIC/ FMG
A1.1 SITE PLAN







Ν $\langle \uparrow \rangle$

KE	YNO	TES
NO.	REF. DTL.	DESCRIPTION
1		(N) TUBULAR STEEL FLAT CANOPY, PT'D TO MATCH "ANTIQUE PATINA" PER MATERIAL BOARD
2		(E) LINE OF CRICKET/DIAGONAL BRACE FRAMING AND SLOPED BASED FLASHING.
3		NOT USED

PROJECT CODE: 2312 FILENAME: 2312 A22 Roof Plan.dwg ISSUE DATE: date...

DRAWN BY: SD CHECKED BY: ____ APPROVALS: DATE:

PRINT DATE: Nov 21, 2023, 4:25pm REVISIONS: NO: DATE: COMMENTS:

Associates Santa Barbara, CA 93105 *fax* (805) 898-9683 1 . \mathbf{O} +156 West Alamar Ave. • Suite *telephone* (805) 682-8894 Poirier Η Paul R Fairview Shopping Center9 North FairviewCuent0 North FairviewCuent0 North FairviewFairview0 North FairviewS45 N. Maple Drive, Suite #2840 NorthBeverly Hills, CA 902100 NorthS82-0788 Shell Improvements site ADDRESS: 127 & 129 North Fairview Avenue Goleta CA, 93117 A2.2 ROOF PLAN



SIDE		













	RE: ELEVATIONS
	5/8' TYPE 'X' GYP. BOARD
	3/4" CDX PLUOOD SHT'G, 15* BLDG. PAPER
	6' STEEL STUDS @ 16' o.c.
	ALUM. FRAME, SET IN MASTIC BED & ANCHOR, PER MANUF. SPECIFICATIONS
	FOAM ROD & SEALANT TO MATCH EXT. WALL COLOR
	ALUM. J-MOULD, PAINTED TO MATCH EXT. WALL COLOR
_	WALL BEYOND



RE: ELEVATIONS - 5/8" TYPE 'X' GYP. BOARD 3/4" CDX PLWOOD SHT'G, 15* BLDG. PAPER - 6" STEEL STUDS @ 16" O.C.

- ALUM, FRAME, SET IN

CAULKING

RE: SCHEDULE

MASTIC BED & ANCHOR,

FOAM ROD & SEALANT

PER MANUE SPECIFICATIONS

TO MATCH EXT. WALL COLOR

ALUM. J-MOULD, PAINTED TO MATCH EXT. WALL COLOR

ALUM. STOREFRONT & GLAZING,

EXTERIOR BUILDING FINISH,

Barbara, CA 93105 **ax** (805) 898-9683 iates \bigcirc 0 Š nta] *fa* Ś S \bigcirc . • Suite -8894 oirier Ave. 682amar 805)

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Al ve (

156 West . telephone

PROJECT CODE: 2312

APPROVALS: DATE:

NO: DATE: COMMENTS:

ISSUE DATE: -

DRAWN BY:

CHECKED BY:

REVISIONS:

FILENAME: 2312 A23 Door Schedule.dwg

PRINT DATE: Nov 21, 2023, 5:49pm







EXISTING BUILDING SECTION

SCALE: 3/8'' = 1'-0''

(41



BUILDING SECTION DEMO



SCALE: 3/8" = 1'-0"

BUILDING SECTION



EXISTING BUILDING SECTION

SCALE: 3/8'' = 1'-0''

(41



BUILDING SECTION DEMO

SCALE: 3/8" = 1'-0"

BUILDING SECTION

FL	oor Pl	AN KEYNOTES
NO.	Ref. DTL	DESCRIPTION
-		(N) SIDING- SHINGLE CLADDING, COLOR: HEMLOCK GREEN
2		(N) SIDING- SHINGLE CLADDING, COLOR: COLONIAL RED
3		(N) METAL AWNINGS
4		(N) STUCCO CEMENT PLASTER- MATCH ICI, COLOR: BIRD'S NEST #353
5		(N) SIGNAGE, UNDER A SEPARATE PERMIT
6		(N) PLASTER M' METAL CONTROL JOINT AT COLOR TRANSITION

41

	FLOOF	r plan keynotes	
	NO. REF. D)TL DESCRIPTION	PROJECT CODE: 2312
		(N) SIDING- SHINGLE CLADDING, COLOR: HEMLOCK GREEN	FILENAME: 2312 A32 Exterior Perspective.dwg
	2	(N) SIDING- SHINGLE CLADDING, COLOR COLONIAL RED	ISSUE DATE: date
	3	(N) METAL AWNINGS	
	4	(N) STUCCO CEMENT PLASTER- MATCH ICI, COLOR BIRD'S NEST #353	DRAWN BY: SD
	5	(N) SIGNAGE, UNDER A SEPARATE PERMIT	CHECKED BY:
	6	(N) PLASTER M' METAL CONTROL JOINT AT COLOR TRANSITION	APPROVALS: DATE:
ING - SHIN ECT SEAM PLOR - Her	NGLE CLA I mlock Gr	een	PRINT DATE: Nov 21, 2023, 5:51pm REVISIONS: NO: DATE: COMMENTS:

Approv. Print DA Revision NO: DA	ALS: ATE: I JS: ATE: C	DATE: Nov 21, 2023, 5:51pm COMMENTS:
	Paul Poirier + Associates	A R C H I T E C T S 156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105 <i>telephone</i> (805) 682-8894 <i>fax</i> (805) 898-9683
Shell Improvements	Fairview Shopping Center	stie ADDRESS: 127 & 129 North Fairview Avenue Goleta CA, 93117 Goleta CA, 93117 (310) 282-0788

1/2"=1'-0"

D1075019

1 1/2"=1'-0" D0925053

1 1/2"=1'-0"

1 1/2"=1'-0" D0925057

- LIGHT FIXTURE PER ELECT. PLAN

PREFINISHED METAL SIDING PER EXTERIOR ELEVS. O/ BUILDING PAPER. 2X6'S @16" O.C. W/ 1/2" PLYWOOD PER STRUCTURAL.

22 GA G.I. PREFINISHED SHEET METAL FLASHING OVER BUILDING PAPER

2X12 BLOCK W/ A35 TO EA. STUD. SCRIBE OUT FOR J-BOX. 11 1/4"X 11 1/4"X 1 1/2" SPACER, SCRIBE FOR J-BOX.

- SIMP A-35 EA END OF BLOCK

(44)BLOCKING @ LIGHT

1 1/2"=1'-0"
D0925039

3"= 1'-0"

D0925052

- 2X STUD WALL

- R-13 FIBERGLASS

- 5/8" GYP. BD. INTERIOR

INSIL. @ NEW WALLS.

