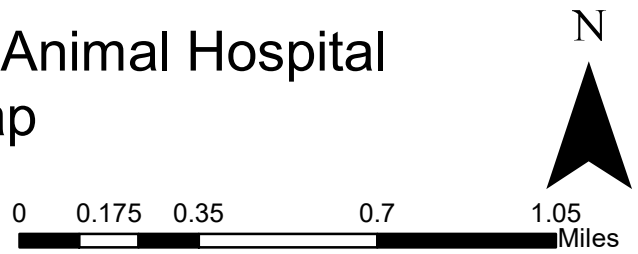
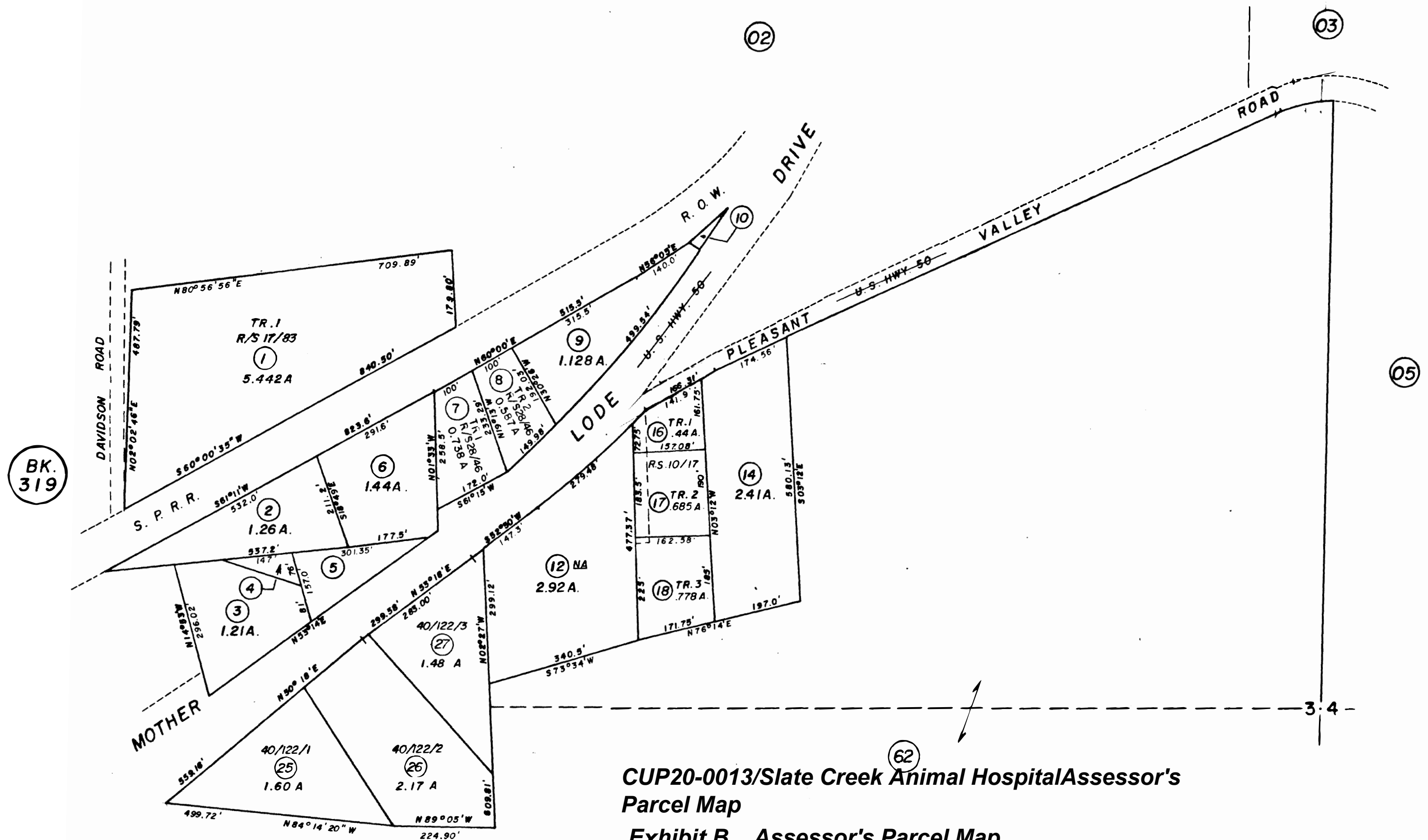


CUP20-0013/Slate Creek Animal Hospital  
Location Map  
Exhibit A

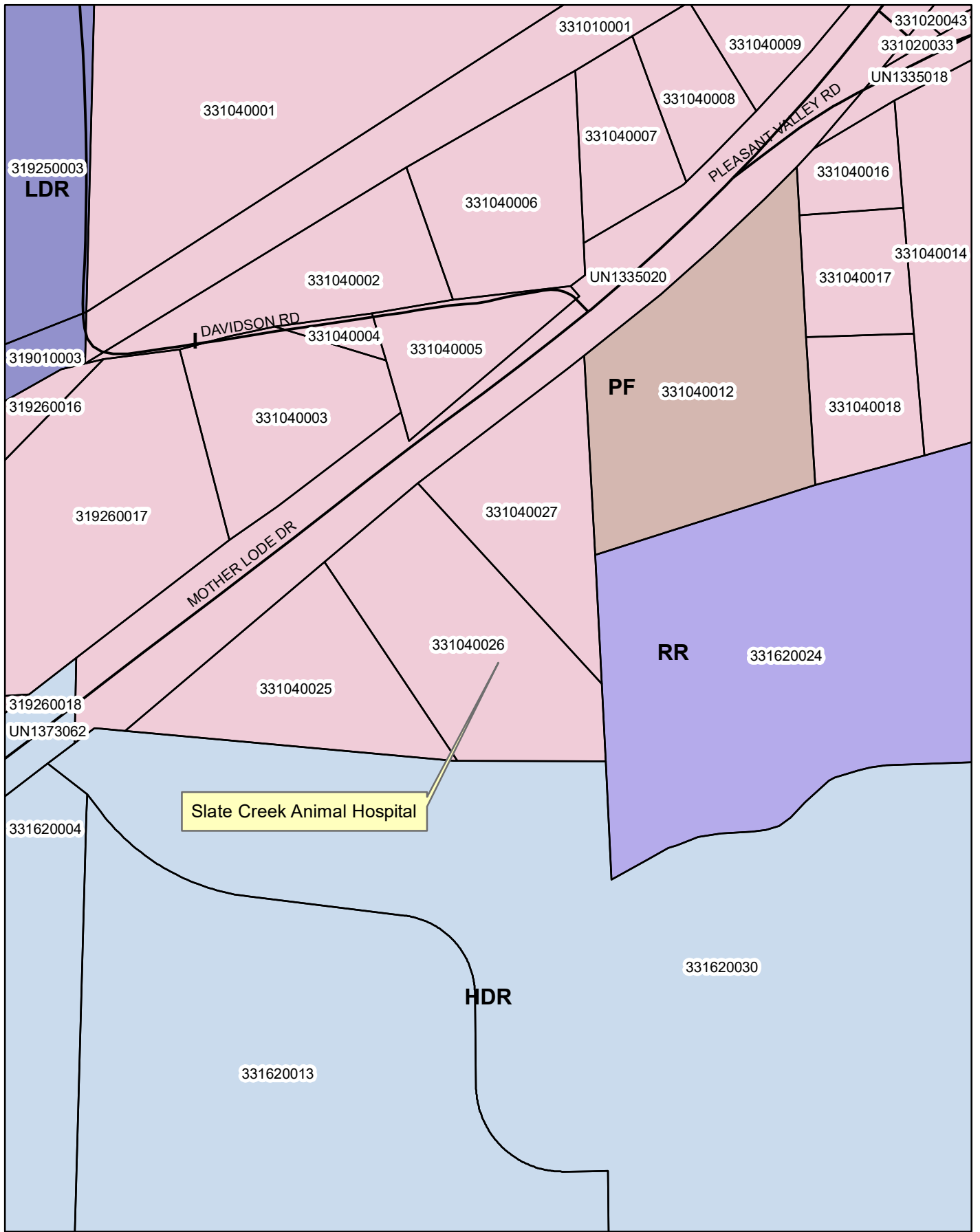


1" = 200'



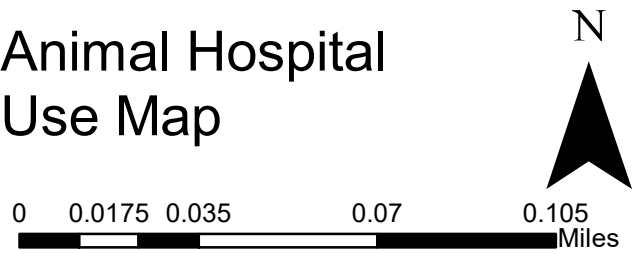
CUP20-0013/Slate Creek Animal Hospital Assessor's Parcel Map  
Exhibit B Assessor's Parcel Map

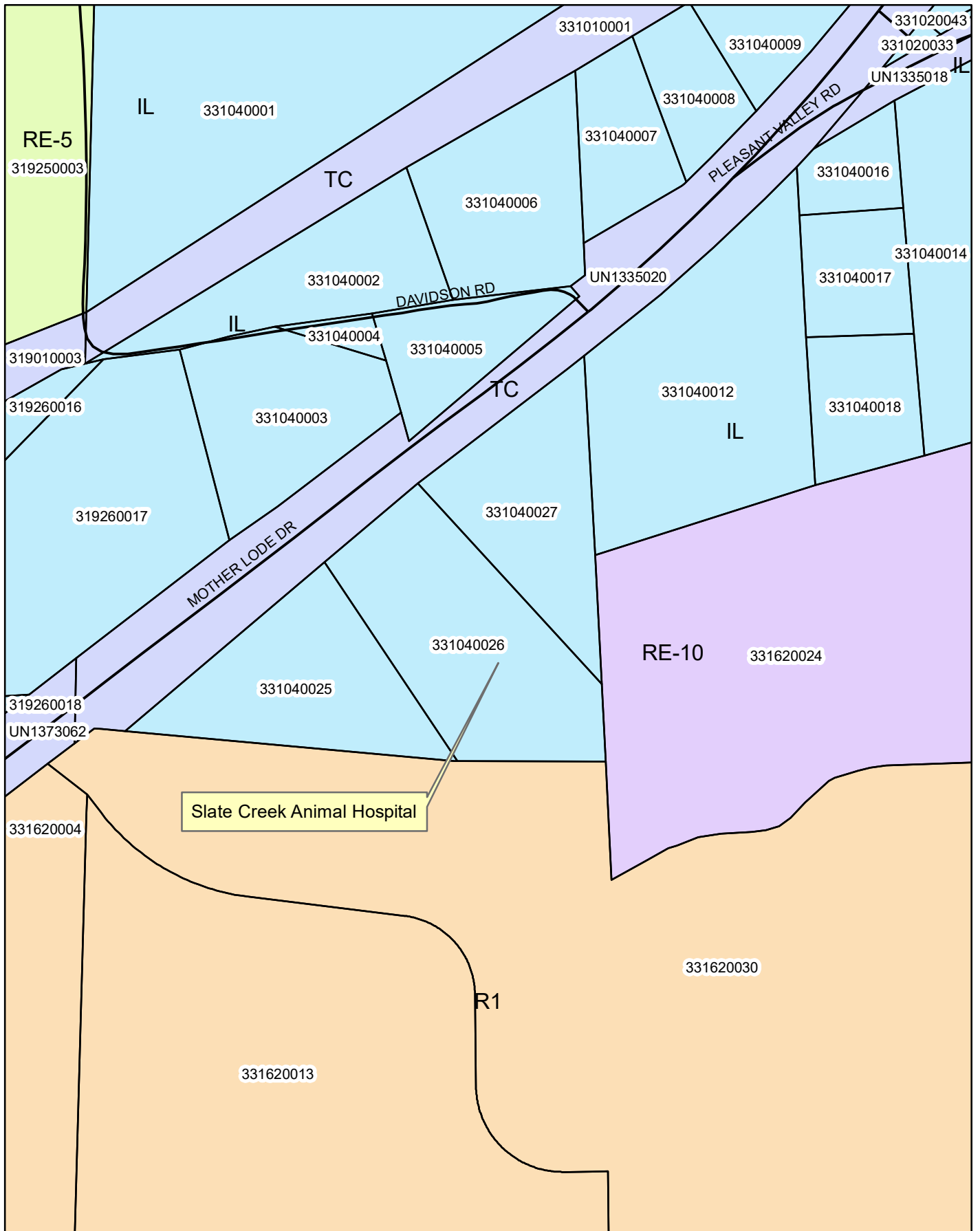
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles



**CUP20-0013/Slate Creek Animal Hospital  
General Plan Land Use Map  
Exhibit C**

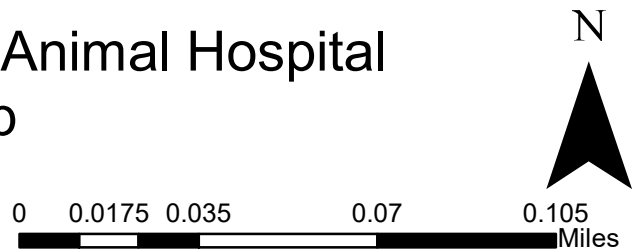
- HDR
- I
- LDR
- PF
- RR





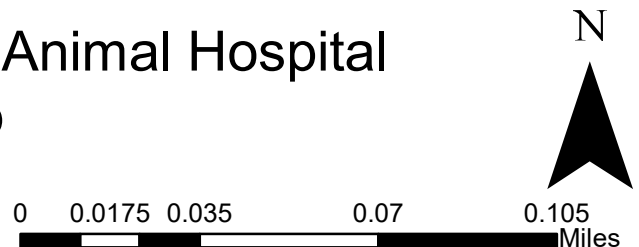
# CUP20-0013/Slate Creek Animal Hospital Zoning Map Exhibit D

- IL
- R1
- RE-10
- RE-5
- TC





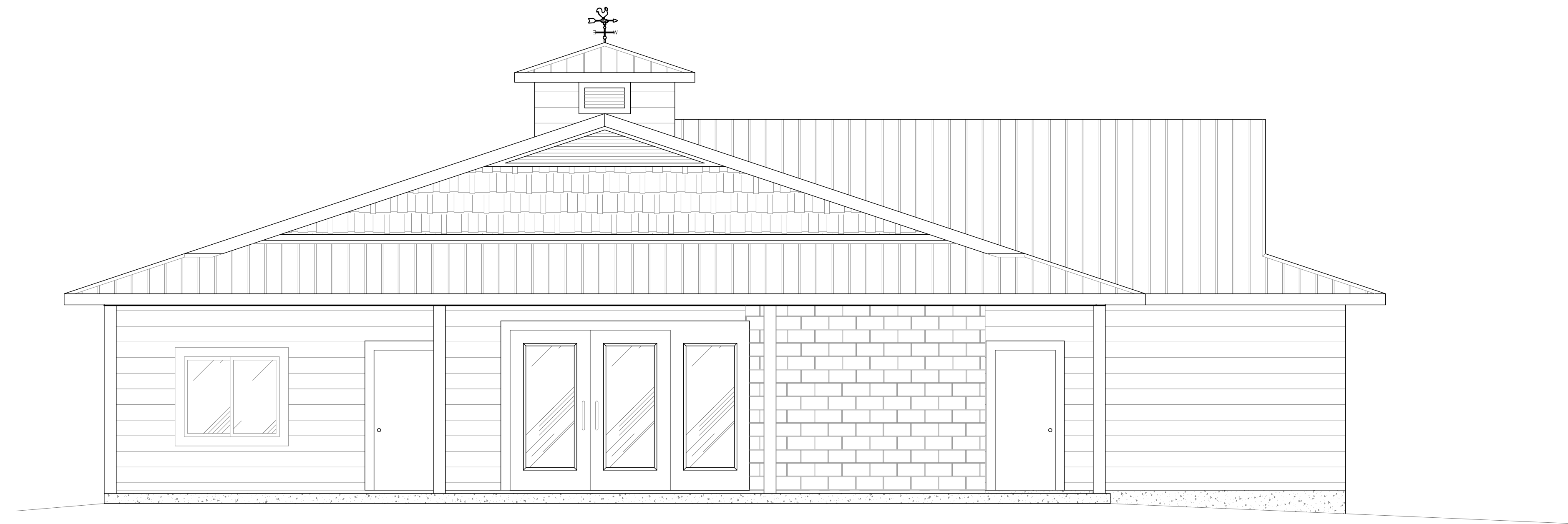
CUP20-0013/Slate Creek Animal Hospital  
Aerial Map  
Exhibit E



# SLATE CREEK ANIMAL HOSPITAL ADDITION

5630 MOTHER LODE DRIVE

PLACERVILLE, CA 95667



## PROJECT TEAM

**OWNER**  
CHRIS & PAUL VOS  
5044 JUBILLE TRAIL  
SHINGLE SPRINGS, CA 95682  
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EMAIL: pvos@sbcglobal.net

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SHINGLE SPRINGS, CA 95682  
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EMAIL: wst.electric@att.net

**DESIGNER**  
D&Z STRUCTURAL ENGINEERING, INC.  
3389 MIRA LOMA DR. #3  
CAMERON PARK, CA 95682  
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CONTACT: JIM DILLINGHAM  
EMAIL: jdillingham@dz-engineering.com

**MECHANICAL**

**STRUCTURAL ENGINEER**  
D&Z STRUCTURAL ENGINEERING, INC.  
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PHONE: (530) 677-0900  
CONTACT: JIM DILLINGHAM  
EMAIL: jdillingham@dz-engineering.com

**PLUMBING**

**FIRE SPRINKLER DESIGN**

## PROJECT INFORMATION

**ADDRESS:** 5630 MOTHER LODE DRIVE  
PLACERVILLE, CA 95667

**APN:** 331-040-026-000

**AREA:**

(E) CONDITIONED AREA	1936	S.F.
PROPOSED (N) CONDITIONED AREA	789	S.F.
TOTAL PROPOSED CONDITIONED AREA	2725	S.F.
PROPOSED (N) NONCONDITIONED AREA	944	S.F.
TOTAL ENCLOSED AREA (CONDITIONED + NON)	3669	S.F.

**OCCUPANCY TYPE:** B

**CONSTRUCTION TYPE:** V-B

**SPRINKLER REQUIREMENT:** YES

**APPLICABLE CODE:**  
2019 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN STANDARDS CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE, AND CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE AS AMENDED BY THE STATE OF CALIFORNIA AND THE LOCAL JURISDICTION AND THE LATEST VERSION OF ALL OTHER CODES ADOPTED BY THE LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT. THIS PROJECT REQUIRES COMPLIANCE WITH THESE CODES.

## SCOPE OF WORK

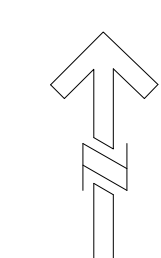
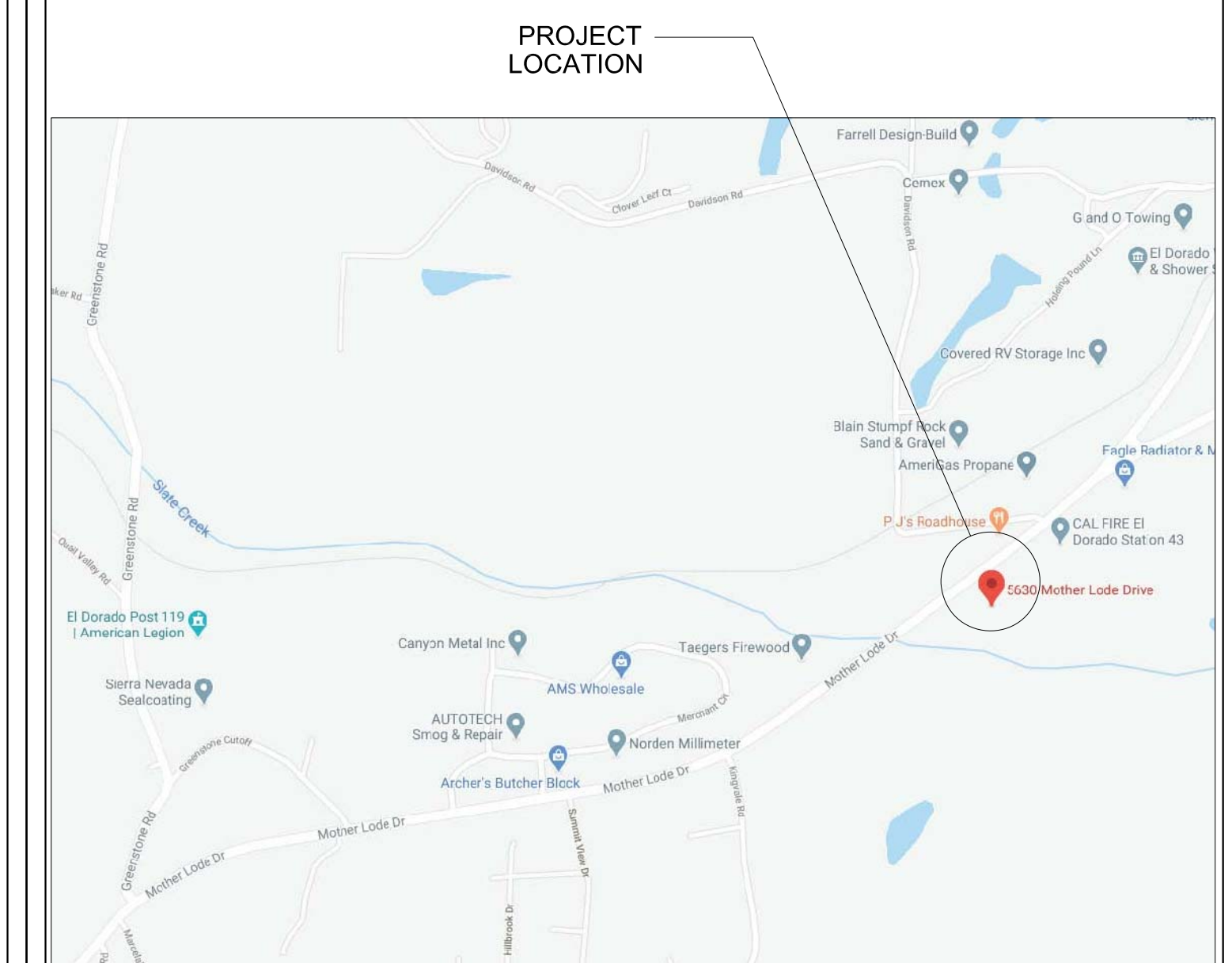
ADD APPROXIMATELY 1733 SQ FEET TO THE EXISTING CMU AND TIMBER FRAMED STRUCTURE AND REMODEL MOST OF THE INTERIOR OF THE EXISTING STRUCTURE. REMODEL WILL INCLUDE REMOVAL OF SOME INTERIOR FRAMED AND CMU WALLS. EXISTING ROOF FRAMING SYSTEM IS TO BE COMPLETELY REMOVED AND REPLACED WITH A NEW ROOF FRAMING SYSTEM AND NEW ROOF.

## SHEET INDEX

- T1 TITLE COVER SHEET
- C1 SITE PLAN
- A1.1 GENERAL NOTES
- A1.2 CALGREEN NOTES
- A1.3 CALGREEN NOTES
- A1.4 CALGREEN NOTES
- A1.5 TYPICAL DETAILS
- A2.0 DEMO PLAN
- A2.1 PROPOSED FLOOR PLAN
- A2.2 PROPOSED REFLECTED CEILING PLAN
- A2.3 PROPOSED ROOF PLAN
- A2.4 EXITING PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A4.1 ADA RESTROOM
- A5.1 COLORS & MATERIALS

**Exhibit F**  
**CUP20-0013**

## VICINITY MAP



**Owner**  
Chris & Paul Vos

Revisions	By	Date	Description

**Designed** MB

**Drawn** MB

**Date** 08/20

**Title Cover Sheet**

**Sheet**

**T1**



# GENERAL NOTES

## GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN STANDARDS CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE, AND CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE.
- WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER PER 2019 CBC 1011.7.3. **EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSURE SIDE WITH 1/2" GYPSUM BOARD.**
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN THE SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [2019 CRC R307.2] MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS EITHER:
  - GLASS MAT GYPSUM BACKING PANEL - ASTM C1178;
  - NONASBESTOS FIBER-CEMENT BACKER BOARD - ASTM C1288 OR ISO 8336, CATEGORY C; OR
  - NONASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNIT - ASTM C1325
 AND INSTALLED IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840 AND THE MANUFACTURE'S RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840 [2019 CBC 2509.2]
- WOOD STOVE OR MANUFACTURED FIREPLACE WILL HAVE A LISTING BY AN APPROVED TESTING AGENCY. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA NEW SOURCE PERFORMANCE STANDARDS (NPS) EMISSION LIMITS AS APPLICABLE AND SHALL HAVE A PERMANENT LABEL INDICATING THAT THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS. LOWER POINT SHALL BE MINIMUM 4 INCHES ABOVE CONTROLS. [2019 CPC 507.2]
- HB  $\frac{1}{2}$ " INDICATES HOSE BIB LOCATION. HOSE BIB TO BE PROTECTED BY A NON-REMOVABLE BACKFLOW PREVENTER, A NON-REMOVABLE VACUUM BREAKER, OR BY AN ATMOSPHERIC VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF-DRAINING FROST-PROOF HOSE BIB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED. [2019 CPC 603.5.7]

## BUILDING ENVELOP MEASURES

- REFER TO TITLE 24 ENERGY CALCULATIONS FOR ALL ASSEMBLY INSULATION REQUIREMENTS.
- INSTALLATION OF FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS.
  - MASONRY AND FACTORY BUILT FIREPLACES HAVE:
    - CLOSABLE METAL OR GLASS DOOR COVERING THE ENTIRE OPENING OF THE FIRE BOX.
    - OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL, FLUE DAMPER AND CONTROL.
  - NO CONTINUOUS BURNING GAS PILOT LIGHTS ALLOWED.
- INSULATION SPECIFIED OR INSTALLED MEETS INSULATION QUALITY STANDARDS.
- FENESTRATION PRODUCTS, EXTERIOR DOORS, AND INFILTRATION / EXFILTRATION CONTROLS.
  - DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES DESIGNED TO LIMIT AIR LEAKAGE.
  - FENESTRATION PRODUCTS (EXCEPT FIELD FABRICATED) HAVE LABELED WITH CERTIFIED U-FACTOR, CERTIFIED SOLAR HEAT GAIN COEFFICIENT (SHGC), AND INFILTRATION CERTIFICATION.
  - EXTERIOR DOORS AND WINDOWS WEATHERSTRIPPED; ALL JOINTS AND PENETRATIONS CAULKED AND SEAL.

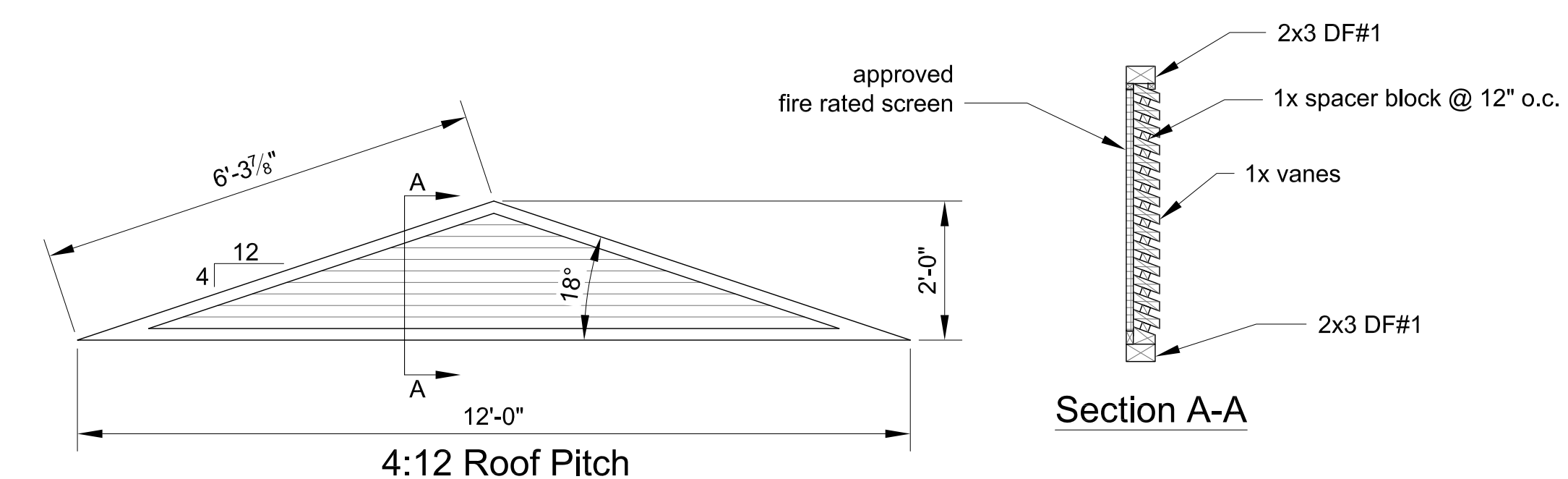
## SPACE CONDITIONING, WATER HEATING AND PLUMBING SYSTEMS

- HVAC EQUIPMENT, WATER HEATERS, SHOWERHEADS AND FAUCETS CERTIFIED BY THE ENERGY COMMISSION.
- HEATING AND/OR COOLING LOADS CALCULATED IN ACCORDANCE WITH ASHRAE, SMACNA OR ACCA.
- SETBACK THERMOSTAT ON ALL APPLICABLE HEATING AND/OR COOLING SYSTEMS.
- WATER SYSTEM PIPE AND TANK INSULATION AND COOLING SYSTEMS LINE INSULATION.
  - STORAGE GAS WATER HEATERS RATED WITH AN ENERGY FACTOR LESS THAN 0.58 MUST BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER.
- GAS FIRED FAN-TYPE CENTRAL FURNACES, POOL HEATERS, SPA HEATERS OR HOUSEHOLD COOKING APPLIANCES HAVE NO CONTINUOUSLY BURNING PILOT LIGHT. (EXCEPTIONAL: NON ELECTRICAL COOKING APPLIANCES WITH PILOT < 150 BTU/HR.)

## MISCELLANEOUS

- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK AND SHALL NOTIFY OWNER OF ANY DISCREPANCY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VARIATIONS OR DEVIATIONS FROM THE PLANS WITHOUT WRITTEN CONFIRMATION FROM DESIGNER.
- CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OR OTHERWISE SUPPORT ALL PORTIONS OF THE STRUCTURE UNTIL ALL MEMBERS HAVE BEEN PERMANENTLY CONNECTED TOGETHER.
- PLUMBING DIAGRAMS OR DRAWINGS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR.
- HEATING/COOLING DUCT DIAGRAMS OR DRAWINGS SHALL BE PROVIDED BY THE HEATING/COOLING CONTRACTOR.
- HEAT LOSS OR ENERGY USE CALCULATIONS SHALL BE PROVIDED BY HEATING/COOLING CONTRACTOR OR OTHER PROFESSIONAL AS REQUIRED BY BUILDING OFFICIAL.
- TRUSS DESIGN, ENGINEERING AND PLANS SHALL BE PROVIDED BY TRUSS MANUFACTURER.
- EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW WITH A SILL HEIGHT OF NO MORE THAN 44" ABOVE THE FLOOR. SUCH WINDOW SHALL HAVE 5.7 SQUARE FEET OF MINIMUM NET CLEAR OPENING (OR 5.0 SQUARE FEET MINIMUM FOR GRADE FLOOR WINDOWS). [2019 CBC 1030]
- ALL FIREPLACE OPENINGS SHALL BE PROVIDED WITH TEMPERED GLASS DOORS. PROVIDE OUTSIDE COMBUSTION AIR FOR FIREPLACES, WOOD STOVES AND LIQUID FUEL HEATING APPLIANCES.
- SMOKE DETECTORS SHALL BE CONNECTED TO HOUSE POWER.
- TUB AND TUB/SHOWER ENCLOSURES TO HAVE 1/2" WATER RESISTANT GYPSUM BOARD AND A HARD, MOISTURE RESISTANT SURFACE UP TO 6'-0" ABOVE FLOOR [MIN].
- ALL EXHAUST FANS, RANGE HOODS AND DRYERS SHALL VENT TO THE OUTSIDE THROUGH SHEET METAL DUCTS. CAULK AROUND ALL PENETRATIONS THROUGH EXTERIOR ENVELOPE.
- ALL WINDOWS, PATIO DOORS AND DOORS WITH GLASS SHALL BE DOUBLE GLAZED INSULATING UNITS WITH WOOD OR THERMALLY BROKEN ALUMINUM FRAMES AND SASHES. CBC 2406
- SAFETY GLAZING MATERIALS ARE REQUIRED AT FOLLOWING HAZARDOUS LOCATIONS [2019 CBC 2406.4]:
  - GLAZING IN DOORS: GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION.
  - GLAZING ADJACENT TO DOORS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
  - GLAZING IN WINDOWS: GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
    - EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET
    - BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
    - TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE THE FLOOR
    - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF GLAZING.
  - GLAZING IN GUARDS & RAILINGS: GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
  - GLAZING AND WET SURFACES: GLAZING IN WALLS, ENCLOSURES, OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING.
  - GLAZING ADJACENT TO STAIRWAYS AND RAMP: GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMP SHALL BE CONSIDERED A HAZARDOUS LOCATION.
  - GLAZING ADJACENT TO BOTTOM STAIRWAY LANDING: GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC THAT IS LESS THAN 180" FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION.
- ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR SOIL SHALL BE PRESSURE TREATED WITH A WATER BORN PRESERVATIVE.
- ALL EXTERIOR WALLS & WALLS COMMON TO UNHEATED SPACES SHALL BE 2X6 STUDS @ 16" O.C. WITH R-22 INSULATION UNLESS OTHERWISE NOTED ON THE PLANS.
- PROVIDE 1 HR. FIRE WALL BETWEEN GARAGE AND LIVING AREAS, AND UNDER ALL STAIRS WHERE STORAGE SPACE IS AVAILABLE.
- ALL DOORS BETWEEN GARAGE AND LIVING AREAS SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCHES THICK, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. ALL DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. [2019 CRC R302.5.1]
- GUARDS ARE REQUIRED ALONG OPEN-SIDED WALKING SURFACES INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES, STAIRS, RAMP AND LANDINGS THAT ARE LOCATED MORE THAN 30" ABOVE FLOOR/GRADE THAT IS WITHIN 36" HORIZONTALLY FROM THE EDGE OF THE OPEN SIDE.
  - HEIGHT OF GUARDS TO BE MINIMUM 42" ABOVE THE OPEN-SIDED WALKING SURFACE, EXCEPT GUARDS ON OPEN SIDES OF STAIRS IN GROUP R-3 AND INDIVIDUAL DWELLING UNITS IN GROUP R-2 SHALL BE MINIMUM 34" HIGH.
  - GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQ'D GUARD HEIGHT WHICH ALLOW PASSAGE OF A 4"Ø SPHERE, EXCEPT THE TRIANGULAR OPENINGS AT THE OPEN SIDES OF A STAIR FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD, WHICH SHALL NOT ALLOW PASSAGE OF A 6"Ø SPHERE. [2019 CRC R312; 2019 CBC 1015]
- HANDRAILS SHALL BE PROVIDED ON EACH SIDE OF STAIRS EXCEPT STAIRWAYS WITHIN DWELLING UNITS AND SPIRAL STAIRWAYS ARE PERMITTED TO HAVE A HANDRAIL AT LEAST ONE SIDE ONLY. HANDRAILS TO BE INSTALLED 34" TO 38" (MEASURED VERTICALLY) ABOVE SLOPED PLANE ADJOINING THE TREAD NOSING. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2"

- BETWEEN THE WALL AND THE HANDRAILS. ALL HANDRAILS TO HAVE 1 1/4"Ø TO 2"Ø CIRCULAR CROSS SECTION. [2019 CRC R311.7.8; CBC 1014]
- HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHTS, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. [2019 CRC R311.7.8.2]
- APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. [2019 CMC 303.4]
- STRAP WATER HEATER AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, MIN. DISTANCE OF 4" SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. SECURE WATER HEATER TO WALL WITH MIN. 1" WIDE x 22 GAUGE STRAP.
- ALL EXHAUST DUCTING FROM FANS AND DRYER SHALL BE EQUIPPED WITH A LISTED BACK DRAFT DAMPER AT OUTSIDE TERMINATION.
- EXHAUST DUCT SHALL HAVE A MAXIMUM DEVELOPED LENGTH OF 14'-0" WITH A MAXIMUM OF TWO 90-DEGREE ELBOWS. [2019 CMC 504.4.2.1]
- BATHROOM EXHAUST FANS SHALL BE MINIMUM 50 CFM. [2019 CRC R303.3; CMC TABLE 403.7]
- BATHROOM EXHAUST FANS SHALL BE PROVIDED WITH GASKET OR CAULK BETWEEN EXHAUST FAN HOUSING AND CEILING TO PREVENT THE FLOW AND LOSS OF HEATED OR COOLED AIR. [2019 CMC]



**Gable Vent**  $\frac{1}{A1.1}$  No Scale

Owner  
Chris & Paul Vos

Revisions	By	Date	Description

Designed MB

Drawn MB

Date 08/20

General Notes

Sheet

**A1.1**



# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

### CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

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

**301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG]** The provisions 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 permitted work.

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.

#### 301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

**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.

**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.

### SECTION 303 PHASED PROJECTS

**303.1 PHASED PROJECTS.** For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

**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
OSHDP	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

### CHAPTER 5

#### NONRESIDENTIAL MANDATORY MEASURES

##### DIVISION 5.1 PLANNING AND DESIGN

#### SECTION 5.101 GENERAL

##### 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.

#### 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), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
- High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

**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

ZEV. Any vehicle certified to zero-emission standards.

#### 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:

**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:
  - Scheduling construction activity during dry weather, when possible.
  - Preservation of natural features, vegetation, soil, and buffers around surface waters.
  - Drainage swales or lined ditches to control stormwater flow.
  - Mulching or hydroseeding to stabilize disturbed soils.
  - Erosion control to protect slopes.
  - Protection of storm drain inlets (gravel bags or catch basin inserts).
  - Perimeter sediment control (perimeter silt fence, fiber rolls).
  - Sediment trap or sediment basin to retain sediment on site.
  - Stabilized construction exits.
  - Wind erosion control.
  - Other soil loss BMPs acceptable to the enforcing agency.

2. 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:

- Dewatering activities.
- Material handling and waste management.
- Building materials stockpile management.
- Management of washout areas (concrete, paints, stucco, etc.).
- Control of vehicle/equipment fueling to contractor's staging area.
- Vehicle and equipment cleaning performed off site.
- Spill prevention and control.
- Other housekeeping BMPs acceptable to the enforcing agency.

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

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

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

Refer to the current applicable permits on the State Water Resources Control Board website at: [www.waterboards.ca.gov/construction/stormwater](http://www.waterboards.ca.gov/construction/stormwater). Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

**5.106.4 BICYCLE PARKING.** For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

**5.106.4.1 Bicycle parking. [BSC-CG]** Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable 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 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:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- 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.

**5.106.4.2 Bicycle parking. [DSA-SS]** For public schools and community colleges, comply with Sections 5.106.4.2.1 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:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- Lockable bicycle rooms with permanently anchored racks; or
- Lockable, permanently anchored bicycle lockers.

**5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES.** In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

**5.106.5.2.1 - Parking stall marking.** Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

**Note:** Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

**5.106.5.3 Electric vehicle (EV) charging. [N]** Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

**5.106.5.3.1 Single charging space requirements. [N]** When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

- The type and location of the EVSE.
- A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
- The raceway shall not be less than trade size 1".
- The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
- The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

**5.106.5.3.2 Multiple charging space requirements. [N]** When multiple charging spaces re-required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

- The type and location of the EVSE.
- The raceway(s) 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 charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
- Plan design shall be based upon 40-ampere minimum branch circuits.
- Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
- The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

**5.106.5.3.3 EV charging space calculations. [N]** Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

**Exceptions:** On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

- Where there is insufficient electrical supply.
- 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.
- Calculation for spaces shall be rounded up to the nearest whole number.

**5.106.5.3.4 [N] Identification.** The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

**5.106.5.3.5 [N]** Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

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

- 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
- Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
- Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
- 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]

- Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
- Emergency lighting.
- Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
- Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 (Alternate materials, designs and methods of construction).