CAULK —

J-MOLD -----

 \rightarrow uuu

PROJECT CO	DE: 2312
FILENAME: 2	312 A91 Details.dwg
ISSUE DATE:	-
DRAWN BY:	KKC
CHECKED BY	
APPROVALS:	DATE:
PRINT DATE:	NOV 21, 2023, 5:44pm
REVISIONS:	
NO: DATE:	COMMENTS:

DEMOLITION KEY NOTES

NO.	REF. DTL.	DESCRIPTION
1		(E) DOOR TO REMAIN
2		(E) DOOR TO BE REMOVED
3		(E) WALL TO REMAIN
4		(E) WALL TO BE REMOVED
5		(E) STOREFRONT WINDOW TO BE REMOVED
6		(E) POST AND STRUCTURE ABOVE TO BE REMOVED
7		(E) SLIDING DOOR TO REMAIN
8		TOILET TO BE REMOVED

PROJECT CODE: 2312 FILENAME: 2312 D21 Floor Plan.dwg ISSUE DATE: date...

DRAWN BY: SD CHECKED BY: ____ APPROVALS: DATE:

PRINT DATE: Nov 21, 2023, 5:44pm REVISIONS: NO: DATE: COMMENTS:

> Paul Poirier + Associates A R C H I T F C T S 156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105 *fax* (805) 898-9683 *fax* (805) 898-9683

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)** Y N/A RESPON. PARTY

	GREEN BUILDING			5.106.2 STC LAND. Comp more of land
	 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. 			Note: Project larger comm applicable N Associated
	301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provision of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the	s		the Lahonta The NPDES (pre-project permits emp through non Stormwater
	A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.			Practices an Refer to the www.waterb should be gi
	301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:			5.106.4 BIC
	Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.			specified in Architect pu 5.106 applic
	301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.			
	301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC) 301.5 HEALTH FACILITIES. (see GBSC)			
	SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building			
	shall comply with the specific green building measures applicable to each specific occupancy.			
	303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements,			
	303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant			
	improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.			
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission			
	DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise			5.106 5.106
	HR High Rise AA Additions and Alterations N New			
	CHAPTER 5			
	NUNRESIDENTIAL MANDATORY MEASURES			
	SECTION 5.101 GENERAL			5.106.5.3 electric ve
	5.101.1 SCOPE The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.			regulation
	SECTION 5.102 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)			
	CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.			
	LOW-EMITTING AND FUEL EFFICIENT VEHICLES. Eligible vehicles are limited to the following:			
	 Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D. 			
	NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.			
	TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.			
	VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.			
	Note: Source: Vehicle Code, Division 1, Section 668			
	SECTION 5.106 SITE DEVELOPMENT			
	5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:			TABLE
	5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.			
	5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.			
	 Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Scheduling construction activity during dry weather, when possible. 			
	 b. Preservation of natural features, vegetation, soil, and buffers around surface waters. c. Drainage swales or lined ditches to control stormwater flow. d. Mulching or hydroseeding to stabilize disturbed soils. 			
	e. Erosion control to protect slopes. f. Protection of storm drain inlets (gravel bags or catch basin inserts). g. Perimeter sediment control (perimeter silt fence, fiber rolls).			
	 i. Sediment trap or sediment basin to retain sediment on site. i. Stabilized construction exits. j. Wind erosion control. k. Other soil loss BMPs acceptable to the enforcing agency. 			
	 Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Dewatering activities 			5.1
	 b. Material handling and waste management. c. Building materials stockpile management. d. Management of washout areas (concrete paints stucco etc.) 			
	 e. Control of vehicle/equipment fueling to contractor's staging area. f. Vehicle and equipment cleaning performed off site. g Spill prevention and control. 			
	h. Other housekeeping BMPs acceptable to the enforcing agency.			

tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. 5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility. 5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. 5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers. Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates 6.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 6.4.2.1 and 5.106.4.2.2 5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building. 5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate ehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with ns in the California Building Code and the California Electrical Code. Exceptions 1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. 2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section 5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements: 1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces. 2. A service panel or subpanel (s) shall be provided with panel space and electrical load

- permanently and visibly marked as "EV CAPABLE."

Note: 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 an enforcement agency. See vehicle Code Section 22511.2 for further details.

ABLE 5.106.5.3.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) ²
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total ¹	25% of EV capable spaces ¹

 Where there is insufficient electrical supply. 2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

106.5.3.2 Electric vehicle charging stations (EVCS)

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel

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 NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED 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 NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES

DRMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF nply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or l, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

cts that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the non plan of development or sale must comply with the post-construction requirements detailed in the National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or in Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff hydrology) with the installation of postconstruction stormwater management measures. The NPDES phasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration nstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. volume that cannot be addressed using nonstructural practices is required to be captured in structural nd be approved by the enforcing agency.

e current applicable permits on the State Water Resources Control Board website at: poards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures given during the initial design process for appropriate integration into site development.

CYCLE PARKING. For buildings within the authority of California Building Standards Commission as Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Irsuant to Section 105, comply with Section 5.106.4.2

6.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the cable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack. Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more

capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS. 3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be

EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be

5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs. 5.106.5.3.4 Accessible EVCS. When EVSE is installed, accessible EVSC shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3. Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s). 5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]

Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE. Exceptions

- 1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
- Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power.
- c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation
- of Section 5.106.5.3, may adversely impact the construction cost of the project. When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.

- [N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following: 1. The transformer, main service equipment and subpanel shall meet the minimum power
 - requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE 2. The construction documents shall indicate on or more location(s) convenient to the planned
 - offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
 - 3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles
 - 4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
	10 000 to 90 000	1 or 2	200
Grocery	10,000 to 90,000	3 or Greater	400
	Greater than 90,000	1 or Greater	400
	10,000 to 135,000	1 or 2	200
Retail	10,000 10 135,000	3 or Greater	400
	Greater than 135,000	1 or Greater	400
		1 or 2	200
Warehouse	20,000 to 256,000	3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8)

3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

- 1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
- 2. Emergency lighting.
- 3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6. 4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8
- Alternate materials, designs and methods of construction. 5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAX	(IMUM ALLC	OWABLE BA	ACKLIGHT,		
UPLIGHT AND GLARE	(BUG) RATI	NGS 1,2			
ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING 3					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	В3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	В3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	В0	В0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting 3	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.) WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