##### Note: [N]

- See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
- 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.
- 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.
- Water collection and disposal systems.
- French drains.
- Water retention gardens.
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

**Exception:** Additions and alterations not altering the drainage path.

**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:** The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

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

**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:** Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, 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 conveyance.

#### 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 are 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.

**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 (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

**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.

**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.** A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.

**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).

### SECTION 5.303 INDOOR WATER USE

**5.303.1 METERS.** Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

**5.303.1.1 Buildings in excess of 50,000 square feet.** Separate submeters shall be installed as follows:

- For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
- Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
  - Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
  - Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
  - Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

**5.303.1.2 Excess consumption.** A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

**5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

**5.303.3.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

**Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

##### 5.303.3.2 Urinals.

**5.303.3.2.1 Wall-mounted Urinals.** The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

**5.303.3.2.2 Floor-mounted Urinals.** The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

##### 5.303.3.3 Showerheads. [BSC-CG]

**5.303.3.3.1 Single showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

**5.303.3.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

**Note:** A hand-held shower shall be considered a showerhead.

##### 5.303.3.4 Faucets and fountains.

**5.303.3.4.1 Nonresidential Lavatory faucets.** Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

**5.303.3.4.2 Kitchen faucets.** Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

**5.303.3.4.3 Wash fountains.** Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi].

**5.303.3.4.4 Metering faucets.** Metering faucets shall not deliver more than 0.20 gallons per cycle.

**5.303.3.4.5 Metering faucets for wash fountains.** Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

**Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

##### 5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

**5.303.4.1 Food Waste Disposers.** Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

**Note:** This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

**5.303.5 AREAS OF ADDITION OR ALTERATION.** For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

**5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

### SECTION 5.304 OUTDOOR WATER USE

**5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
- MWELO and supporting documents, including a water budget calculator, are available at: <https://www.water.ca.gov/>.

**5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

**5.304.6.1 Newly constructed landscapes.** New construction projects with an aggregate landscape area equal to or greater than 5

# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

**ORGANIC WASTE.** Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

**TEST.** A procedure to determine quantitative performance of a system or equipment

### SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

**5.407.1 WEATHER PROTECTION.** Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

**5.407.2 MOISTURE CONTROL.** Employ moisture control measures by the following methods.

**5.407.2.1 Sprinklers.** Design and maintain landscape irrigation systems to prevent spray on structures.

**5.407.2.2 Entries and openings.** Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

**5.407.2.2.1 Exterior door protection.** Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

**5.407.2.2.2 Flashing.** Install flashings integrated with a drainage plane.

### SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

**5.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

**5.408.1.1 Construction waste management plan.** Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

**5.408.1.2 Waste Management Company.** Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

**Note:** The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

**Exceptions to Sections 5.408.1.1 and 5.408.1.2:**

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

**5.408.1.3 Waste stream reduction alternative.** The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

**5.408.1.4 Documentation.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at [www.bsc.ca.gov/Home/CAL.Green.aspx](http://www.bsc.ca.gov/Home/CAL.Green.aspx) may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

**5.408.2 UNIVERSAL WASTE. [A]** Additions and alterations to a building or tenant space that meet the recycling provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

**Note:** Refer to the Universal Waste Rule link at: [http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A\\_REGGS\\_UWRW\\_FinalText.pdf](http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGGS_UWRW_FinalText.pdf)

**5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.** 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

**Exception:** Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. ([www.cdffa.ca.gov](http://www.cdffa.ca.gov))

### SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

**5.410.1 RECYCLING BY OCCUPANTS.** Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

**Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

**5.410.1.1 Additions.** All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

**Exception:** Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

**5.410.1.2 Sample ordinance.** Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

**Note:** A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

**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 verify that the building systems and components meet the owner's or owner representative's project requirements. 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 OSH-HPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

**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. Commissioning requirements shall include the following:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

**Exceptions:**

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

**Note:** For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and/or air conditioning.

**Informational Notes:**

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 qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.
3. **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 project begins. This documentation shall include the following:
  1. Environmental and sustainability goals.
  2. Building sustainable goals.
  3. Indoor environmental quality requirements.
  4. Project program, including facility functions and hours of operation, and need for after hours operation.
  5. Equipment and systems expectations.
  6. Building occupant and operation and maintenance (O&M) personnel expectations.

**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:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

**5.410.2.3 Commissioning plan. [N]** Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
  - a. An explanation of the original design intent.
  - 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.
  - e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

**5.410.2.4 Functional performance testing. [N]** Functional performance tests shall demonstrate the correct 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 made.

**5.410.2.5 Documentation and training. [N]** A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

**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 systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

**5.410.2.5.2 Systems operations training. [N]** A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

**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 representative.

**5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet.** Testing and adjusting of 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.

**5.410.4.2 (Reserved)**

**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 system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)(3) for additional testing requirements of specific systems.

**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:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

**5.410.4.3 Procedures.** Perform testing and adjusting procedures in accordance with manufacturer's 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 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 Council National Standards or as approved by the enforcing agency.

**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 warranties/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

**5.502.1 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 using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

**1 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, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° 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 to 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 density 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 finger-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, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that 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-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

**ELECTRIC VEHICLE CHARGING STATION(S) (EVCS).** One or more spaces intended for charging electric vehicles.

**ELECTRIC 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, power 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 the 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.

**FREEWAY.** 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 gas 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 Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995) or its 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.

**HIGH-GWP REFRIGERANT.** A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, 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 Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

**LONG 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.

**LOW-GWP REFRIGERANT.** A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, 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).

**MERV.** Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999.

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

**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 product (excluding container and packaging).

**PSIG.** Pounds per square inch, gauge.

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

**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 to remote compressor units or condensing units.

**VOC.** 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 hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

**Note:** Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included 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 woodstove 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 necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum 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 rough 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 may enter the system.

**5.504.4 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

**5.504.4.1 Adhesives, sealants and caulks.** Adhesives, sealants, 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, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

**5.504.4.3 Paints and coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

**5.504.4.3.1 Aerosol Paints and coatings.** Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

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

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

**5.504.4.4 Carpet Systems.** All carpet installed in the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in 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 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

**5.504.4.4.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

**5.504.4.4.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 5.504.4.1.

**5.504.4.5 Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

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

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

**5.504.4.6 Resilient flooring systems.** For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

**5.504.4.6.1 Verification of compliance.** Documentation shall be provided verifying that resilient flooring 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 (CO<sub>2</sub>) MONITORING.** For buildings or additions equipped with demand control ventilation, CO<sub>2</sub> sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

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# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

**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:

- Within the 65 CNEL noise contour of an airport.

**Exceptions:**

- L<sub>dn</sub> or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
  - L<sub>dn</sub> 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.
- Within the 65 CNEL or L<sub>dn</sub> 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 L<sub>dn</sub> - 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 sound levels 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.

- 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](http://www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf).

### SECTION 5.508 OUTDOOR AIR QUALITY

**5.508.1 Ozone depletion and greenhouse gas reductions.** Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

**5.508.1.1 Chlorofluorocarbons (CFCs).** Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

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

**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 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.

**Exception:** Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO<sub>2</sub>), and potentially other refrigerants.

**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-fourth-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 and fittings shall comply with the *California Mechanical Code* and as follows.

**5.508.2.2.1 Pressure relief valves.** For vessels containing high-GWP refrigerant, a rupture disc shall 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.

**5.508.2.2.2.2 Seal caps.** If designed for it, the cap shall have a neoprene O-ring in place.

**5.508.2.2.2.2.1 Chain tethers.** Chain tethers to fit over 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.

**5.508.2.3.1 Coil coating.** Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

**5.508.2.4 Refrigerant receivers.** Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that 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.

**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.

**5.508.2.5.2 Leaks.** Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

**5.508.2.5.3 Allowable pressure change.** The system shall stand, unaltered, for 24 hours with no more 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:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- 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:

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

**Notes:**

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

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of total

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
<b>MAXIMUM ALLOWABLE BACKLIGHT RATING (B)</b>					
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	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
<b>MAXIMUM ALLOWABLE UPLIGHT RATING (U)</b>					
For area lighting *	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	UR
<b>MAXIMUM ALLOWABLE GLARE RATING (G)</b>					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the <i>California Energy Code</i> and Chapter 10 of the <i>California Administrative Code</i> .	
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. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.	
4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting".	
5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.	

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT 1,2

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

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, [www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF](http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF)

TABLE 5.504.4.2 - SEALANT VOC LIMIT

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

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 2,3

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

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

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS 1

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD 2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 9312012.

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

Owner  
Chris & Paul Vos

Revisions	By	Date	Description

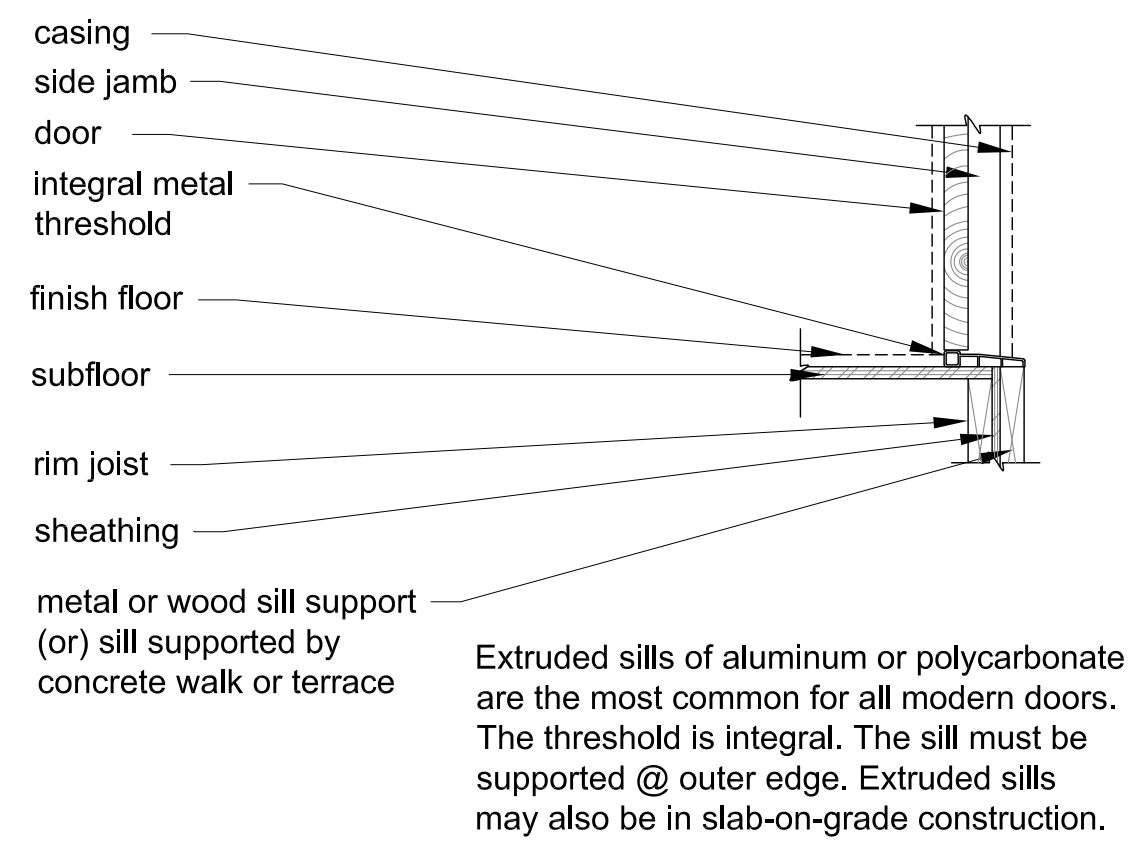
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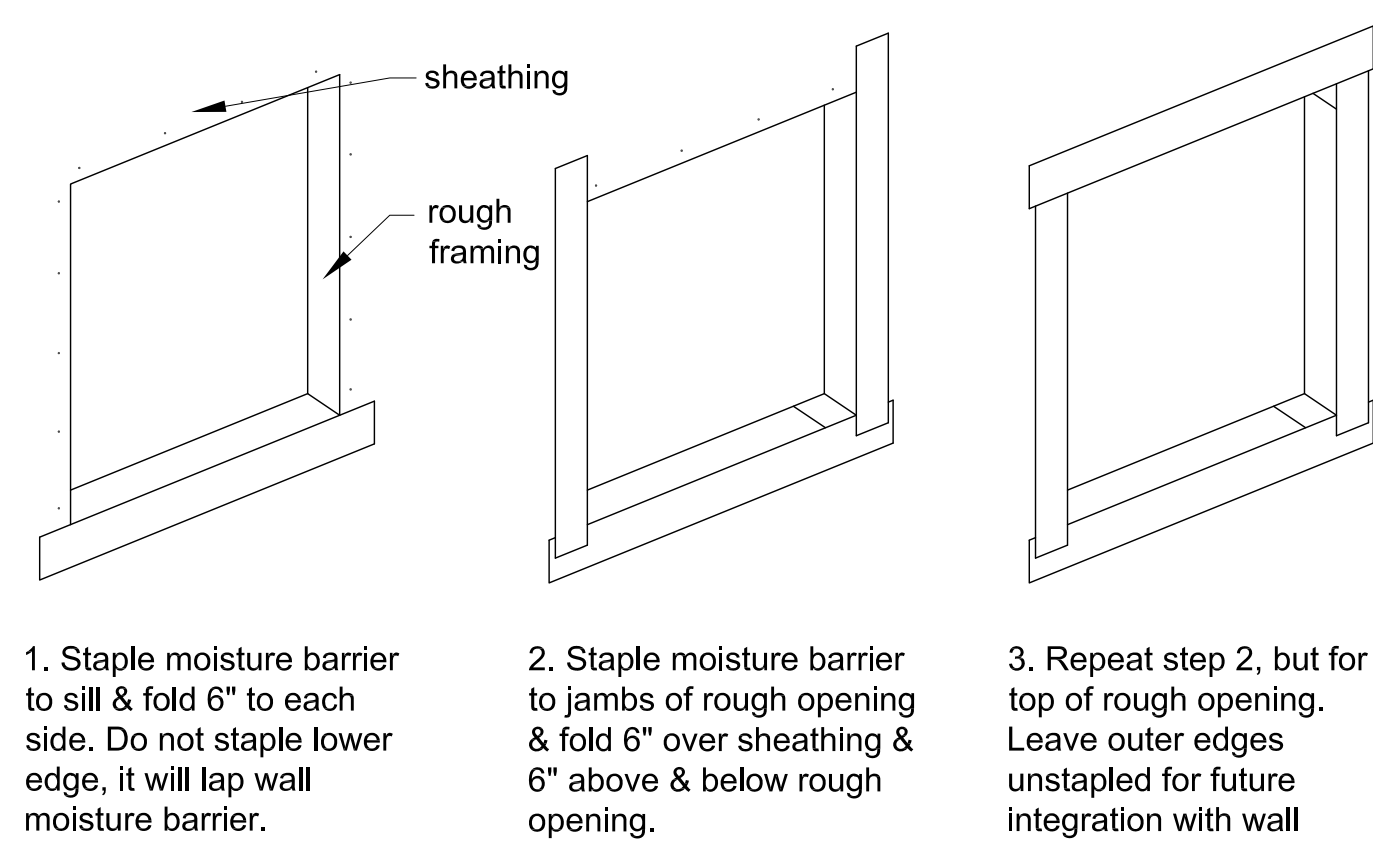
Date 08/20

CalGreen Notes

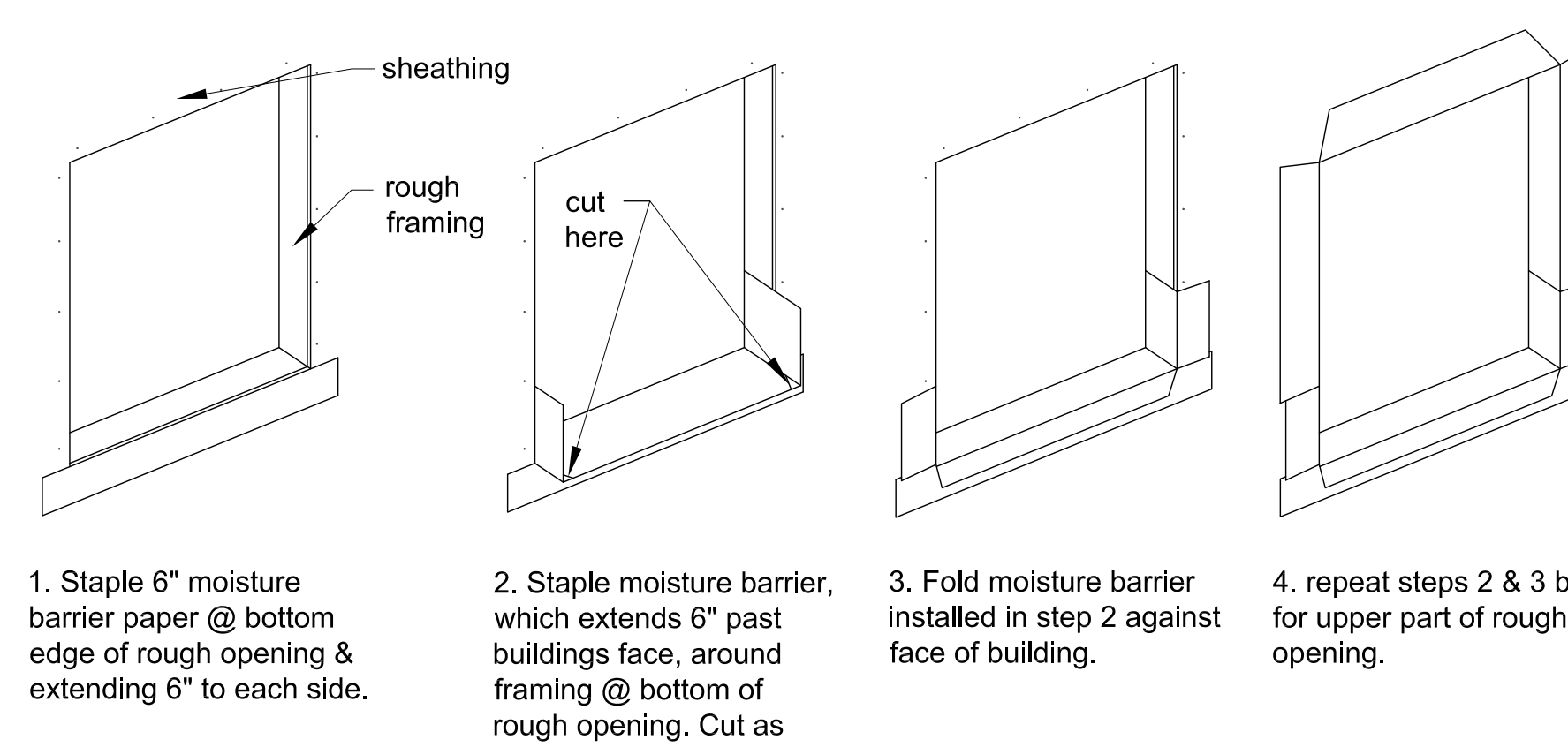
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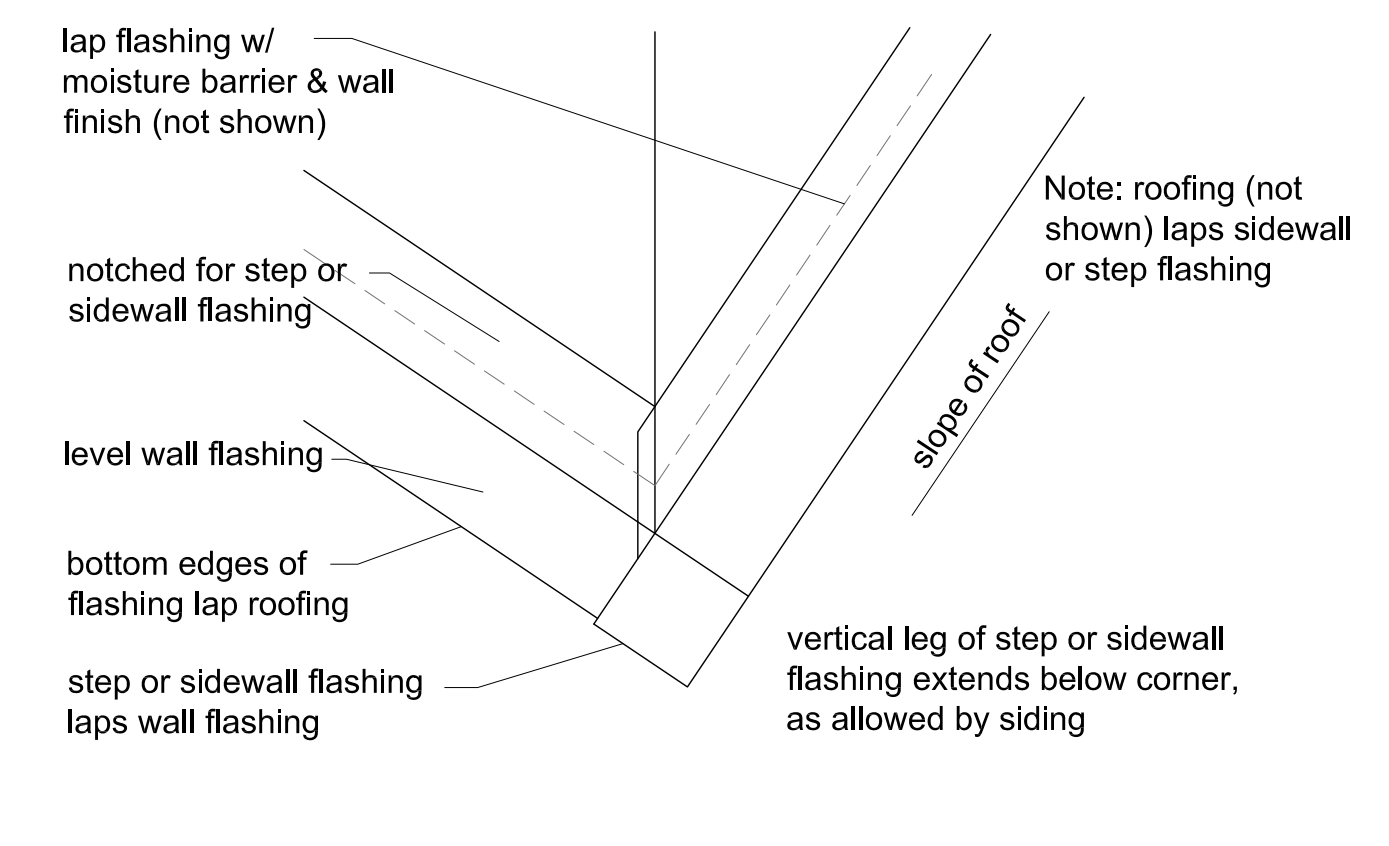
**Extruded Sills** No Scale



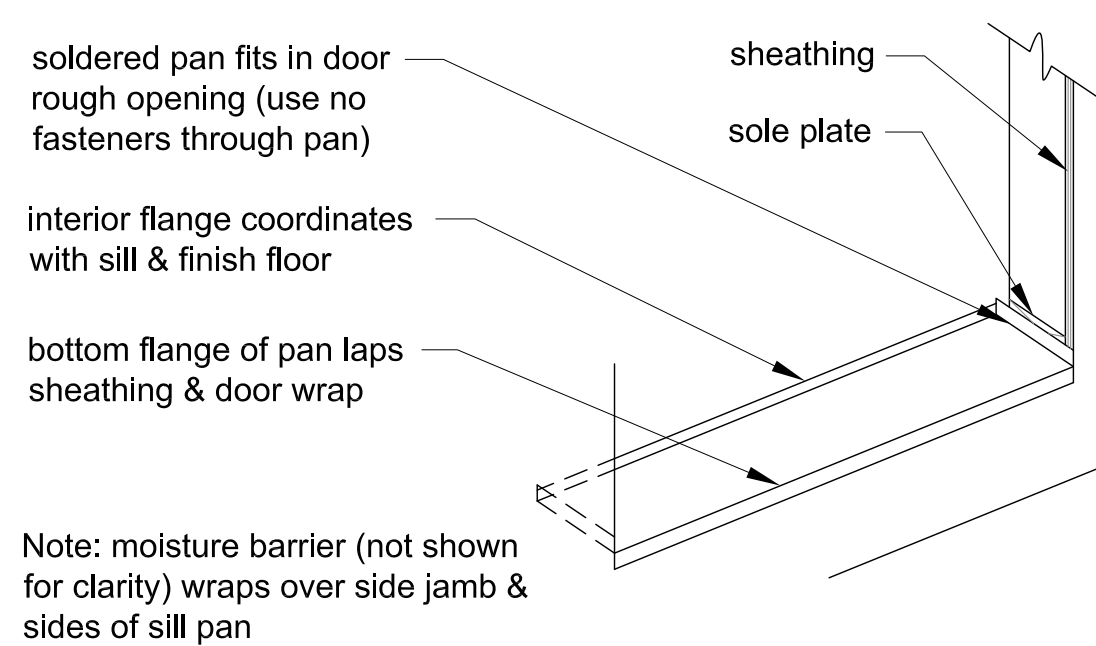
**Window/Door Rough Opng** No Scale



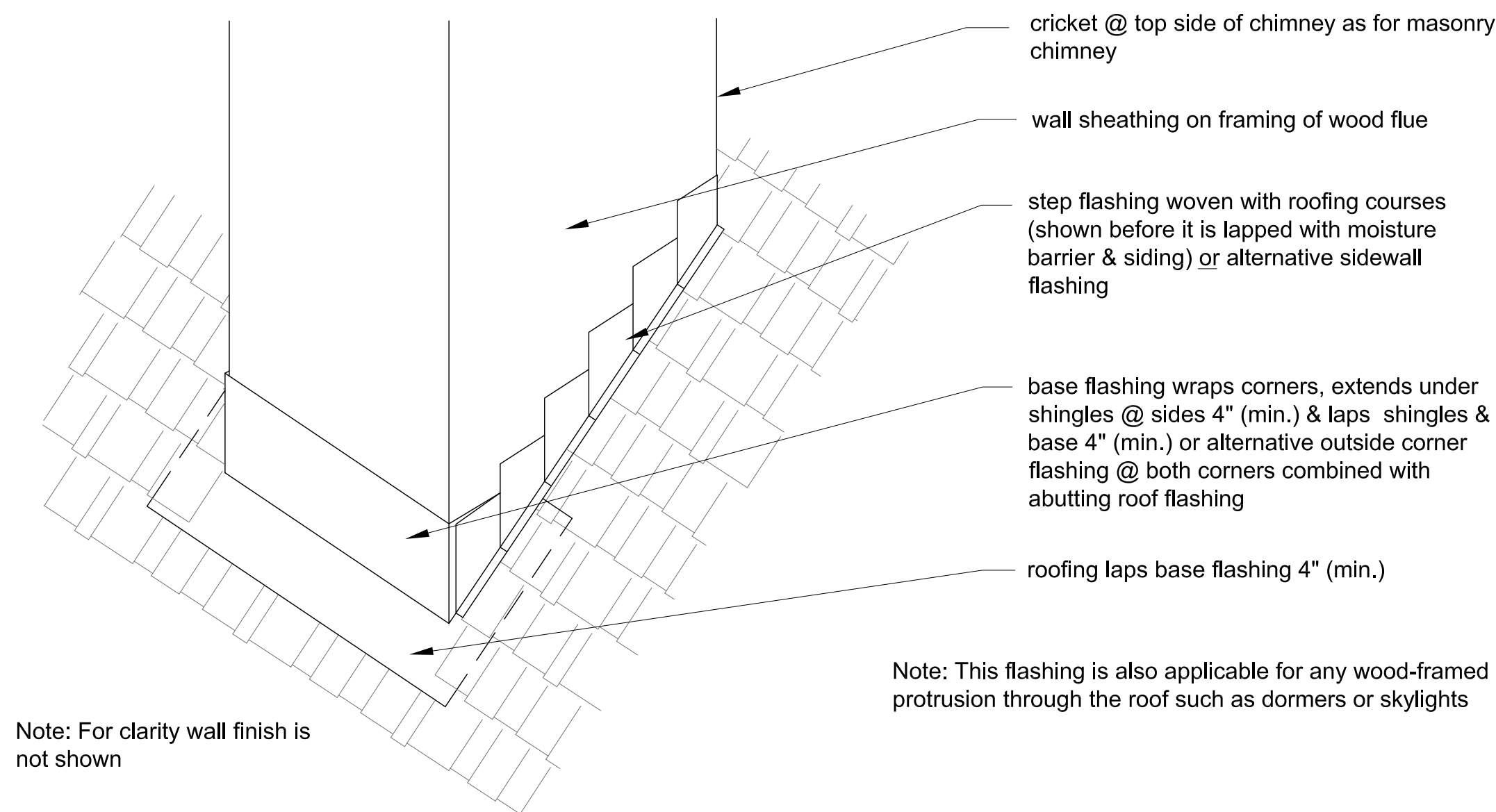
**Window/Door Rough Opng** No Scale  
(Alternative Detail For Severe Exposure)