(California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

NOT APPLICABLE ESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER

OWNER, CONTRACTOR, INSPECTOR ETC.)									
MAXIMUM ALLOWABLE GLARE RATING 5(G)									
MAXIMUM ALLOWABLE GLARE RATING 5(G)	N/A	G1	G2	G3	G4				
MAXIMUM ALLOWABLE GLARE RATING 5(G)	N/A	G0	G1	G1	G2				
MAXIMUM ALLOWABLE GLARE RATING 5(G)	N/A	G0	G0	G1	G1				
MAXIMUM ALLOWABLE GLARE RATING 5(G)	N/A	G0	G0	G0	G1				

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the Callifornia Administrative Code.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet U-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight

Y N/A RESPON. PARTY

Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to

the nearest point of that property line. Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare. For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]

1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways. 2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B. 3. Refer to the California Building Code for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

Swales

2. Water collection and disposal systems. 3. French drains.

Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exception: Additions and alterations not altering the drainage path.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: 1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting. 2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater convevance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference) EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental

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	Paul Poirier + Associates	A R C H I E C T S 156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105 <i>telephone</i> (805) 682-8894 <i>fax</i> (805) 898-9683
Demolition	hopping Center	cuent: Fairview Center LLC/ FMG 345 N. Maple Drive, Suite #284 Beverly Hills, CA 90210 (310) 282-0788
Shell [Fairview St	k 129 North Fairview ue ta CA, 93117