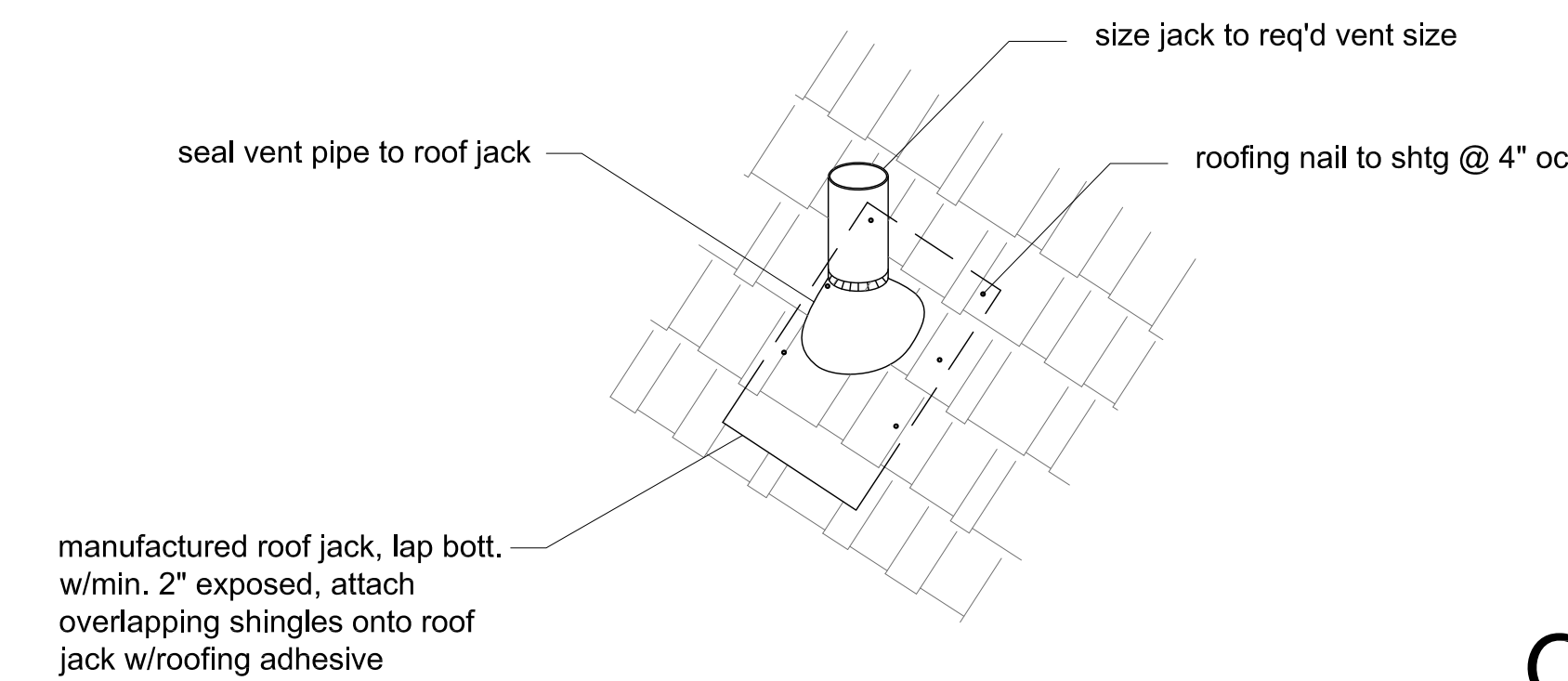
Lapped Flashing For Moderate Weather



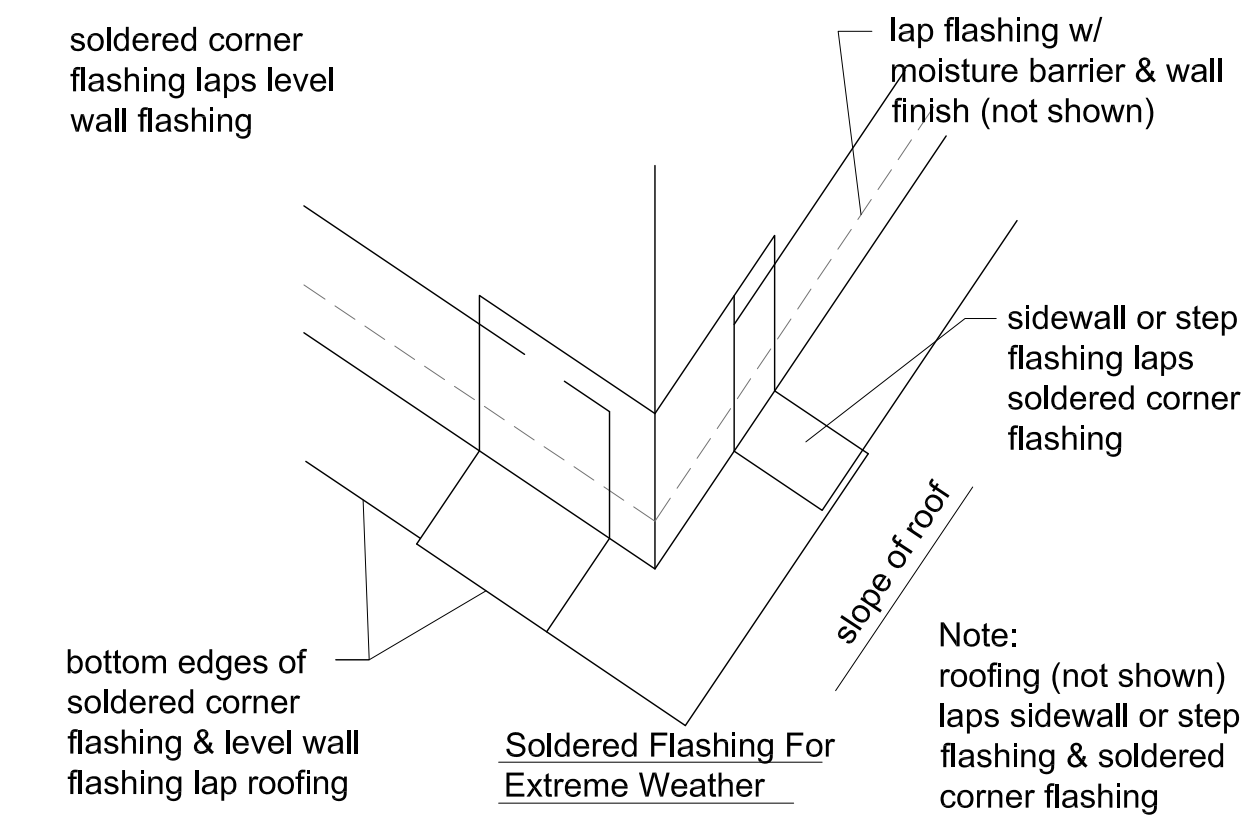
**Door Sill Pan** No Scale



**Chimney Flashing @ Wood-Framed Flue** No Scale

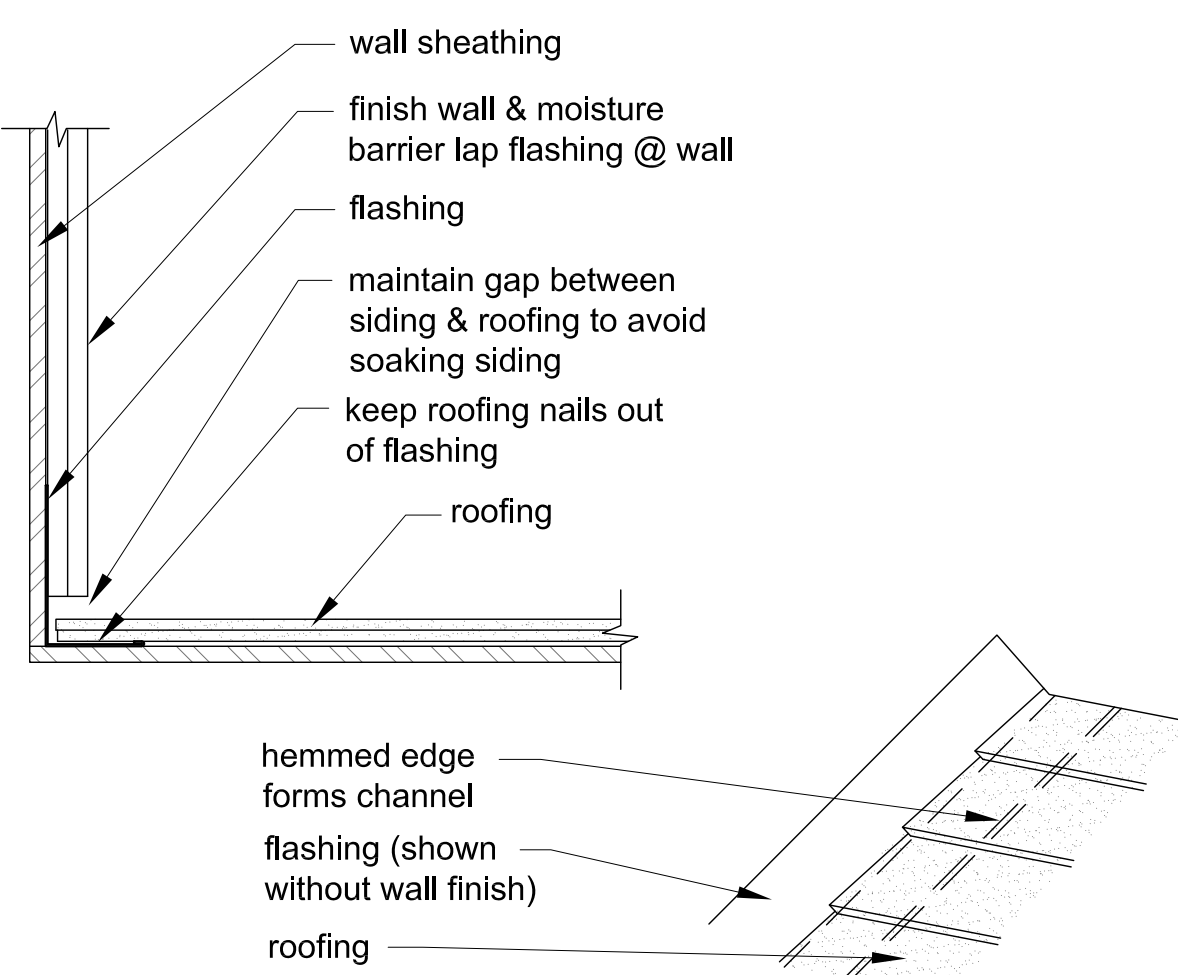


**Roof Jacks & Vents** No Scale

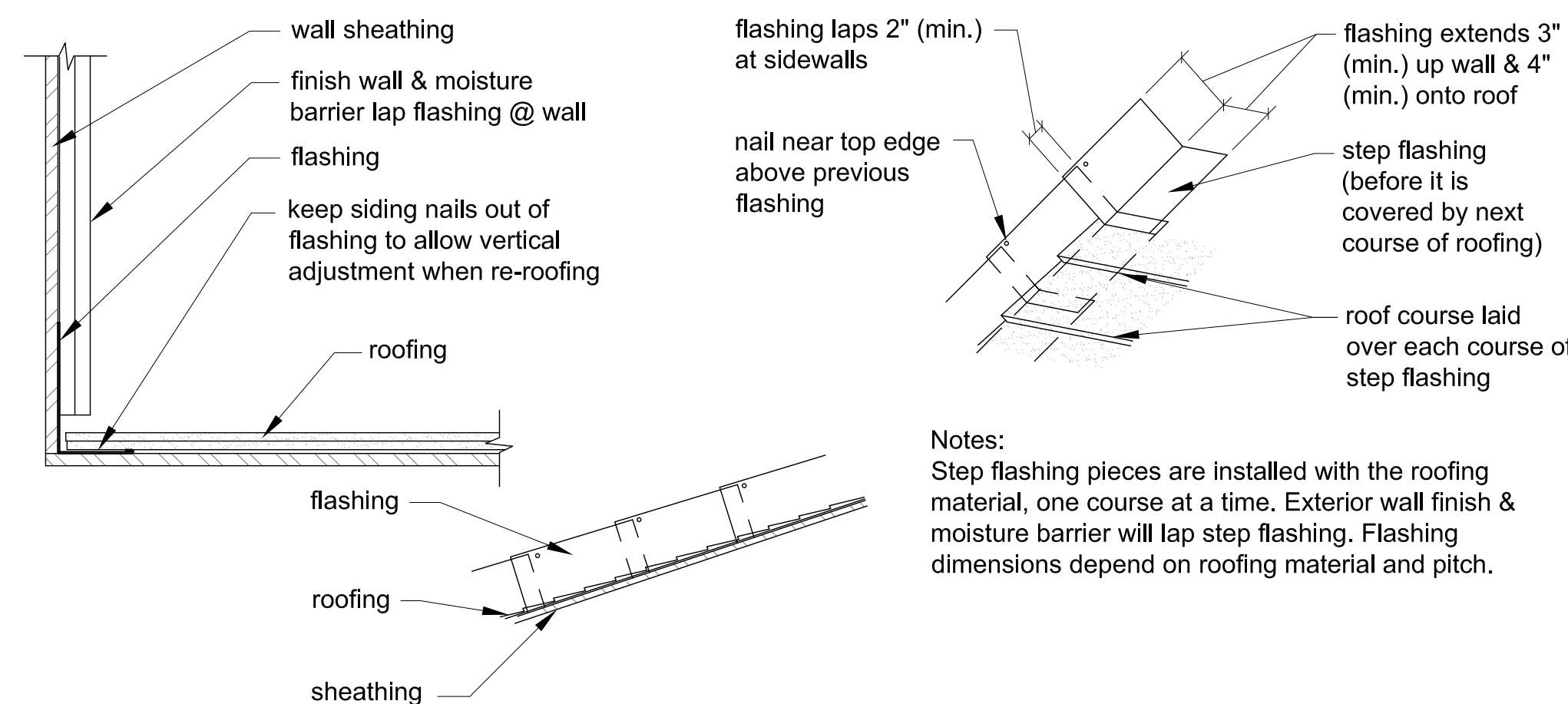


Soldered Flashing For Extreme Weather

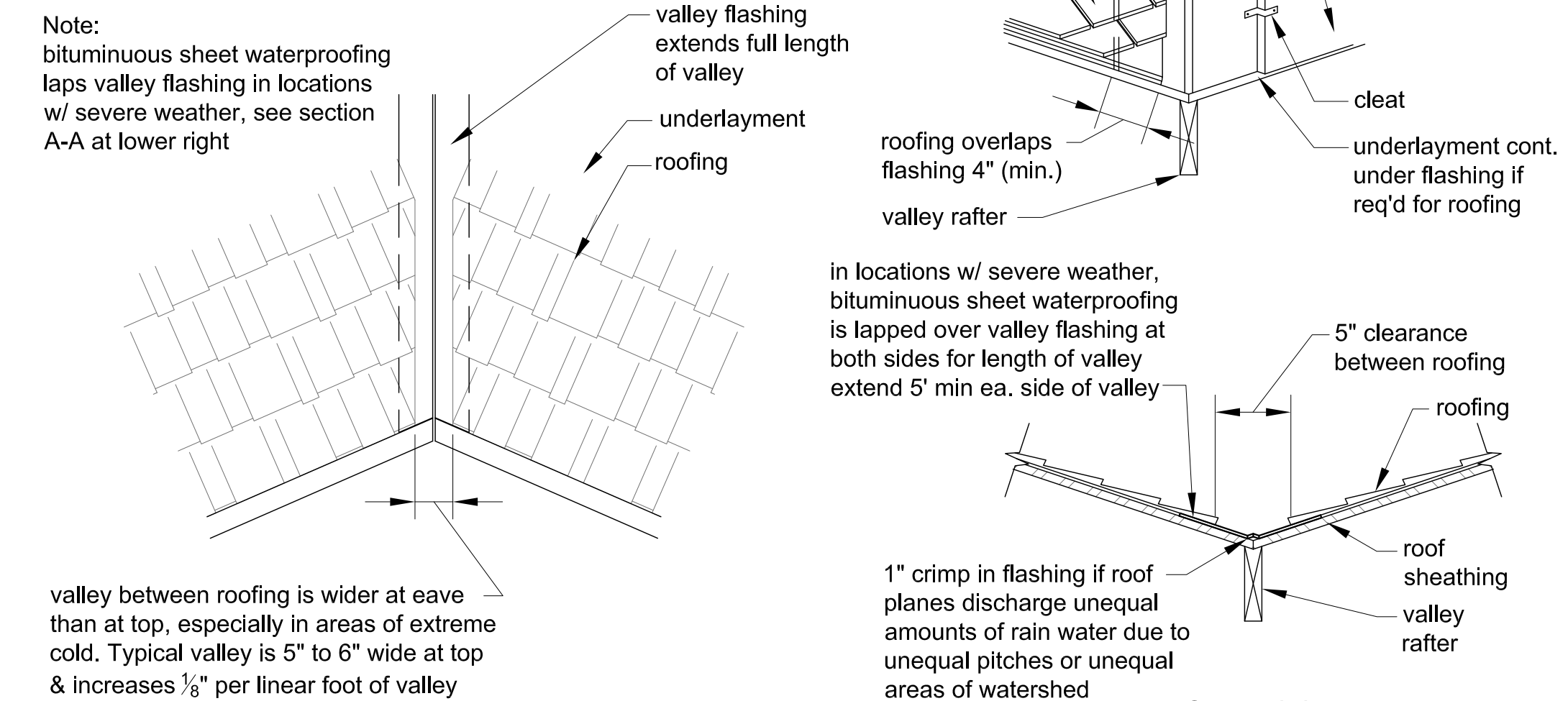
**Outside Corner Flashing** No Scale



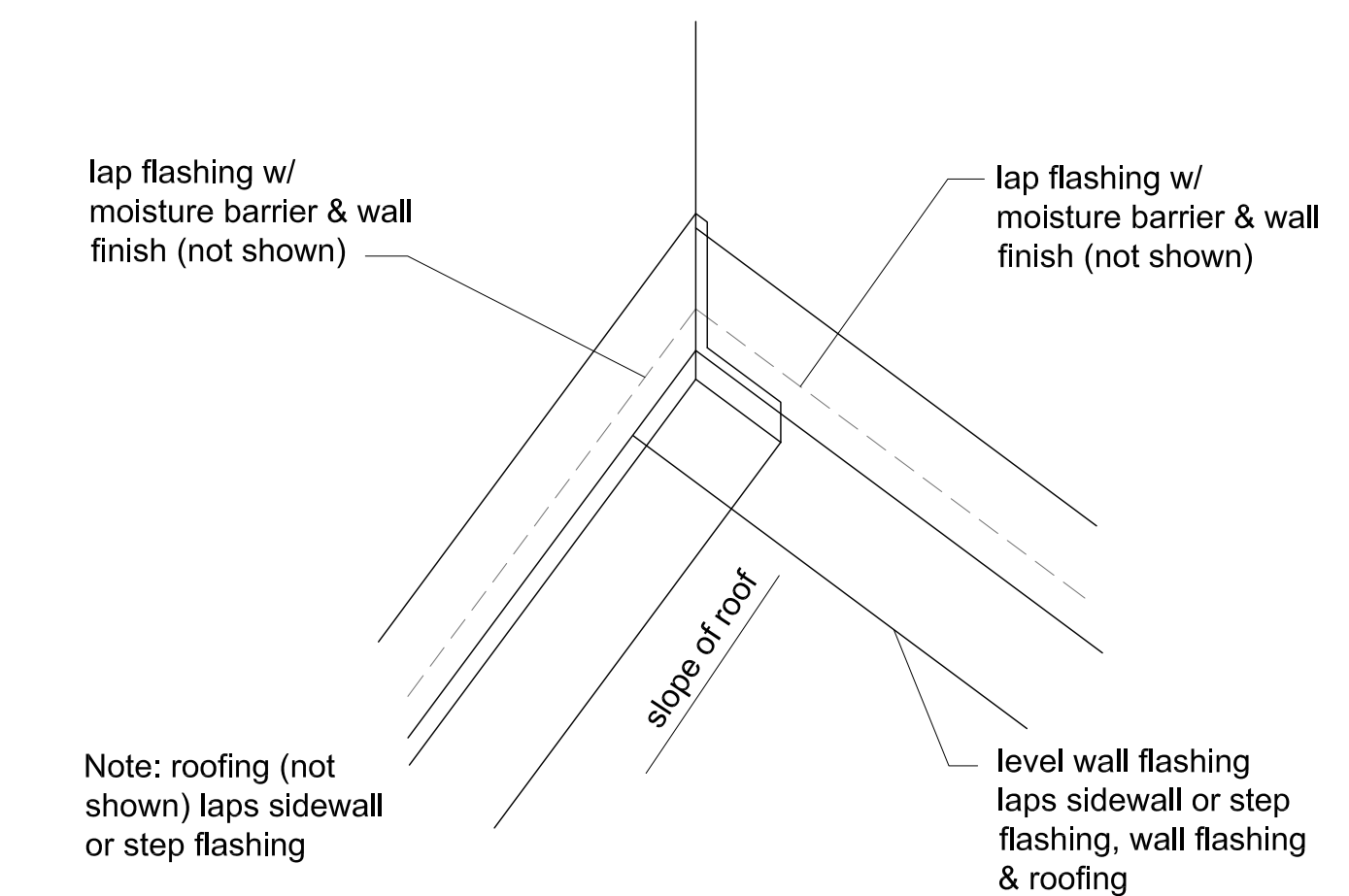
**Sidewall Flashing** No Scale



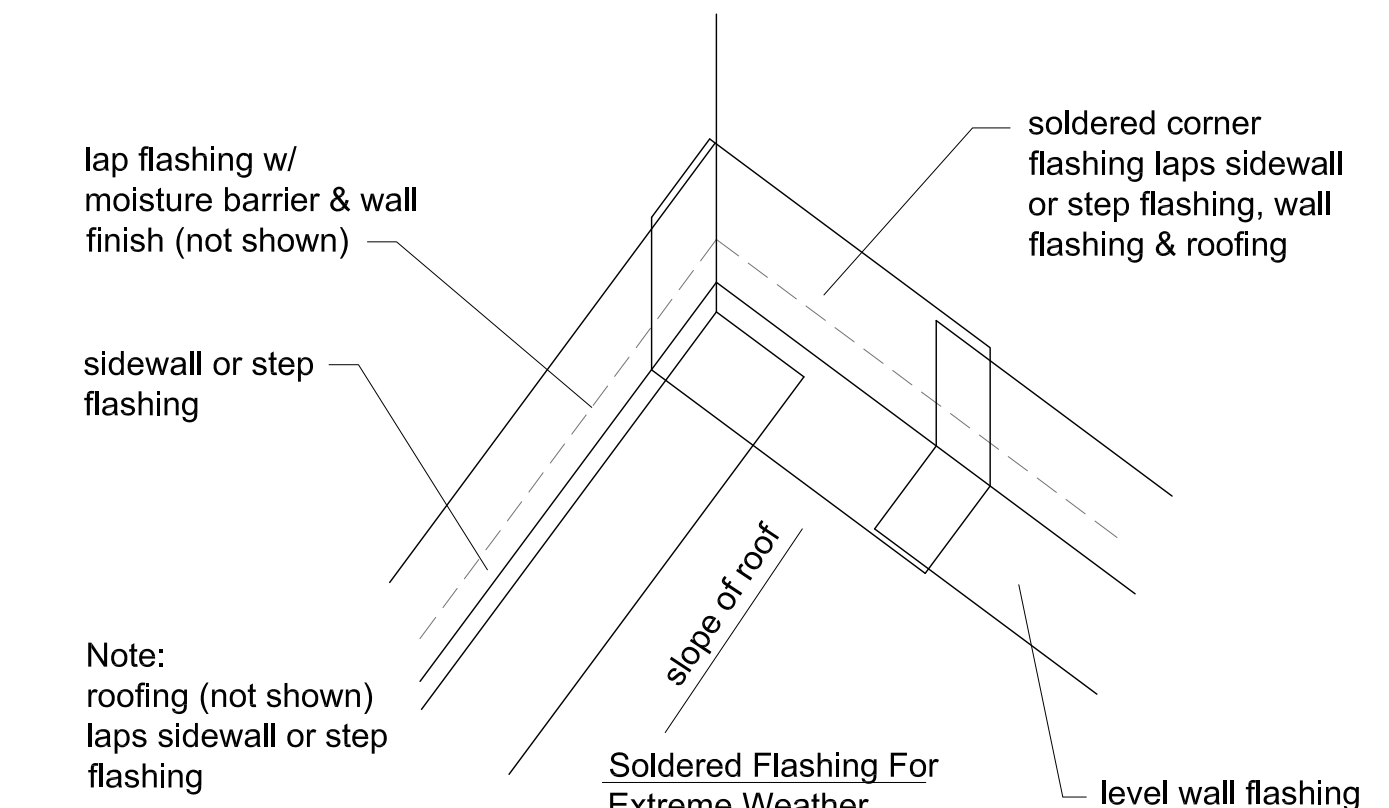
**Sidewall Flashing** No Scale



**Valley Flashing** No Scale

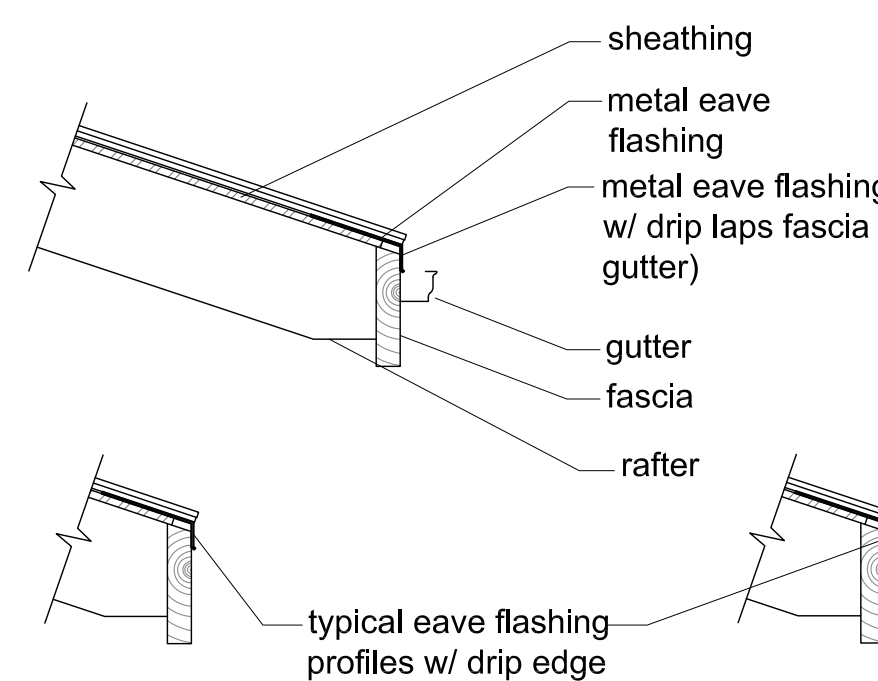


Lapped Flashing For Moderate Weather

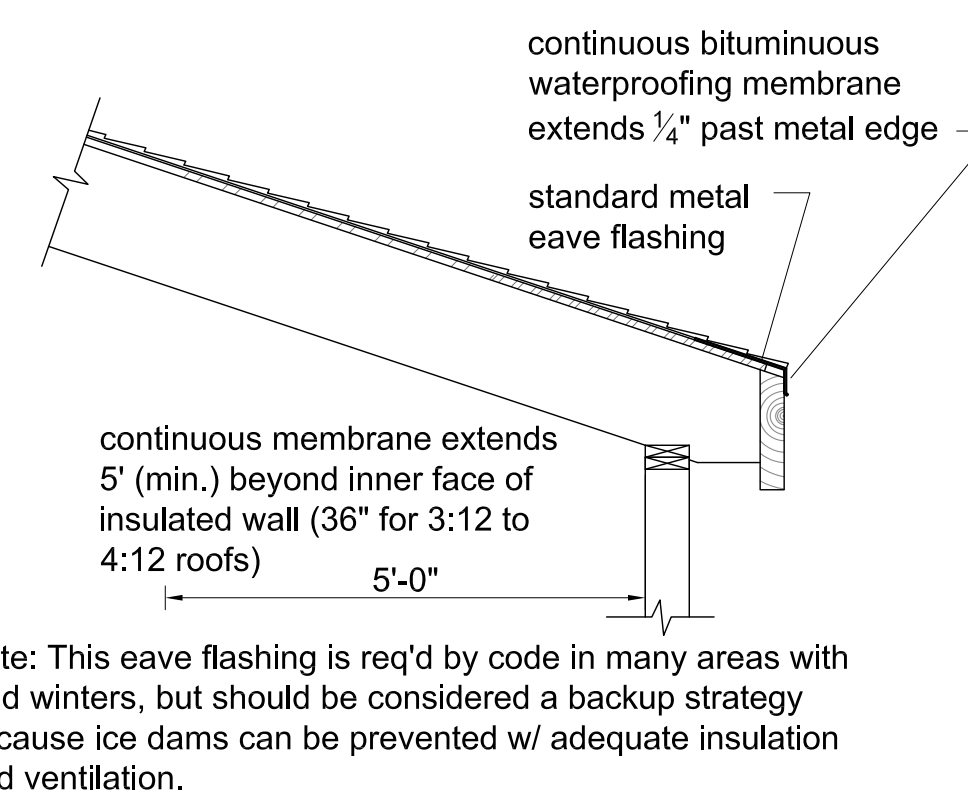


Soldered Flashing For Extreme Weather

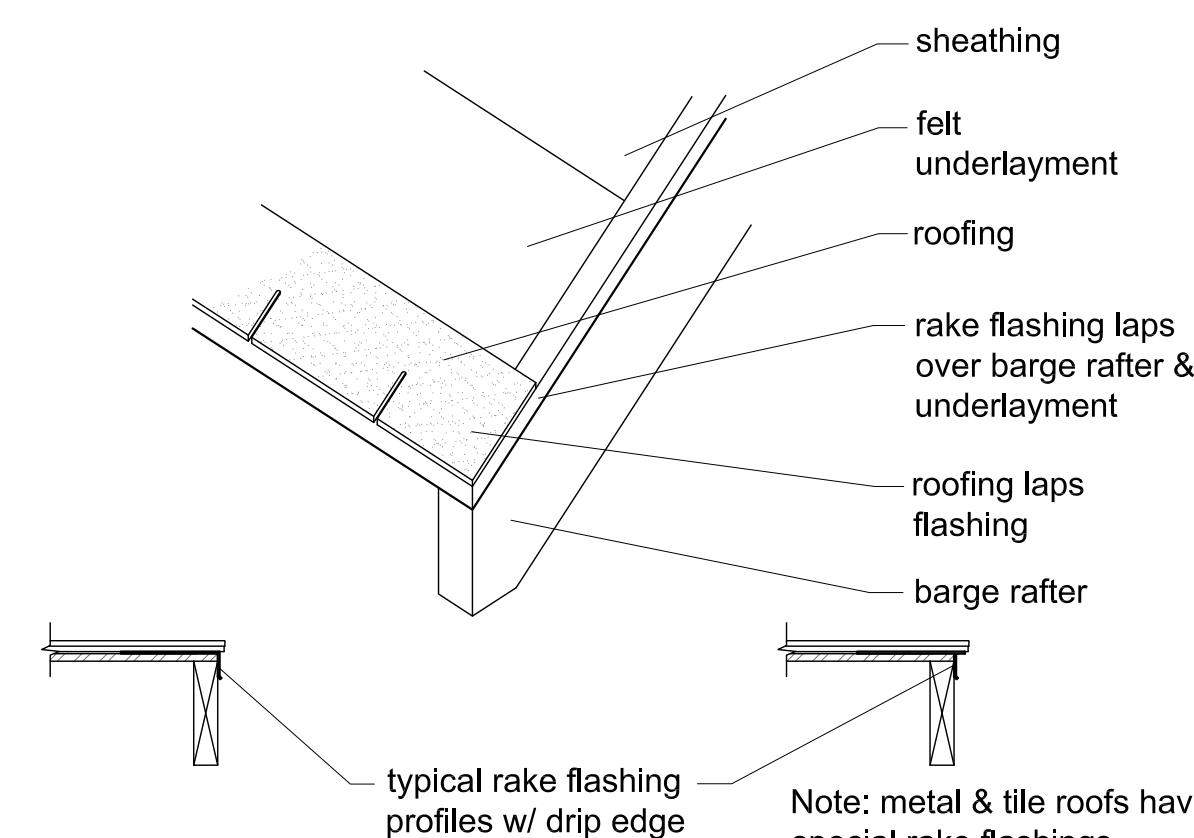
**Inside Corner Flashing** No Scale



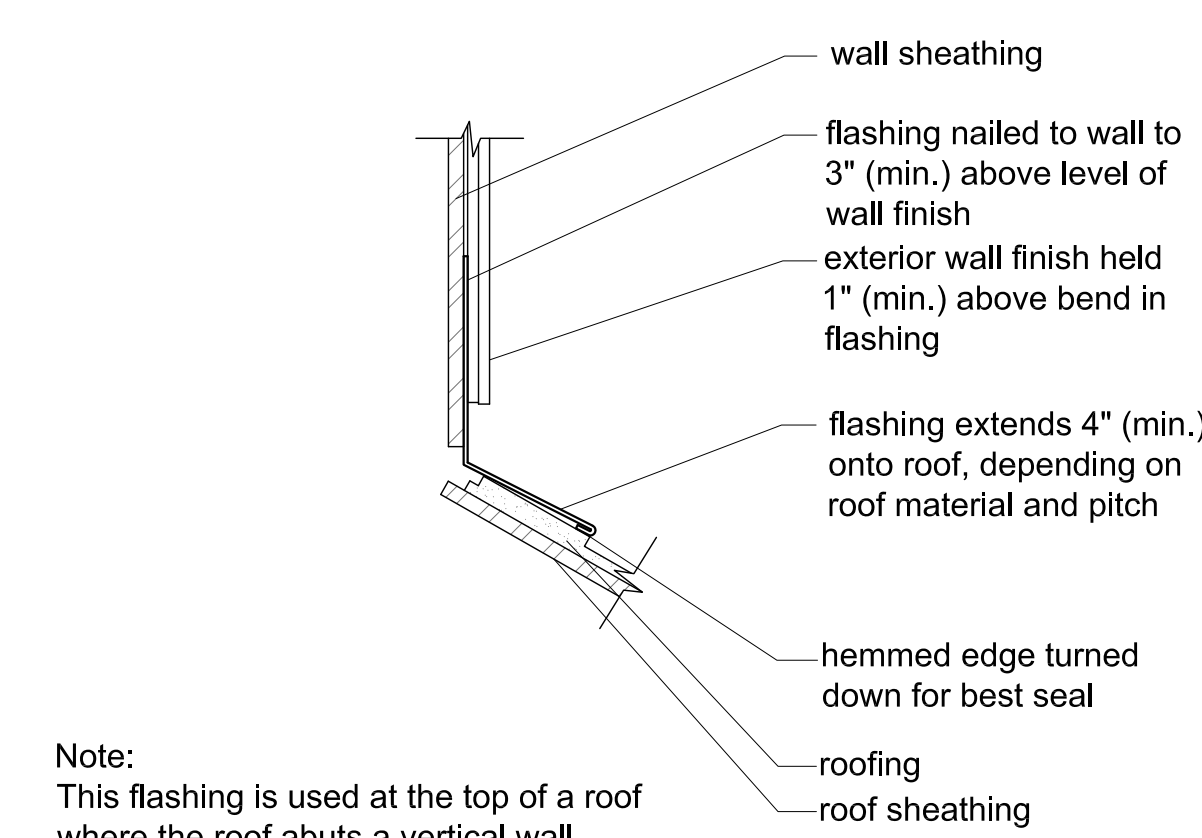
**Eave Flashing** No Scale  
Standard



**Eave Flashing** No Scale  
Cold Climate

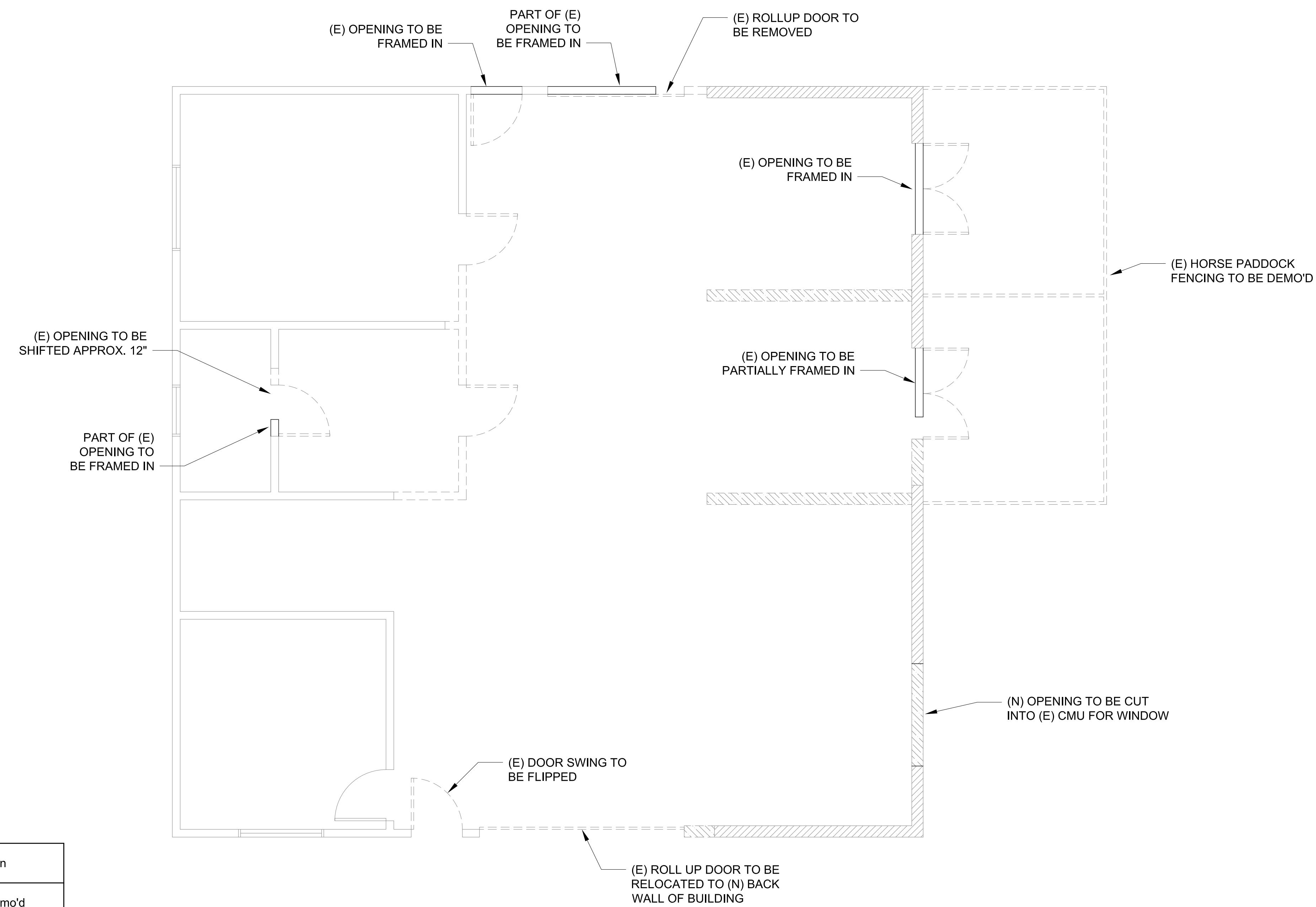


**Rake Flashing** No Scale



**Level Wall Flashing** No Scale

Revisions	By	Date



**Wall Legend**

	Existing 2x6 wall to remain
	Existing 2x6 wall to be demo'd
	Existing 8" CMU wall to remain
	Existing 8" CMU wall to be demo'd

**Demo Plan** - 1/4" = 1'-0"

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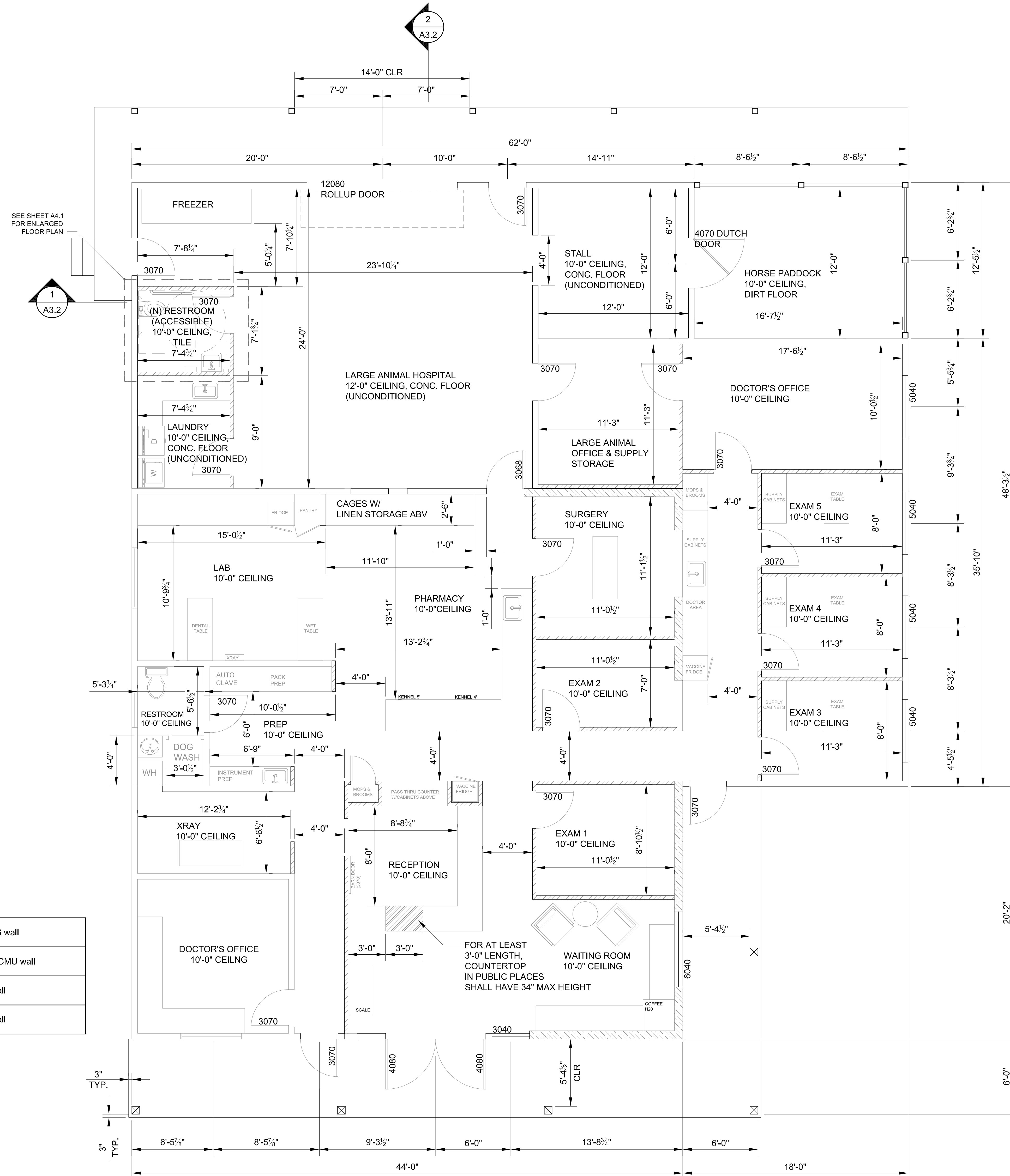
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Date 08/20

Demo Plan

Sheet

**A2.0**



**Wall Legend**

	Existing 2x6 wall
	Existing 8" CMU wall
	New 2x4 wall
	New 2x6 wall

- ARCHITECTURAL FLOOR PLAN NOTES:**
- Contractor to field verify all dimensions prior to construction. See sheets A1.1 and A1.2 for general notes and typical details.
  - Provide positive drainage away from building. Grade shall fall a minimum of 6 inches within the first 10 feet per CRC R401.3.
  - Under-floor ventilation req'd per CRC R408.2. Min. net area of ventilation openings shall not be less than 1 sq.ft. for each 150 sq.ft. crawl space area. One ventilation opening to be within 3 ft of each corner of building.
  - 18"x24" min. under-floor access opening req'd for ea enclosed under-floor area per CRC R408.4. 16"x24" min. access opening allowed when opening is placed thru perimeter wall or any portion of access is below grade.
  - All exterior walls to be of 2x6 construction U.O.N. on floor plan. See structural drawings for details. Height of guardrail @ deck to be 42" measured vertically above decking surface. Open guards shall have baluster or ornamental patterns such that a 4" sphere cannot pass through.
  - 22"x30" min. access opening to be provided to any attic area over 30 sq.ft. having a clear height of over 30" per CRC R807.1.

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Floor Plan

Sheet

**A2.1**

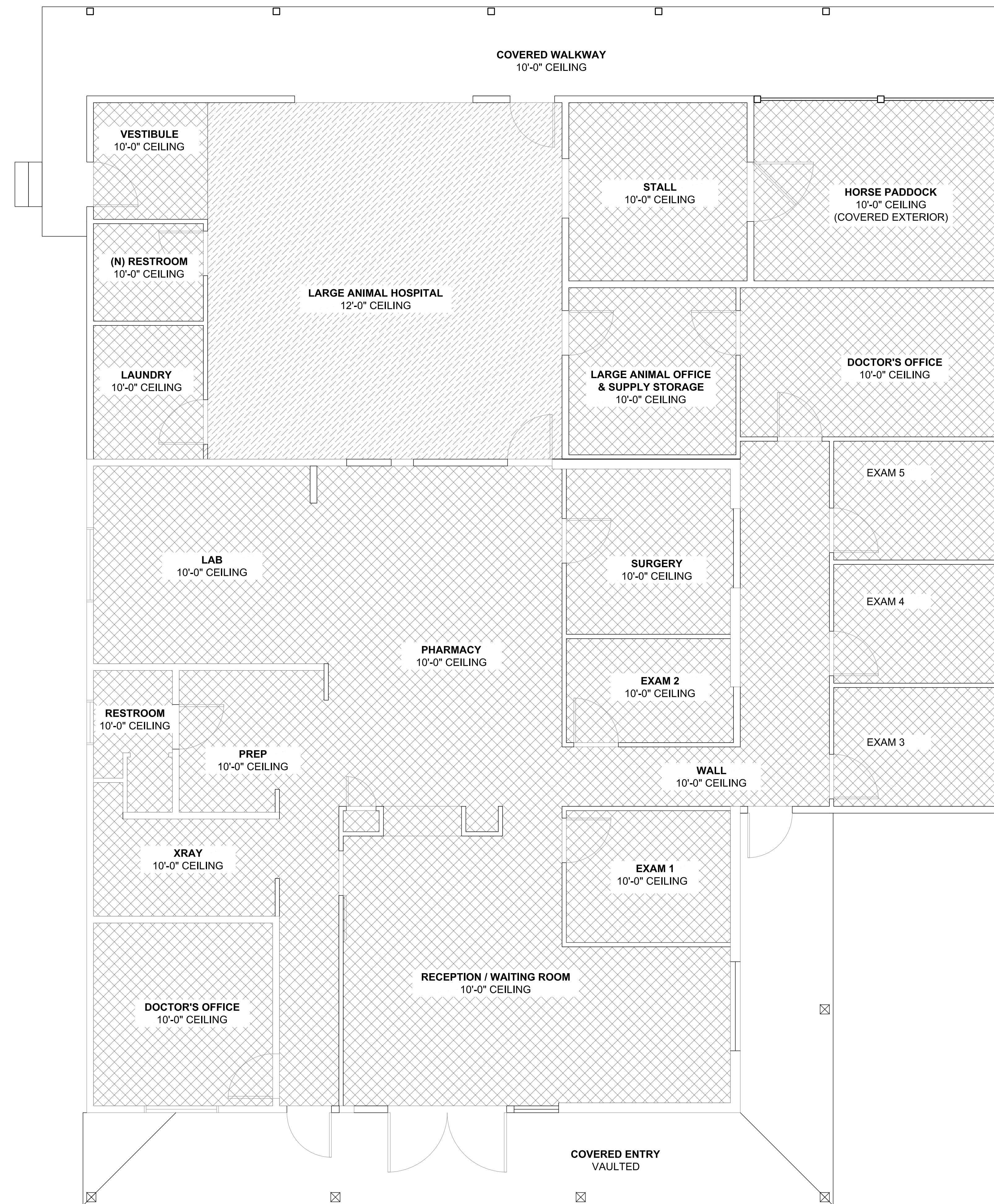
Revisions	Date	By

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Reflected Ceiling Plan

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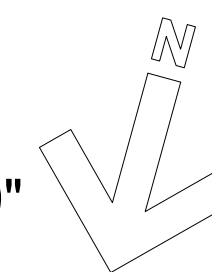
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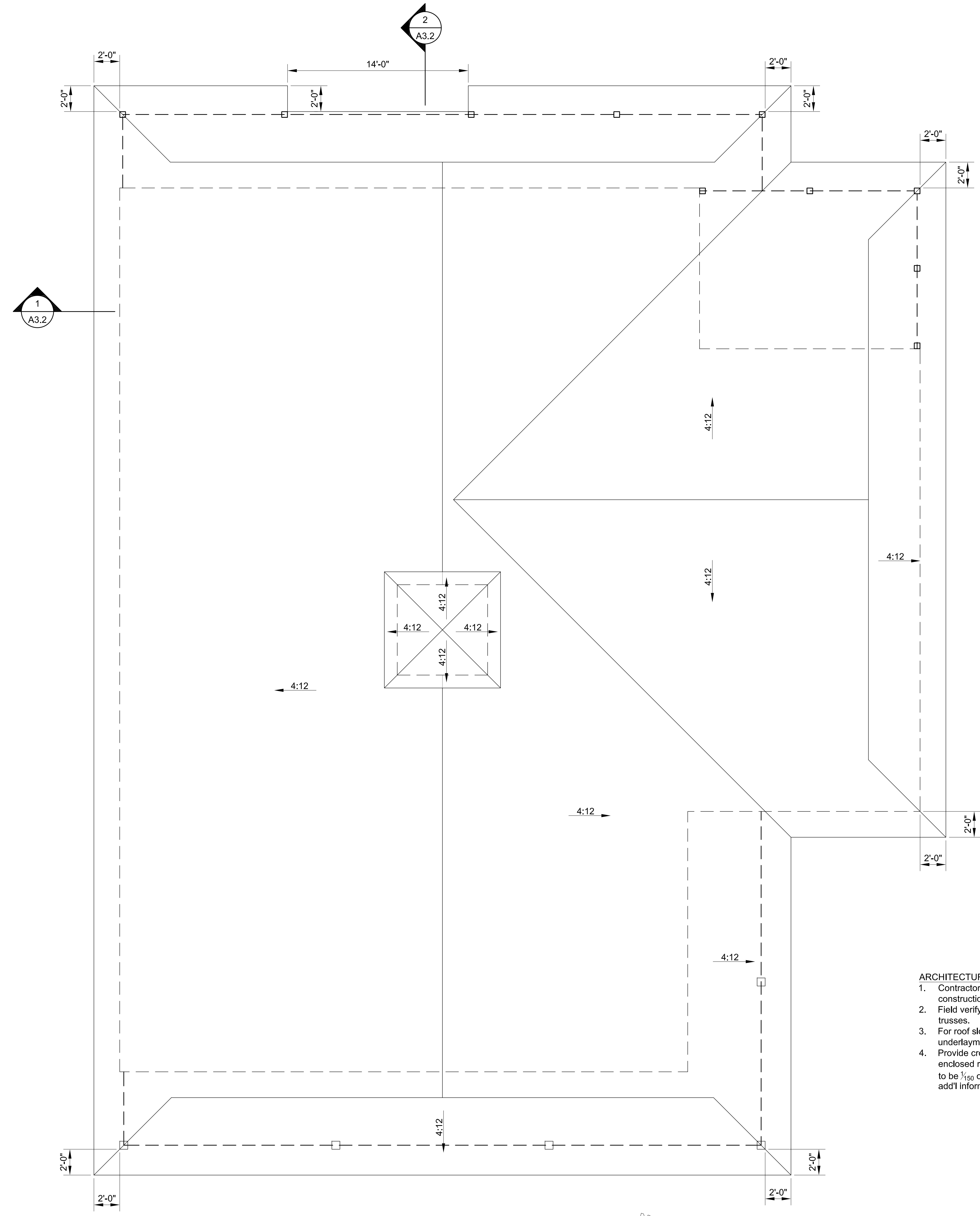


**Ceiling Legend**

	New 10'-0" 5/8" gyp. board ceiling
	New 12'-0" 5/8" gyp. board ceiling

Reflected Ceiling Plan - 1/4" = 1'-0"





- ARCHITECTURAL ROOF PLAN NOTES:**
1. Contractor to field verify all dimensions prior to construction.
  2. Field verify (E) roof slope prior to fabrication of (N) trusses.
  3. For roof slopes from 2:12 up to 4:12 two layers of underlayment shall be applied per CRC R905.2.2.
  4. Provide cross ventilation for ea enclosed attic and enclosed rafter space. Min. net free ventilating area to be  $\frac{1}{150}$  of area of vented space. See CRC R806 for add'l information.