California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)**

							r
Y N/A	RESPON. PARTY			Y	(N/A	RESPON. PARTY	
		SECTION 5.303 INDOOR WATER USE 5.303.1 METERS. Separate submeters or metering de 503.1.1 and 503.1.2.	evices shall be installed for the uses described in Sections				
		5.303.1.1 Buildings in excess of 50,000 squa	re feet. Separate submeters shall be installed as follows				SECTION 5.402 DEFINITIONS
		 For each individual leased, rented or o more than 100 gal/day (380 L/day), in restaurant or food service, medical or 	ther tenant space within the building projected to consume cluding, but not limited to, spaces used for laundry or clean dental office, laboratory, or beauty salon or barber shop.	ers,			ADJUST. To regulate fluid flow rate and air pattern a damper.
		 Where separate submeters for individu following subsystems: a. Makeup water for cooling tower b. Makeup water for evaporative c 	ual building tenants are unfeasible, for water supplied to the s where flow through is greater than 500 gpm (30 L/s). oolers greater than 6 gpm (0.04 L/s).				BALANCE. To proportion flows within the distribution according to design quantities. BUILDING COMMISSIONING. A systematic quality
		c. Steam and hot water boilers wit 5.303.1.2 Excess consumption. A separate sub	h energy input more than 500,000 Btu/h (147 kW).				tested, operated and maintained to meet the owne
		5.303.3 WATER CONSERVING PLUMBING FIXTUR	ES AND FITTINGS. Plumbing fixtures (water closets and	1			soiled paper waste that is mixed in with food waste
]	urinals) and fittings (faucets and showerheads) shall of 5.303.3.1 Water Closets. The effective flush vo	comply with the following: lume of all water closets shall not exceed 1.28 gallons per				SECTION 5.407 WATER RESISTAN 5.407.1 WEATHER PROTECTION. Provide a wea
		flush. Tank-type water closets shall be certified Specification for Tank-Type toilets.	to the performance criteria of the U.S. EPA WaterSense				California Building Code Section 1402.2 (Weather ordinance, whichever is more stringent.
		two reduced flushes and one full flush.	niets is defined as the composite, average hush volume of]	5.407.2 MOISTURE CONTROL. Employ moisture 5.407.2.1 Sprinklers. Design and maintain la
		5.303.3.2.1 Wall-mounted Urinals. The e 0.125 gallons per flush.	ffective flush volume of wall-mounted urinals shall not excee	d			5.407.2.2 Entries and openings. Design externation rain to prevent water intrusion into buildings
		5.303.3.2.2 Floor-mounted Urinals. The end of the second s	effective flush volume of floor-mounted or other urinals shall				5.407.2.2.1 Exterior door protection. F intrusion by using nonabsorbent floor such openings plus at least one of the
		5.303.3.3 Showerheads. [BSC-CG] 5.303.3.3.1 Single showerhead. Showerl gallons per minute at 80 psi. Showerhea WaterSense Specification for Showerhea	neads shall have a maximum flow rate of not more than 1.8 ds shall be certified to the performance criteria of the U.S. E ads.	PA			 An installed awning at least 4 The door is protected by a ro The door is recessed at least 4
		5.303.3.3.2 Multiple showerheads servin showerhead, the combined flow rate of a single valve shall not exceed 1.8 gallons allow only one shower outlet to be in ope Note: A band-beld shower shall be consi	g one shower. When a shower is served by more than one II the showerheads and/or other shower outlets controlled b per minute at 80 psi, or the shower shall be designed to eration at a time. dered a showerhead	/ a			5.407.2.2.2 Flashing. Install flashings
	1	5 303 3 4 Faucets and fountains					SECTION 5.408 CONSTRUCTION W RECYCLING
		5.303.3.4.1 Nonresidential Lavatory fauc more than 0.5 gallons per minute at 60 p	ets. Lavatory faucets shall have a maximum flow rate of not si.]	5.408.1 CONSTRUCTION WASTE MANAGEMEN non-hazardous construction and demolition waste meet a local construction and demolition waste ma
		5.303.3.4.2 Kitchen faucets. Kitchen fau gallons per minute at 60 psi. Kitchen fau	cets shall have a maximum flow rate of not more than 1.8 cets may temporarily increase the flow above the maximum	rate,			5.408.1.1 Construction waste management demolition waste management ordinance, so
		but not to exceed 2.2 gallons per minute per minute at 60 psi.	at 60 psi, and must default to a maximum flow rate of 1.8 ga	llons			1. Identifies the construction and demo usage, recycling, reuse on the pro
		5.303.3.4.3 Wash fountains. Wash founta gallons per minute/20 [rim space (inches 5.303.3.4.4 Metering faucets. Metering fa	ains shall have a maximum flow rate of not more than1.8) at 60 psi]. aucets shall not deliver more than 0.20 gallons per cycle.				 2. Determines if construction and dem bulk mixed (single stream). 3. Identifies diversion facilities where a 4. Specifies that the amount of construction byweight or volume, but not by bo
		5.303.3.4.5 Metering faucets for wash fo maximum flow rate of not more than 0.20 Note: Where complying faucets are unav	untains. Metering faucets for wash fountains shall have a) gallons per minute/20 [rim space (inches) at 60 psi]. ailable, aerators or other means may be used to achieve				5.408.1.2 Waste Management Company. Ut documentation that the percentage of constr complies with this section.
		reduction. 5.303.3.4.6 Pre-rinse spray value When installed, shall meet the requireme	ants in the California Code of Regulations, Title 20 (Applianc	a			Note: The owner or contractor shall make the will be diverted by a waste management cor
		Efficiency Regulations), Section 1605.1 ((d)(7), and shall be equipped with an inter FOR REFERENCE ONLY:The following	h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 egral automatic shutoff. table and code section have been reprinted from the Califor	nia			Exceptions to Sections 5.408.1.1 and 5.40 1. Excavated soil and land-clearing de 2. Alternate waste reduction methods facilities appeals of compliance with
		1605.3 (h)(4)(A).	Enciency Regulations), Section 1605.1 (n)(4) and Section				 Demolition waste meeting local ord and markets.
		STANDARDS FOR COMME	RCIAL PRE-RINSE SPRAY				5.408.1.3 Waste stream reduction alternative not exceed two pounds per square foot of bu as approved by the enforcing agency.
		VALUES MANUFACTURED PRODUCT CLASS	ON OR AFTER JANUARY 28, 2019				5.408.1.4 Documentation. Documentation sl compliance with Sections 5.408.1.1, through necessary and shall be accessible during co
		[spray force in ounce force (ozf)] Product Class 1 (5.0 ozf					Notes:
		Product Class 2 (> 5.0 ozf and 8.0 c Product Class 3 (> 8.0 ozf)	1.20				1. Sample forms found in "A Guide to located www.dgs.ca.gov/BSC/Res Resources-List-Folder/CALGreen
]	5.303.4 COMMERCIAL KITCHEN EQUIPMENT.	1.20				management plan. 2. Mixed construction and demolition Resources Recycling and Recove
		5.303.4.1 Food Waste Disposers. Disposers sh when the disposer is not in use (not actively gri more than 10 minutes of inactivity. Disposers sl Note: This code section does not affect local jun	all either modulate the use of water to no more than 1 gpm nding food waste/no-load) or shall automatically shut off afte hall use no more than 8 gpm of water. risdiction authority to prohibit or require disposer	r no □]	5.408.2 UNIVERSAL WASTE. [A] Additions and al provisions in Section 301.3 for nonresidential addit items such as fluorescent lamps and ballast and m Universal Waste materials are disposed of properly
		5.303.5 AREAS OF ADDITION OR ALTERATION. For Building Standards Commission as specified in Section to new fixtures in additions or areas of alteration to the	or those occupancies within the authority of the California on 103, the provisions of Section 5.303.3 and 5.303.4 shall a e building.	oply			materials shall be included in the construction docu Note: Refer to the Universal Waste Rule link
		5.303.6 STANDARDS FOR PLUMBING FIXTURES <i>i</i> in accordance with the California Plumbing Code, and of the California Plumbing Code and in Chapter 6 of the California Plumbing Code and	AND FITTINGS. Plumbing fixtures and fittings shall be in shall meet the applicable standards referenced in Table 17 nis code.	stalled)1.1			vegetation and soils resulting primarily from land cl material may be stockpiled on site until the storage Exception: Reuse, either on or off-site, of veg
	<u> </u>	SECTION 5.304 OUTDOOR WATER U 5.304.1 OUTDOOR POTABLE WATER USE IN LAN with a local water efficient landscape ordinance or the Efficient Landscape Ordinance (MWELO), whichever	SE DSCAPE AREAS. Nonresidential developments shall co e current California Department of Water Resources' Model is more stringent.	mply Vater			Notes: 1. If contamination by disease or pest Commissioner and follow its direc
		 Notes: 1. The Model Water Efficient Landscape Ordina Title 23, Chapter 2.7, Division 2. 2. MWELO and supporting documents, includin https://www.water.ca.gov/. 	nnce (MWELO) is located in the California Code of Regulations a water budget calculator, are available at:	ns,			2. For a map of know pest and/or dise Food and Agriculture. (www.cdfa.o
	1 1	5.304.6 OUTDOOR POTABLE WATER USE IN LAN	DSCAPE AREAS. For public schools and community co and 5.304.6.2 shall comply with the California Department ordinance (MWELO) commencing with Section 490 of Chapt	lleges, of er		1	SECTION 5.410 BUILDING MAINTE
		landscape projects as described in Sections 5.304.6.1 Water Resources Model Water Efficient Landscape C	- · · · · ·	רבי ⊫	╧┼└╴	<u>, </u>	identified for the depositing, storage and collection
		landscape projects as described in Sections 5.304.6.1 Water Resources Model Water Efficient Landscape C 2.7, Division 2, Title 23, California Code of Regulation shall be 0.65 with an additional water allowance for sp	is, except that the evapotranspiration adjustment factor (ET/ becial landscape areas (SLA) of 0.35.				paper, corrugated cardboard, glass, plastics, organ ordinance, if more restrictive.
		landscape projects as described in Sections 5.304.6.1 Water Resources Model Water Efficient Landscape C 2.7, Division 2, Title 23, California Code of Regulation shall be 0.65 with an additional water allowance for sp Exception: Any project with an aggregate lands prescriptive measures contained in 5.304.6.1 Newly constructed landscapes. New	is, except that the evapotranspiration adjustment factor (ET/ becial landscape areas (SLA) of 0.35. cape area of 2,500 square feet or less may comply with the Appendix D of the MWELO.				paper, corrugated cardboard, glass, plastics, organ ordinance, if more restrictive. Exception: Rural jurisdictions that meet and Code 42649.82 (a)(2)(A) et seq. shall also b
		landscape projects as described in Sections 5.304.6.1 Water Resources Model Water Efficient Landscape C 2.7, Division 2, Title 23, California Code of Regulation shall be 0.65 with an additional water allowance for sp Exception: Any project with an aggregate lands prescriptive measures contained in 5.304.6.1 Newly constructed landscapes. New area equal to or greater than 500 squ 5.304.6.2 Rehabilitated landscapes. Rehabilitat	is, except that the evapotranspiration adjustment factor (ET/ becial landscape areas (SLA) of 0.35. cape area of 2,500 square feet or less may comply with the Appendix D of the MWELO. construction projects with an aggregate landscape uare feet.				paper, corrugated cardboard, glass, plastics, organ ordinance, if more restrictive. Exception: Rural jurisdictions that meet and Code 42649.82 (a)(2)(A) et seq. shall also b 5.410.1.1 Additions. All additions conducted resulting in an increase of 30% or more in flo
		 landscape projects as described in Sections 5.304.6.1 Water Resources Model Water Efficient Landscape C 2.7, Division 2, Title 23, California Code of Regulation shall be 0.65 with an additional water allowance for sp Exception: Any project with an aggregate lands prescriptive measures contained in 5.304.6.1 Newly constructed landscapes. New area equal to or greater than 500 squ 5.304.6.2 Rehabilitated landscapes. Rehabilitate landscape area equal to or greater than 	is, except that the evapotranspiration adjustment factor (ET/ becial landscape areas (SLA) of 0.35. cape area of 2,500 square feet or less may comply with the Appendix D of the MWELO. construction projects with an aggregate landscape uare feet. ted landscape projects with an aggregate han 1,200 square feet.				paper, corrugated cardboard, glass, plastics, organ ordinance, if more restrictive. Exception: Rural jurisdictions that meet and Code 42649.82 (a)(2)(A) et seq. shall also b 5.410.1.1 Additions. All additions conducted resulting in an increase of 30% or more in flo Exception: Additions within a tenant sp floor area.
		 landscape projects as described in Sections 5.304.6.1 Water Resources Model Water Efficient Landscape C 2.7, Division 2, Title 23, California Code of Regulation shall be 0.65 with an additional water allowance for sp Exception: Any project with an aggregate lands prescriptive measures contained in 5.304.6.1 Newly constructed landscapes. New area equal to or greater than 500 squ 5.304.6.2 Rehabilitated landscapes. Rehabilitat landscape area equal to or greater the DIVISION 5.4 MATERIAL CON EFFICIENCY 	is, except that the evapotranspiration adjustment factor (ET/ becial landscape areas (SLA) of 0.35. cape area of 2,500 square feet or less may comply with the Appendix D of the MWELO. construction projects with an aggregate landscape Jare feet. ted landscape projects with an aggregate han 1,200 square feet. SERVATION AND RESOURCE				paper, corrugated cardboard, glass, plastics, organ ordinance, if more restrictive. Exception: Rural jurisdictions that meet and Code 42649.82 (a)(2)(A) et seq. shall also b 5.410.1.1 Additions. All additions conducted resulting in an increase of 30% or more in flo Exception: Additions within a tenant sy floor area. 5.410.1.2 Sample ordinance. Space allocation Division 30 of the Public Resources Code. C Recycling Access Act of 1991 (Act).