**Roof Plan** - 1/4" = 1'-0"

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1		

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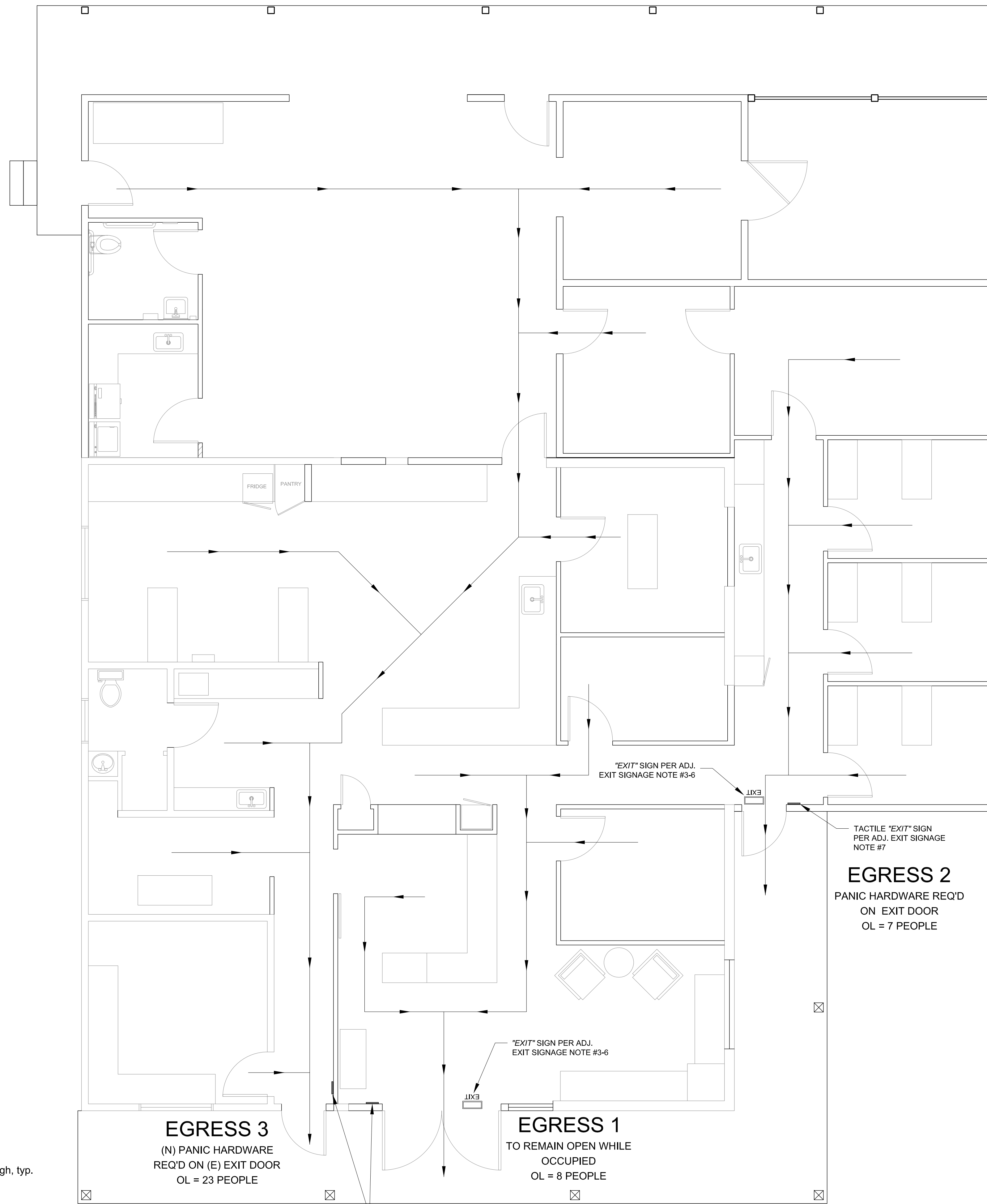
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Roof Plan

Sheet  
**A2.3**



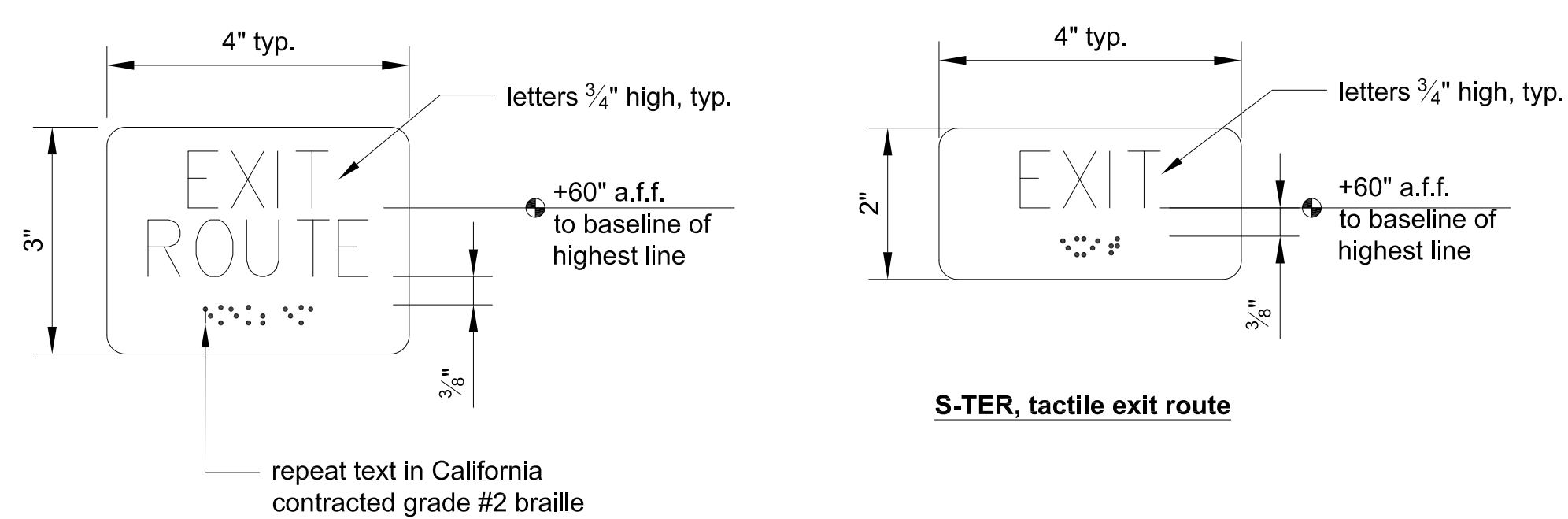


Egress Width				
EGRESS	OCCUPANT LOAD	WIDTH FACTOR	REQ'D WIDTH	AVAIL. WIDTH
1	8	0.2	1.6"	76"
2	7	0.2	1.4"	36"
3	23	0.2	4.6"	36"

Occupant Load - CBC 1004				
Occupancy	Function of Space	Area	OL Factor	Total OL
B	Business	3,669 sq.ft. gross	100 gross	37

**EXIT Signage:**

- Provide Exit signs at 2 door locations marked as Egress 1 and 2.
- Exit signs to be either internally illuminated or externally illuminated in accordance with CBC section 1011.4 and 1011.5.
- Internally illuminated exit signs shall be electrically powered, self-luminous or photoluminescent. All internally illuminated exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27 of the CBC. Exit signs shall be illuminated at all times.
- Externally illuminated exit signs shall have plainly legible letters not less than 6" high w/principal strokes of letters not less than 3/4". The word 'EXIT' shall have letters having a width of not less than 2" wide, except the letter 'I', and spacing between letters shall not be less than 3/8". Signs larger than the minimum shall have letter widths, strokes and spacing in proportion to their height.
- The word 'EXIT' shall be in high contrast to the background of the sign and be easily discernable regardless of whether the sign illumination is operable or not.
- Face illumination on the exit sign from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Exit signs shall be illuminated at all times. To ensure continued illumination of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or on-site generator.
- Tactile exit signs per 2019 CBC 11B-703 shall be provided at each grade-level exterior exit door with the word 'EXIT' (see  $\frac{A}{A2.4}$  for details):
  - The word 'EXIT' to be uppercase sans serif, raised min. 1/32" above background.
  - Character height measured vertically from the baseline of character shall be 5/8" min. and 2" max based on height of the uppercase letter 'I'.
  - Grade 2 Braille per 2019 CBC 11B-703.3 to be positioned below the word 'EXIT'.
  - Tactile characters on signs shall be located 48" min. above finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60" max above finish floor or ground surface, measured from the baseline of the highest line of raised characters.
  - Tactile exit sign to be installed on the wall adjacent to the latch side of door. Provide 18" min. x 18" min. clear floor space centered on the tactile characters beyond the arc of door swing.
- Each exit access door from an interior room or area that requires a visual exit sign shall be identified by a tactile exit sign with the words 'EXIT ROUTE' (see  $\frac{A}{A2.4}$  for details).
- Panic hardware req'd on exit door at Egress 2. Field verify existing exit door at Egress 1 satisfy the following conditions:
  - Locking device is readily distinguishable as locked.
  - A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
  - Use of the key-operated locking device is revocable by the building official for due cause.



**Exiting Plan - 1/4" = 1'-0"**

**Tactile Exit Signs**  $\frac{A}{A2.4}$  - 6" = 1'-0"

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Date 08/20

Exiting Plan

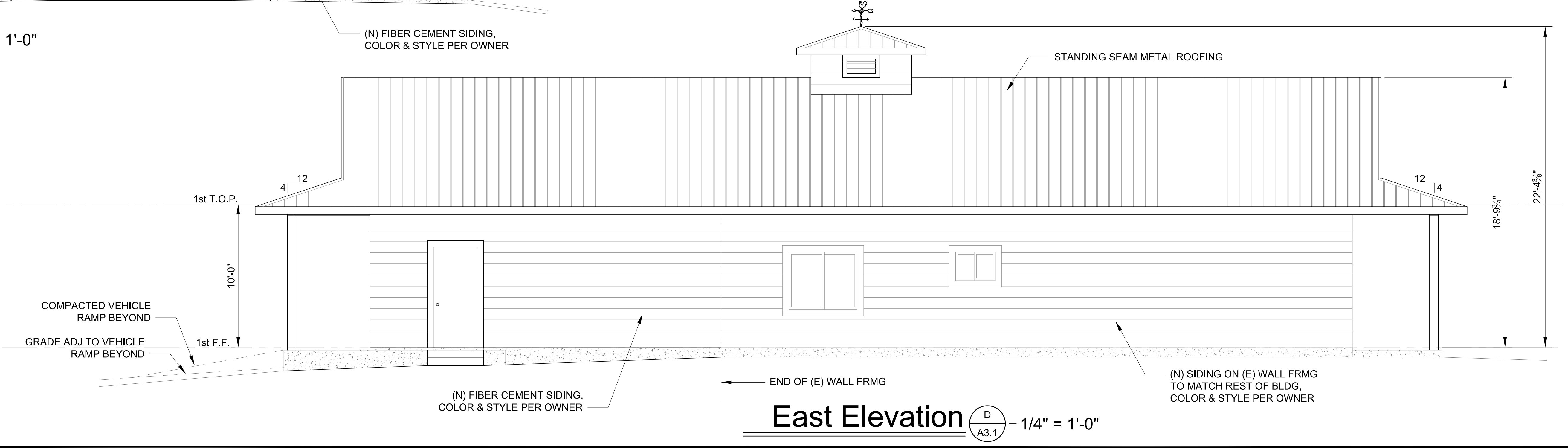
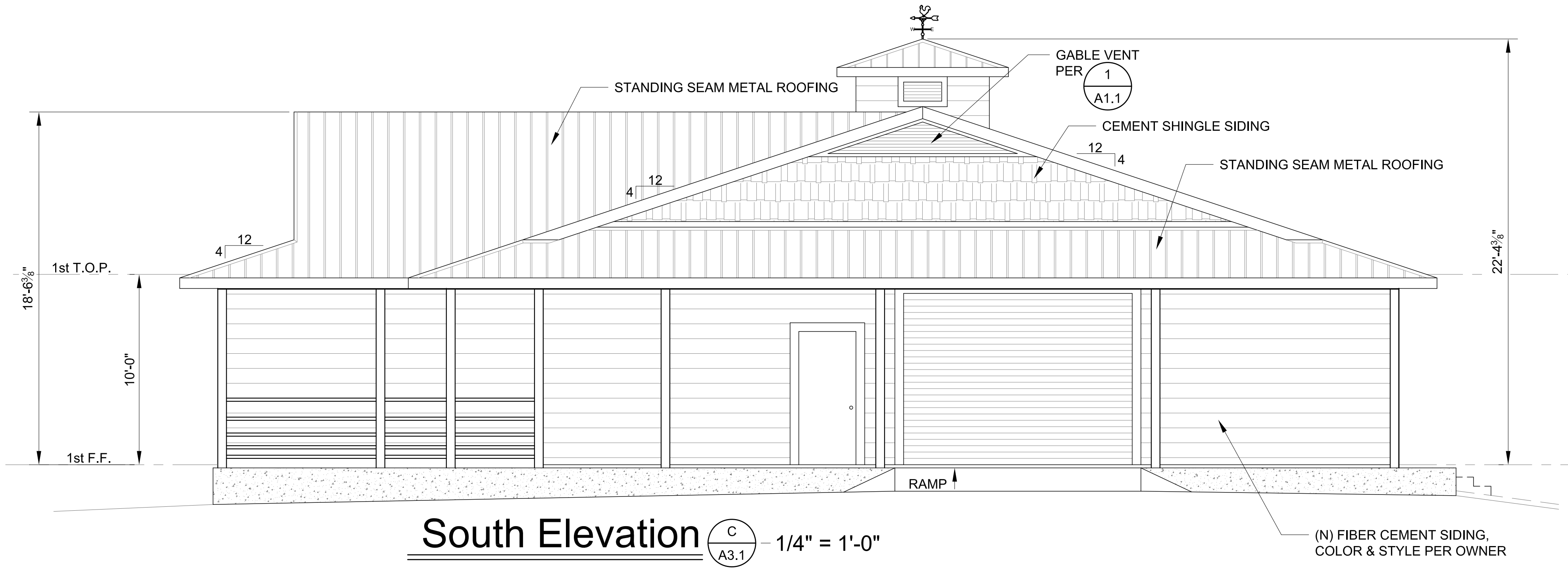
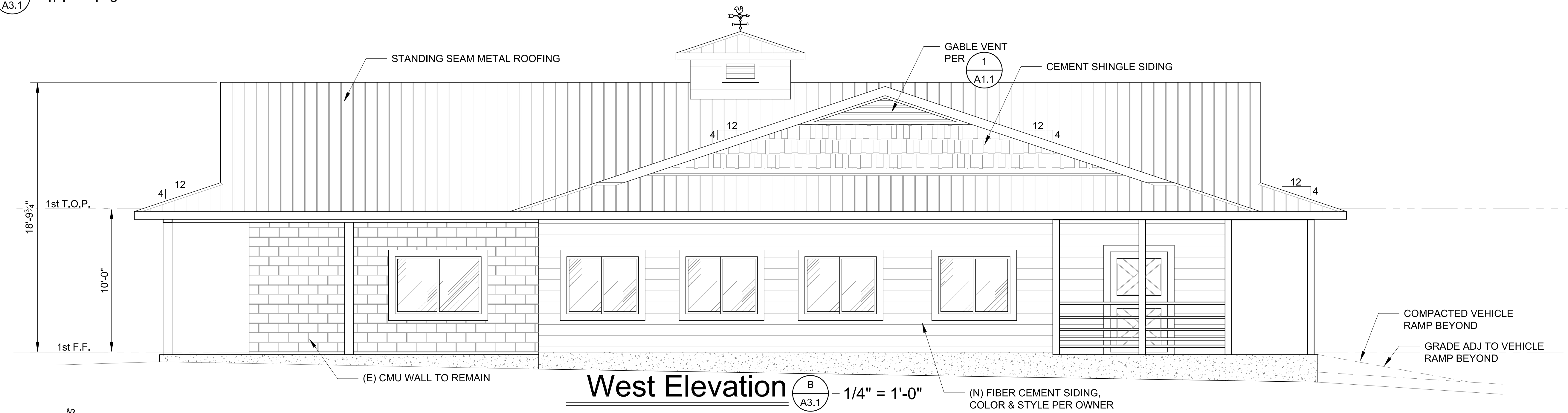
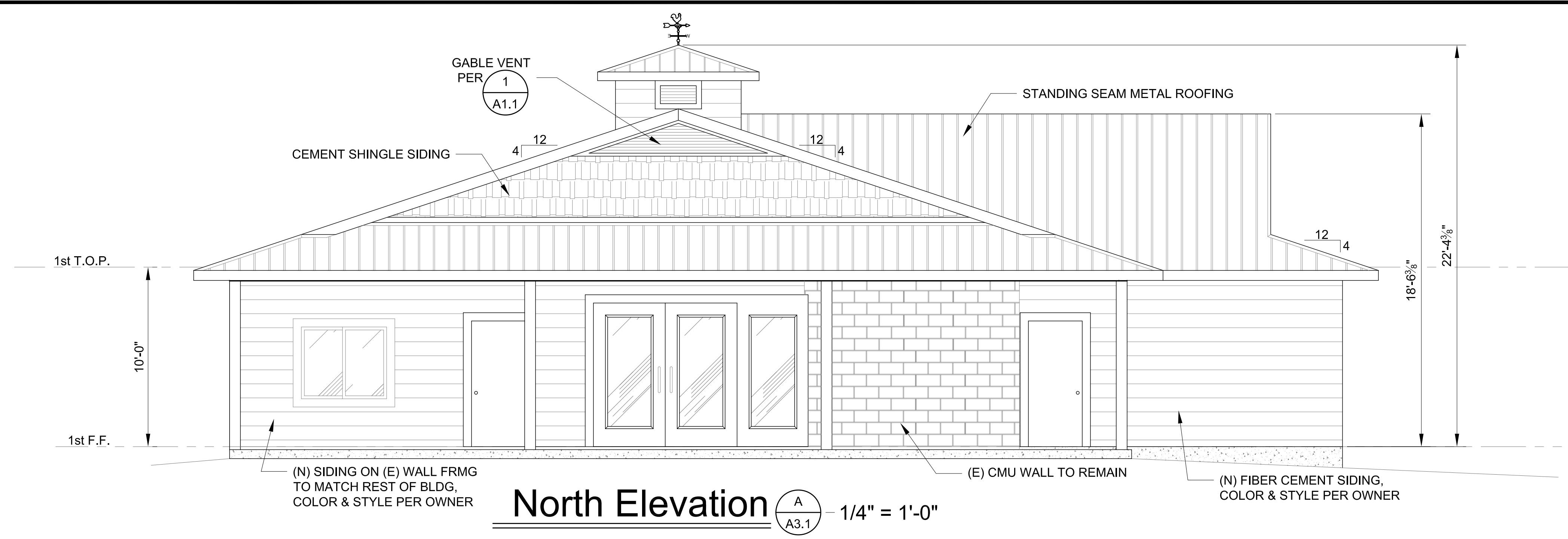
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**A2.4**