	Y N/A	PARTY		 PARTY	
			5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to		5.410.4.4 Reporting. After co signed by the individual respo
NS			Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and		5.410.4.5 Operation and mand
erms are defined in Chapter 2 (and are included here for reference)			L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.		instructions shall be consister regulations.
he distribution system, including sub-mains, branches and terminals,			Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements		5.410.4.5.1 Inspections by the enforcing agenc
matic quality assurance process that spans the entire design and construction			Commissioning requirements shall include:		DIVISION 5.5 ENVIR
nenting that building systems and components are planned, designed, installed, set the owner's project requirements.			 Owner's or Owner representative's project requirements. Basis of design. Commissioning measures shown in the construction documents. 		SECTION 5.501 GENERA 5.501.1 SCOPE. The provisions of t
n waste, landscape and pruning wste, nonhazardous wood waste, and food n food waste.			 Commissioning plan. Functional performance testing. Documentation and training. 		are odorous, irritating, and/or harmfi
titative performance of a system or equipment ESISTANCE AND MOISTURE MANAGEMENT			7. Commissioning report.		5.502.1 DEFINITIONS. The followin ARTERIAL HIGHWAY. A general to
ovide a weather-resistant exterior wall and foundation envelope as required by .2 (Weather Protection), manufacturer's installation instructions or local t			1. Unconditioned warehouses of any size.		A-WEIGHTED SOUND LEVEL (dB/ using the internationally standardize
oy moisture control measures by the following methods.			 A Create task and the state of the state of		adjustments have been made. 1 BTU/HOUR. British thermal units p
d maintain landscape irrigation systems to prevent spray on structures.			Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not		of water one degree Fahrenheit per the amount of heat required to melt
noto buildings as follows:			Informational Notes:		COMMUNITY NOISE EQUIVALEN except that a 5 decibel adjustment is to 10pm) in addition to the 10 dB nic
sorbent floor and wall finishes within at least 2 feet around and perpendicular to ast one of the following:			1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for		COMPOSITE WOOD PRODUCTS.
ing at least 4 feet in depth. ected by a roof overhang at least 4 feet in depth.			performance tests or to adjust and balance systems.		structural composite lumber, oriente finger–jointed lumber, all as specifie
which provide equivalent protection.			 Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code. 		Note: See CCR, Title 17, Section 93
all flashings integrated with a drainage plane.			5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the		24-hour period with a 10 dB adjustr
CTION WASTE REDUCTION, DISPOSAL AND			project begins. This documentation shall include the following: 1. Environmental and sustainability goals. 2. Building sustainable goals.		sound power, sound intensity) with
NAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the lition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or			 Indoor environmental quality requirements. Project program, including facility functions and hours of operation, and need for after hours operation. 		ELECTRIC VEHICLE (EV). An auto trucks, vans, neighborhood electric that draws current from a rechargea
on waste management ordinance, whichever is more stringent. anagement plan. Where a local jurisdiction does not have a construction and			 Equipment and systems expectations. Building occupant and operation and maintenance (O&M) personnel expectations. 		Plug-in hybrid electric vehicles (PHE off-road, self-propoelled electric veh support equipment, tractors, boats,
ordinance, submit a construction waste management plan that: on and demolition waste materials to be diverted from disposal by efficient			5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:		ELECTRIC VEHICLE CHARGING S
e on the project or salvage for future use or sale. ion and demolition waste materials will be sorted on-site (source-separated) or eam).			1. Renewable energy systems.		ELECTRIC VEHICLE SUPPLY EQU equipment grounding conductors ar power outlets, or apparatus installed
lities where construction and demolition waste material collected will be taken. unt of construction and demolition waste materials diverted shall be calculated but not by both.			3. Water reuse system.		and the electric vehicle.
Company. Utilize a waste management company that can provide verifiable age of construction and demolition waste material diverted from the landfill			document how the project will be commissioned. The commissioning plan shall include the following: 1. General project information.		the fluctuating noise level integrated
hall make the determination if the construction and demolition waste material			 Commissioning goals. Systems to be commissioned. Plans to test systems and components shall include: a. An explanation of the original design intent. b. Systems to be commissioned. 		not be divided or have grade separa
agement company. 1.1 and 5.408.1.2:			b. Equipment and systems to be tested, including the extent of tests.c. Functions to be tested.d. Conditions under which the test shall be performed.		GLOBAL WARMING POTENTIAL (
d-clearing debris. on methods developed by working with local agencies if diversion or recycle			 e. Measurable criteria for acceptable performance. 4. Commissioning team information. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of 		GLOBAL WARMING POTENTIAL
mpliance with this item do not exist. ing local ordinance or calculated in consideration of local recycling facilities			commissioning shall be included. 5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct		Intergovernmental Panel on Climate its Fourth Assessment A-3 Report (/ Table 2 14 : the AR4 GWP values a
on alternative. The combined weight of new construction disposal that does			installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments		HIGH-GWP REFRIGERANT. A com
pency.			made.		GWP value equal to or greater than Federal Regulations, Part 82, sec.82
1.1, through 5.408.1.3. The waste management plan shall be updated as ble during construction for examination by the enforcing agency.			including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.		LONG RADIUS ELBOW. Pipe fitting with a radius 1.5 times the pipe diar
"A Cuido to the California Green Ruilding Standarde Code (Nenrosidential)"			5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The		LOW-GWP REFRIGERANT. A com 150, and (B) is not an ozone depletii
ov/BSC/Resources/Page-Content/Building-Standards-Commission- r/CALGreen may be used to assist in documenting compliance with the waste			systems manual shall include the following: 1. Site information, including facility description, history and current requirements. 2. Site contact information.		MERV. Filter minimum efficiency rep
I demolition debris processors can be located at the California Department of and Recovery (CalRecycle).			 Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log. Maior systems 		MAXIMUM INCREMENTAL REACT compound to the "Base REactive O
itions and alterations to a building or tenant space that meet the scoping dential additions and alterations, shall require verification that Universal Waste			5. Site equipment inventory and maintenance notes.6. A copy of verifications required by the enforcing agency or this code.		hundreths of a gram (g O3/g ROC). PRODUCT-WEIGHTED MIR (PWM
allast and mercury containing thermostats as well as other California prohibited d of properly and are diverted from landfills. A list of prohibited Universal Waste truction documents.			7. Other resources and documentation, if applicable. 5 410 2 5 2 Systems operations training. [N] A program for training of the appropriate maintenance		article. The PWMIR is the total prod product (excluding container and pa
ste Rule link at: http://www.dtsc.ca.gov/universalwaste/			staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:		PSIG. Pounds per square inch, gua REACTIVE ORGANIC COMPOUNE
D CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated from land clearing shall be reused or recycled. For a phased project, such I the storage site is developed.			equipment it interfaces). 2. Review and demonstration of servicing/preventive maintenance.		ozone formation in the troposphere. SCHRADER ACCESS VALVES. Ac
ff-site, of vegetation or soil contaminated by disease or pest infestation.			3. Review of the information in the Systems Manual.4. Review of the record drawings on the system/equipment.		SHORT RADIUS ELBOW. Pipe fittir with a radius 1.0 times the pipe diar
ease or pest infestation is suspected, contact the County Agricultural			5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or		SUPERMARKET. For the purposes or more conditioned area, and that t
llow its direction for recycling or disposal of the material. t and/or disease quarantine zones, consult with the California Department of (www.cdfa.ca.gov)			representative. 5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of		to remote compressor units or cond VOC. A volatile organic compound
			systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.		vapor pressures greater than 0.1 mi hydrogen and may contain oxygen,
			5.410.4.2 (Reserved)		Note: Where specific regulations are included in that specific regulation is
MAINTENANCE AND OPERATIONS S. Provide readily accessible areas that serve the entire building and are and collection of non-bazardous materials for recycling including (at a minimum)			heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning		5.503.1 FIREPLACES. Install only a woodstove or pellet stove, and refer
astics, organic waste, and metals or meet a lawfully enacted local recycling			requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.		Subchapter 7, Section 150. Woodst 5.503.1.1 Woodstoves. Wood
at meet and apply for the exemption in Public Resources shall also be exempt from the organic waste portion of this section.			5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:		Standards (NSPS) emission I to meet the emission limits.
s conducted within a 12-month period under single or multiple permits, or more in floor area, shall provide recycling areas on site.			1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse systems.		SECTION 5.504 POLLUT 5.504.1 TEMPORARY VENTILATIO
n a tenant space resulting in less than a 30% increase in the tenant space			5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's		necessary to condition the building of material and equipment installation. Minimum Efficiency Reporting Value
pace allocation for recycling areas shall comply with Chapter 18, Part 3, ces Code. Chapter 18 is known as the California Solid Waste Reuse and			specifications and applicable standards on each system. 5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning		30% based on ASHRAE 52.1-1992 occupied during alteration, at the co
we by local agencies may be found in Appendix A of the document at the			system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards: the National Environmental Balancing Bureau Procedural Standards: Associated Air Balance		5.504.3 Covering of duct opening rough installation and during storage equipment, all duct and other related
			Council National Standards or as approved by the enforcing agency.		sheetmetal or other methods accept

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N/A	
RESPON, PARTY	

NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER OWNER, CONTRACTOR, INSPECTOR ETC.)

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL 5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS .502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route. A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter Ising the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, he amount of heat required to melt a ton (2,000 pounds) of ice at 320 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium lensity fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or inger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, rucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor hat draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

LECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles. LECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, ower outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as he fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

REEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse pas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the ntergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or s Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

IIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a drochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of ederal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

ONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

OW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 50, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

IERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

AXIMUM 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 undreths of a gram (g O3/g ROC).

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

SIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected o remote compressor units or condensing units.

/OC. A volatile organic compound 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 ydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

lote: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition ncluded in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed voodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves 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.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if ecessary to condition the building or areas of addition or alteration within the required temperature range for naterial and equipment installation. If the HVAC system is used during construction, use return air filters with a Inimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of ough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which nay enter the system.

ONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

PROJECT CODE: 2312 FILENAME: 2312 DCG1 CG2 CalGreen.dwg ISSUE DATE:					
	Paul Poirier + Associates	A R C H I T C A R	156 West Alamar Ave. • Suite C • Santa Barbara, CA 93105 <i>telephone</i> (805) 682-8894 <i>fax</i> (805) 898-9683		
Shell Demolition	Fairview Shopping Center	127 & 129 North Fairview Fairview Center LLC/ FMG	Avenue 345 N. Maple Drive, Suite #284 Goleta CA, 93117 Beverly Hills, CA 90210 (310) 282-0788		

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N/A	RESPON.			Y N/A	RESPON.		TABLE 5.504.	.4.3 - CONT.

	ол. ТҮ 5.5	504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials 5.504.4.6.	shall comply with Sections 5.504.4.1 through	Y N/A	RESPON. PARTY				
		5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealant	s, and caulks used on the project shall meet						
	the requirements of the following standards: 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 Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds								
		(chloroform, ethylene dichloride, methylene chloride, perc aerosol products as specified in subsection 2, below.	hloroethylene and trichloroethylene), except for						
		2. Aerosol adhesives, and smaller unit sizes of adhesives	, and sealant or caulking compounds (in						
		than 16 fluid ounces) shall comply with statewide VOC sta prohibitions on use of certain toxic compounds, of Californ	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.							
		TABLE 5.504.4.1 - ADHESIVE VOC LIMIT1,2	LIMIT1,2						
		Less Water and Less Exempt Compounds in Grams per Liter							
		CARPET PAD ADHESIVES	50						
		OUTDOOR CARPET ADHESIVES	150						
		WOOD FLOORING ADHESIVES	100						
		SUBFLOOR ADHESIVES	50						
		CERAMIC TILE ADHESIVES	65						
		VCT & ASPHALT TILE ADHESIVES	50						
		DRYWALL & PANEL ADHESIVES	50						
		MULTIPURPOSE CONSTRUCTION ADHESIVES	70						
		STRUCTURAL GLAZING ADHESIVES	100						
		SINGLE-PLY ROOF MEMBRANE ADHESIVES	250						
		SPECIALTY APPLICATIONS	50						
		PVC WELDING	510						
		CPVC WELDING	490						
		ABS WELDING PLASTIC CEMENT WELDING	<u>325</u> 250						
		ADHESIVE PRIMER FOR PLASTIC	550						
		CONTACT ADHESIVE	80						
		SPECIAL PURPOSE CONTACT ADHESIVE	250						
		TOP & TRIM ADHESIVE	250						
		SUBSTRATE SPECIFIC APPLICATIONS							
		METAL TO METAL	30						
		PLASTIC FOAMS	50						
		WOOD	30						
		FIBERGLASS	80						
		1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBS	TRATES TOGETHER, THE ADHESIVE						
		2. FOR ADDITIONAL INFORMATION REGARDING METHO CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAS	DS TO MEASURE THE VOC T AIR QUALITY MANAGEMENT						
		DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTM	L/R1168.PDF						
		TABLE 5.504.4.2 - SEALANT VOC LIMIT							
Less		Less Water and Less Exempt Compounds in Grams per Liter							
		SEALANTS							
		MARINE DECK	760						
		NONMEMBRANE ROOF	300						
			250						
		SINGLE-PLY ROOF MEMBRANE	420						
		SEALANT PRIMERS							
		ARCHITECTURAL							
		NONPOROUS	250						
		MODIFIED BITUMINOUS	500						
		MARINE DECK	760						
		OTHER	750						
		NUTE: FOR ADDITIONAL INFORMATION REGARDING ME CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH CO	THODS TO MEASURE THE VOC DAST AIR QUALITY MANAGEMENT						
		DISTRICT RULE 1168.							
		5.504.4.3 Paints and coatings. Architectural paints and coatings the ARB Architectural Coatings Suggested Control Measure, as	shall comply with VOC limits in Table 1 of shown in Table 5.504.4.3, unless more						
		stringent local limits apply. The VOC content limit for coatings th coatings categories listed in Table 5.504.4.3 shall be determined or Nonflat High Close coating, based on its close, as defined in C	at do not meet the definitions for the specialty I by classifying the coating as a Flat, Nonflat						
		California Air Resources Board Suggested Control Measure, and Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply	the corresponding Flat, Nonflat or						
		5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints a							
		ROC in Section 94522(a)(3) and other requirements, inclu compounds and ozone depleting substances, in Sections	ding prohibitions on use of certain toxic 94522(c)(2) and (d)(2) of California Code of						
		Regulations, Title 17, commencing with Section 94520; ar Bay Area Air Quality Management District additionally con limits of Regulation 8 Rule 49	ng in areas under the jurisdiction of the here are a subscription of the here are subscription of product the here are subscription of the here are subscription						
		แก่แรง ปา เวียงและเปก 6 เวินเช 49.							
	1								

COATING CATEO SPECIALTY COATINGS ALUMINUM ROOF COATINGS BASEMENT SPECIALTY COATING BITUMINOUS ROOF COATINGS BITUMINOUS ROOF PRIMERS BOND BREAKERS CONCRETE CURING COMPOUND CONCRETE/MASONRY SEALERS DRIVEWAY SEALERS DRY FOG COATINGS FAUX FINISHING COATINGS FIRE RESISTIVE COATINGS FLOOR COATINGS FORM-RELEASE COMPOUNDS **GRAPHIC ARTS COATINGS (SIGN** HIGH-TEMPERATURE COATINGS INDUSTRIAL MAINTENANCE COAT LOW SOLIDS COATINGS1 MAGNESITE CEMENT COATINGS MASTIC TEXTURE COATINGS METALLIC PIGMENTED COATING MULTICOLOR COATINGS PRETREATMENT WASH PRIMERS PRIMERS, SEALERS, & UNDERCO REACTIVE PENETRATING SEALER RECYCLED COATINGS ROOF COATINGS RUST PREVENTATIVE COATINGS SHELLACS: CLEAR OPAQUE SPECIALTY PRIMERS, SEALERS STAINS STONE CONSOLIDANTS SWIMMING POOL COATINGS TRAFFIC MARKING COATINGS TUB & TILE REFINISH COATINGS WATERPROOFING MEMBRANES WOOD COATINGS WOOD PRESERVATIVES ZINC-RICH PRIMERS 1. GRAMS OF VOC PER LITER OF COATI 2. THE SPECIFIED LIMITS REMAIN IN EFF THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED ARCHITECTURAL COATINGS SUGGESTE FROM THE AIR RESOURCES BOARD. 5.504.4.3.2 Verification. Verific the enforcing agency. Docum 1. Manufacturer's produ Field verification of or 5.504.4.4 Carpet Systems. All carpet installed in the building in Health, "Standard Method for the Te Sources Using Environmental Cham Specifications 01350). See California Department of Public https://www.cdph.ca.gov/Programs/C 5.504.4.4.1 Carpet cushion. Al requirements of the California Evaluation of Volatile Organic Chambers,"Version 1.2, Janua 01350). See California Department of https://www.cdph.ca.gov 5.504.4.4.2 Carpet adhesive. 5.504.4.5 Composite wood products. composite wood products used on th formaldehyde as specified in ARB's A seq.). Those materials not exempted Table 5.504.4.5. 5.504.4.5.3 Documentation. V requested by the enforcing age 1. Product certifications and sp Chain of custody certification 3. Product labeled and invoice CCR, Title 17, Section 931 Exterior grade products mar Engineered Wood Associa standards. Other methods acceptable 1 **TABLE 5.504.4.5 - FORMAL** MAXIMUM FORMALDEHYDE EMISSI PRODUCT HARDWOOD PLYWOOD VENEER CO

HARDWOOD PLYWOOD COMPOSITE CORE PARTICLE BOARD

MEDIUM DENSITY FIBERBOARD

THIN MEDIUM DENSITY FIBERBOARD2

ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

IG STANDARDS (CALGREEN) CODE, DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL NEEDS, THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

REEN BUILDING STANDARDS CODE ORY MEASURES, SHEET 3 (January 2023)

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXE	MPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT	
SPECIALTY COATINGS		
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	
	50	
	350	
	350	
	100	
	250	
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	
HIGH-TEMPERATURE COATINGS	420	
	250	
LOW SOLIDS COATINGS1	120	
MAGNESITE CEMENT COATINGS	450	
MASTIC TEXTURE COATINGS	100	
METALLIC PIGMENTED COATINGS	500	
MULTICOLOR COATINGS	250	
PRETREATMENT WASH PRIMERS	420	1
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 & E	XEMPT COMPOUNDS	
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIM THE TABLE.	ITS ARE LISTED IN SUBSEQUENT COLUMNS IN	
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED E ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FE FROM THE AIR RESOURCES BOARD.	BY THE CALIFORNIA AIR RESOURCES BOARD, B. 1, 2008. MORE INFORMATION IS AVAILABLE	
 5.504.4.3.2 Verification. Verification of compliance with the enforcing agency. Documentation may include, but 1. Manufacturer's product specification 2. Field verification of on-site product containers 	this section shall be provided at the request of is not limited to, the following:	Ē
5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet the requir Health, "Standard Method for the Testing and Evaluation of Vo Sources Using Environmental Chambers." Version 1.2, Janua Specifications 01350).	ements of the California Department of Public platile Organic Chemical Emissions from Indoor ry 2017 (Emission testing method for California	
See California Department of Public Health's website for certif https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/I	ication programs and testing labs. AQ/Pages/VOC.aspx#material	
5.504.4.4.1 Carpet cushion. All carpet cushion installed requirements of the California Department of Public Hea Evaluation of Volatile Organic Chemical Emissions from Chambers,"Version 1.2, January 2017 (Emission testing 01350).	in the building interior shall meet the alth,"Standard Method for the Testing and Indoor Sources Using Environmental method for California Specifications	
See California Department of Public Health's website fo https://www.cdph.ca.gov/Programs/CCDPHP/DE	r certification programs and testing labs. ODC/EHLB/IAQ/Pages/VOC.aspx#material	
5.504.4.4.2 Carpet adhesive. All carpet adhesive shall n	neet the requirements of Table 5.504.4.1.	
5.504.4.5 Composite wood products. Hardwood plywood, part composite wood products used on the interior or exterior of the formaldehyde as specified in ARB's Air Toxics Control Measur seq.). Those materials not exempted under the ATCM must m Table 5.504.4.5.	icleboard and medium density fiberboard e buildings shall meet the requirements for e (ATCM) for Composite Wood (17 CCR 93120 e eet the specified emission limits, as shown in	t
 5.504.4.5.3 Documentation. Verification of compliance v requested by the enforcing agency. Documentation shal 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoiced as meeting the Compos CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 Engineered Wood Association, the Australian AS/N2 standards. 5. Other methods acceptable to the enforcing agency. 	vith this section shall be provided as I include at least one of the following: site Wood Products regulation (see or PS-2 standards of the ZS 2269 or European 636 3S	
ABLE 5.504.4.5 - FORMALDEHYDE LIMITS1		
AXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MIL	LION	

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent 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 Specifications See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material 5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits. 5.504.4.7 Thermal insulation Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 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/DEODC/EHLB/IAQ/Pages/VOC.aspx#material 5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission 5.504.4.8 Acoustical ceiling and wall panels. Comply with 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. 5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits. 5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. Exceptions: Existing mechanical equipment. 5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating. 5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions. SECTION 5.505 INDOOR MOISTURE CONTROL 5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code. SECTION 5.506 INDOOR AIR QUALITY 5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8. 5.506.2 CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control ventilation, CO2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4). 5.506.3 Carbon dioxide (CO2) monitoring in classrooms. (DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements: 1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable 2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel. 3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm. 4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration. 5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater. 6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years. **SECTION 5.507 ENVIRONMENTAL COMFORT** 5.507.4 ACOUSTICAL CONTROL, Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2. Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings. Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction. 5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations: 1. Within the 65 CNEL noise contour of an airport. Exceptions: 1. Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan 2. Ldn or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element. 2. Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan. 5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB Leq - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30). 5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation. 5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior. 5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior soundlevels shall be prepared by personnel approved by the architect or engineer of record. 5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf. SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression 0.11 equipment shall comply with Sections 5.508.1.1 and 5.508.1.2. 0.13 5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR contain CFCs. TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

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0.09

FILENAME: 2312 DCG1 CG2 CalGreen.dwg ISSUE DATE: NOT APPLICABLE **RESPONSIBLE PARTY (ie: ARCHITECT, ENGIN** RESPON. PARTY WNER CONTRACTOR INSPECTOR ETC. DRAWN BYPAA CHECKED BY: 5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that APPROVALS: DATE: utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities. Nov 21, 2023, 5:44pm PRINT DATE: Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP REVISIONS: that include ammonia, carbon dioxide (CO2), and potentially other refrigerants. NO: DATE: COMMENTS 5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below. 5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack. 5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less. 5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils 5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil. Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations. 5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows. 5.508.2.2 Valves. Valves Valves and fittings shall comply with the California Mechanical Code and as sarbara, CA 93105
v (805) 898-9683 S 5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall ciate be installed between the outlet of the vessel and the inlet of the pressure relief valve. 5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve. 5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use. 5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic. ta Ba *fax* S 5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place. S 5.508.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps. Exception: Valves with seal caps that are not removed from the valve during stem operation 5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and ╈ salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances. Ave. • Sui 682-8894 5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to oirie maximize energy efficiency. 5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver. 5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging. amar 805) 5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum. e V 5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same aul 5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more

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than a +/- one pound pressure change from 300 psig, measured with the same gauge. 5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

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

Y N/A RESPON PARTY

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-CG] 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.