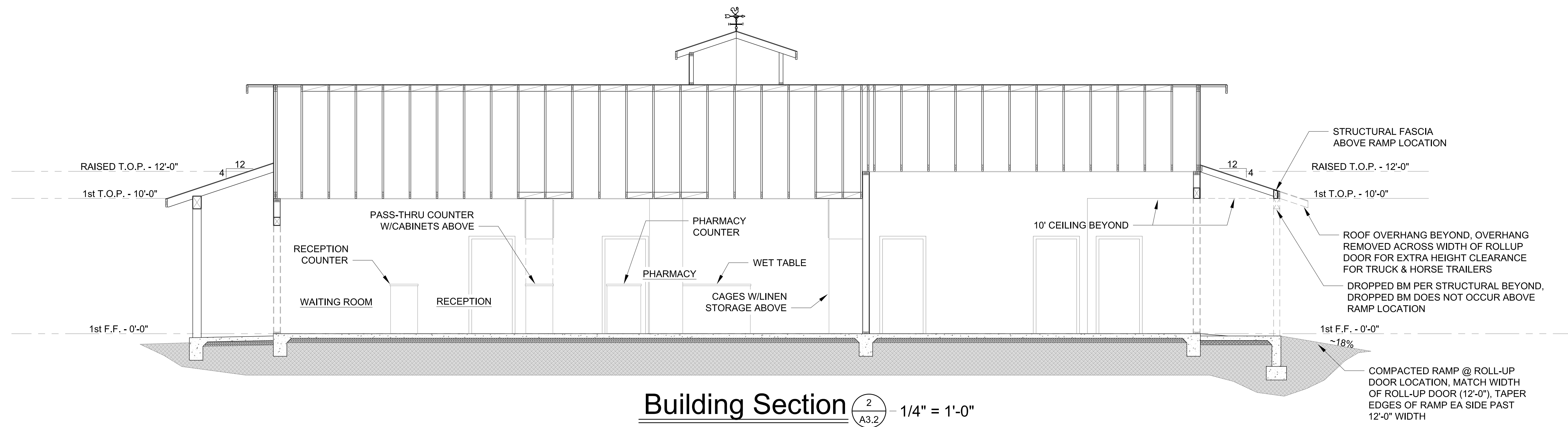
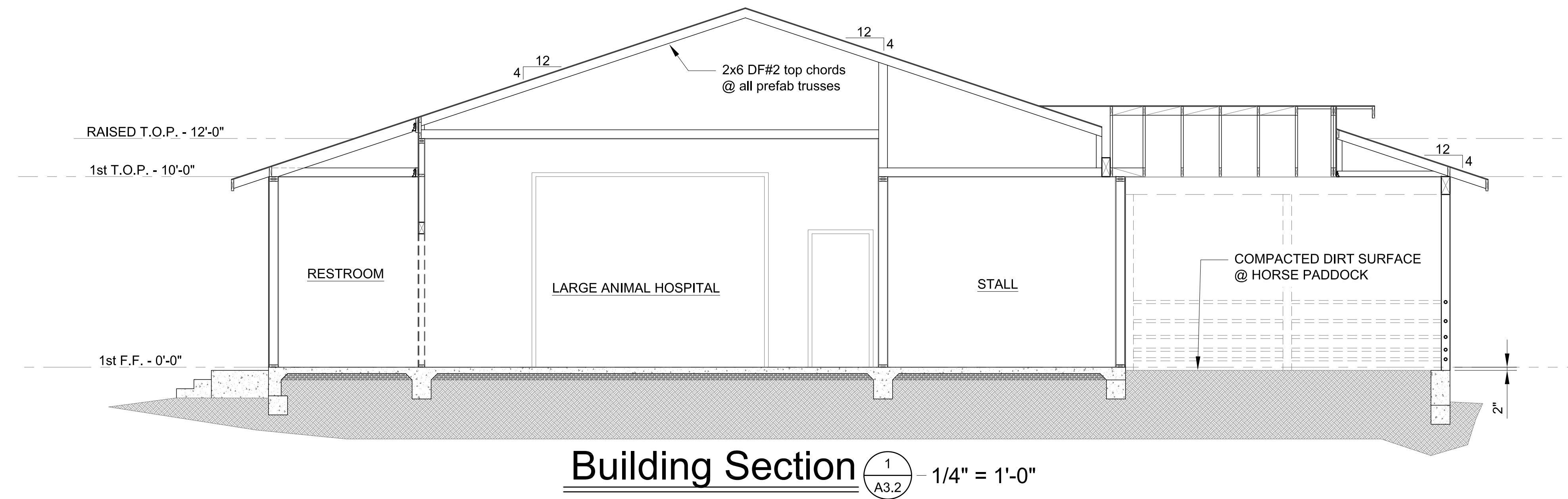
Note: Signs shall be of engraved laminated acrylic.

S-TER, tactile exit route

repeat text in California contracted grade #2 braille



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Revisions	By	Date	
Designed	MB	Drawn	MB
Date	08/20	Elevations	
Sheet			
<b>A3.1</b>			



Owner  
 Chris & Paul Vos

Revisions	By	Date	Description

Designed MB

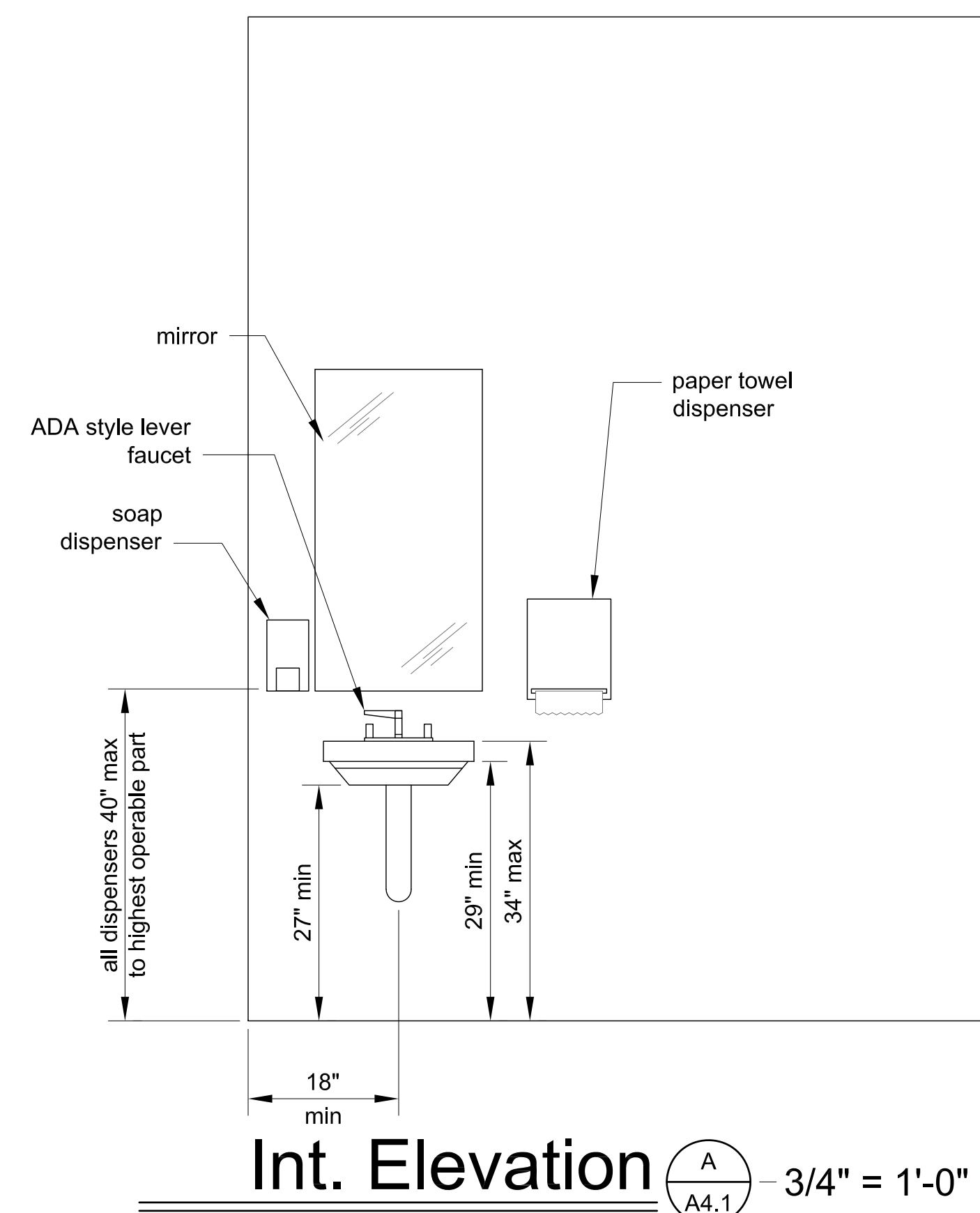
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Date 08/20

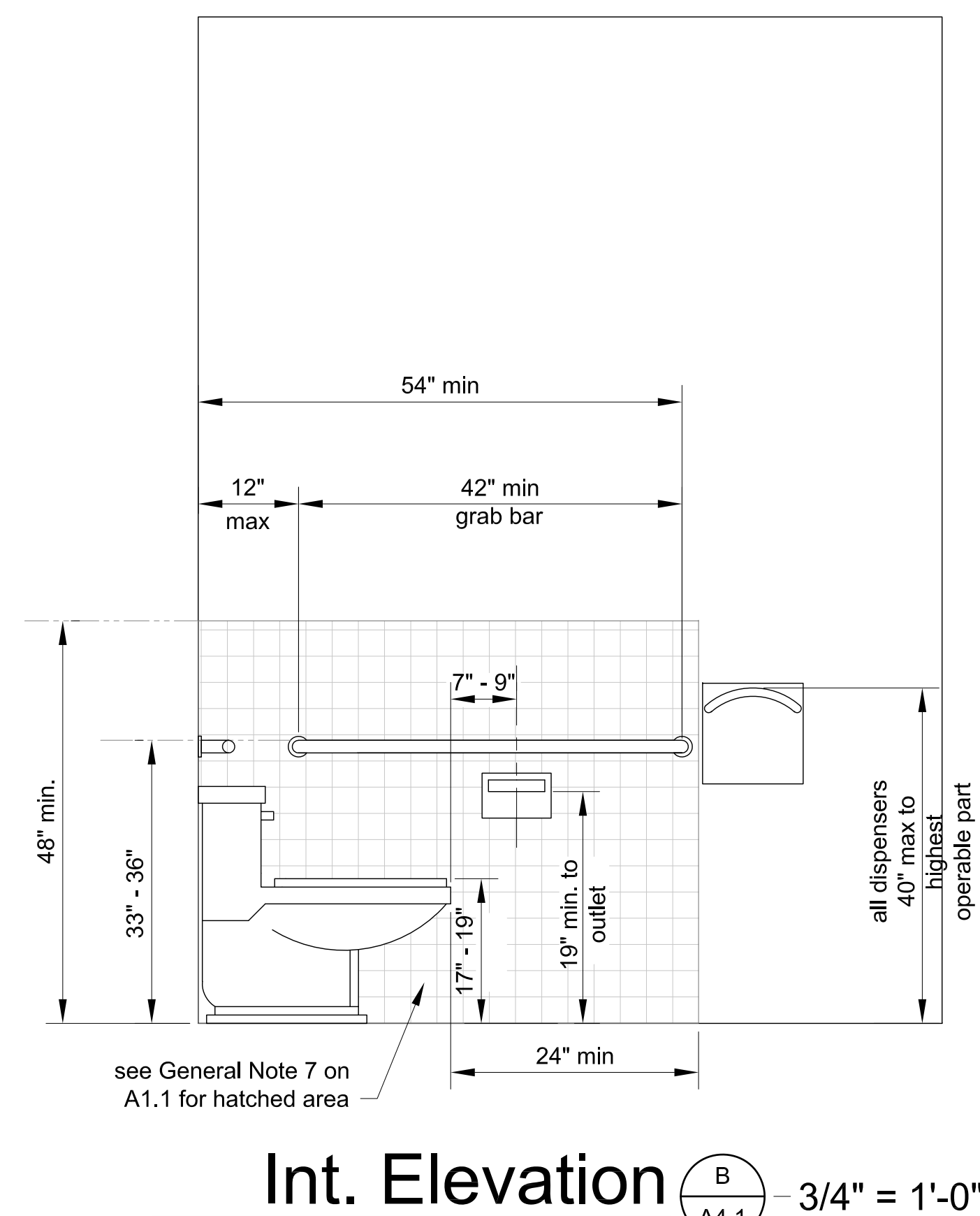
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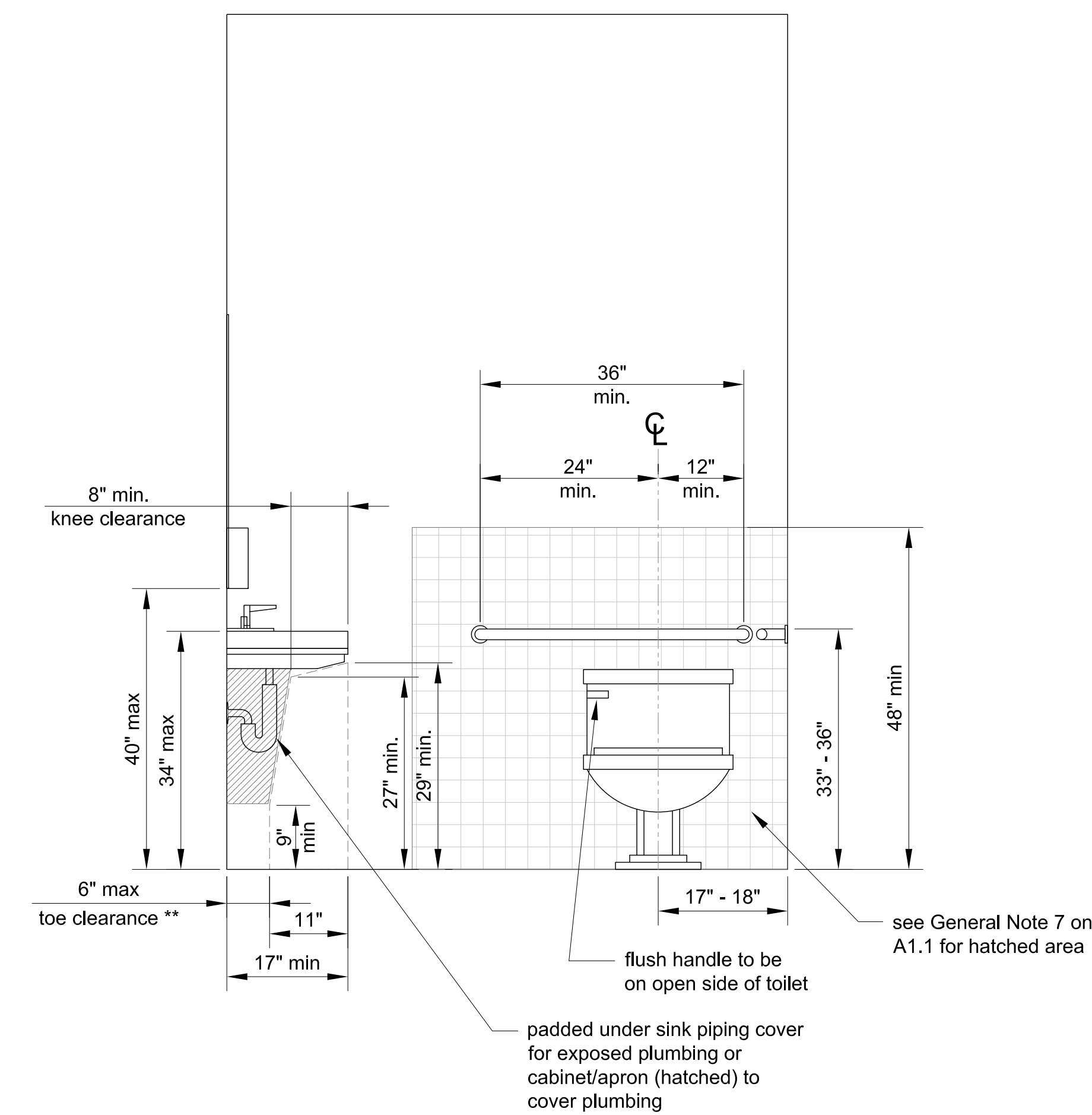
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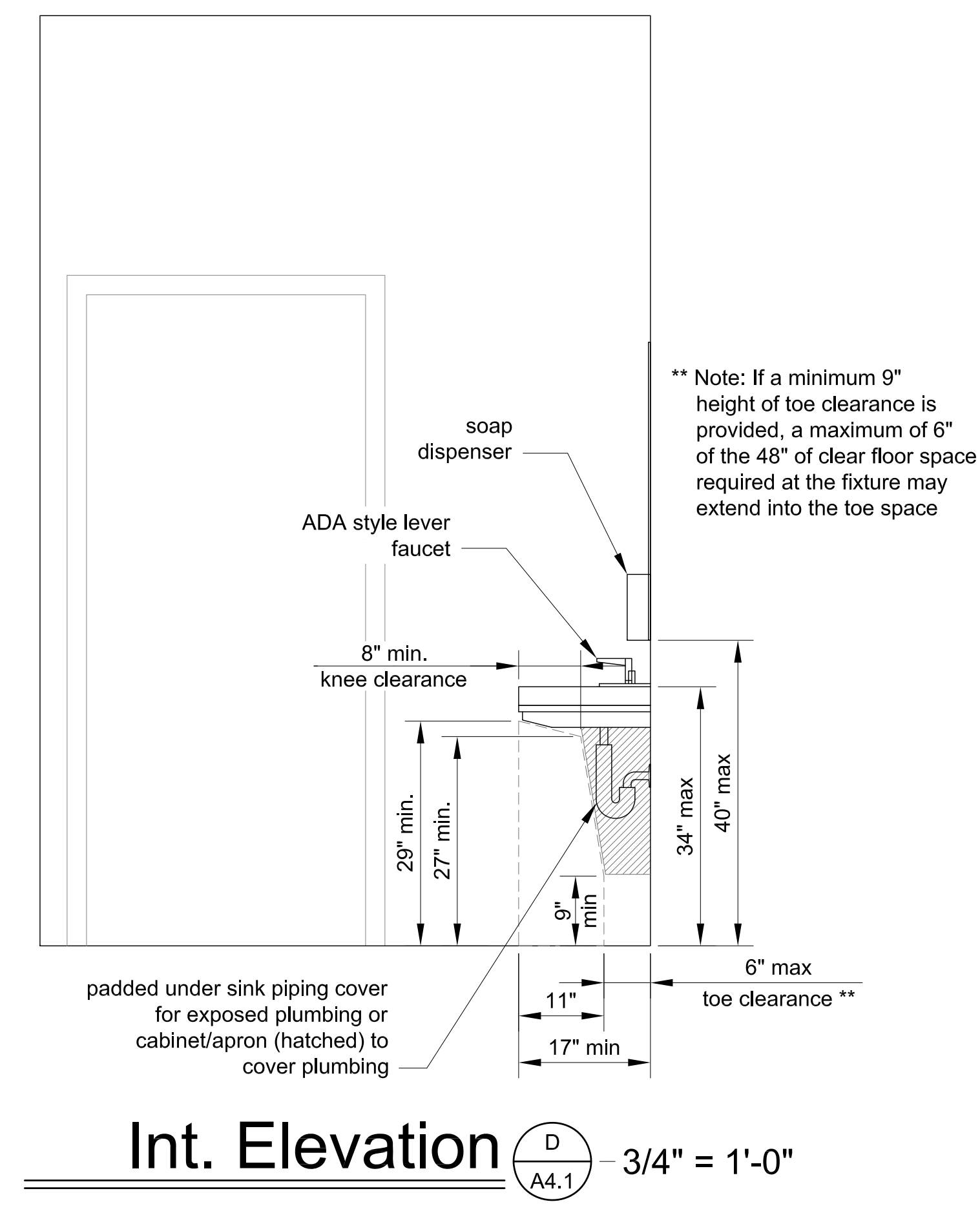
Int. Elevation  $\frac{A}{A4.1} - 3/4" = 1'-0"$



Int. Elevation  $\frac{B}{A4.1} - 3/4" = 1'-0"$

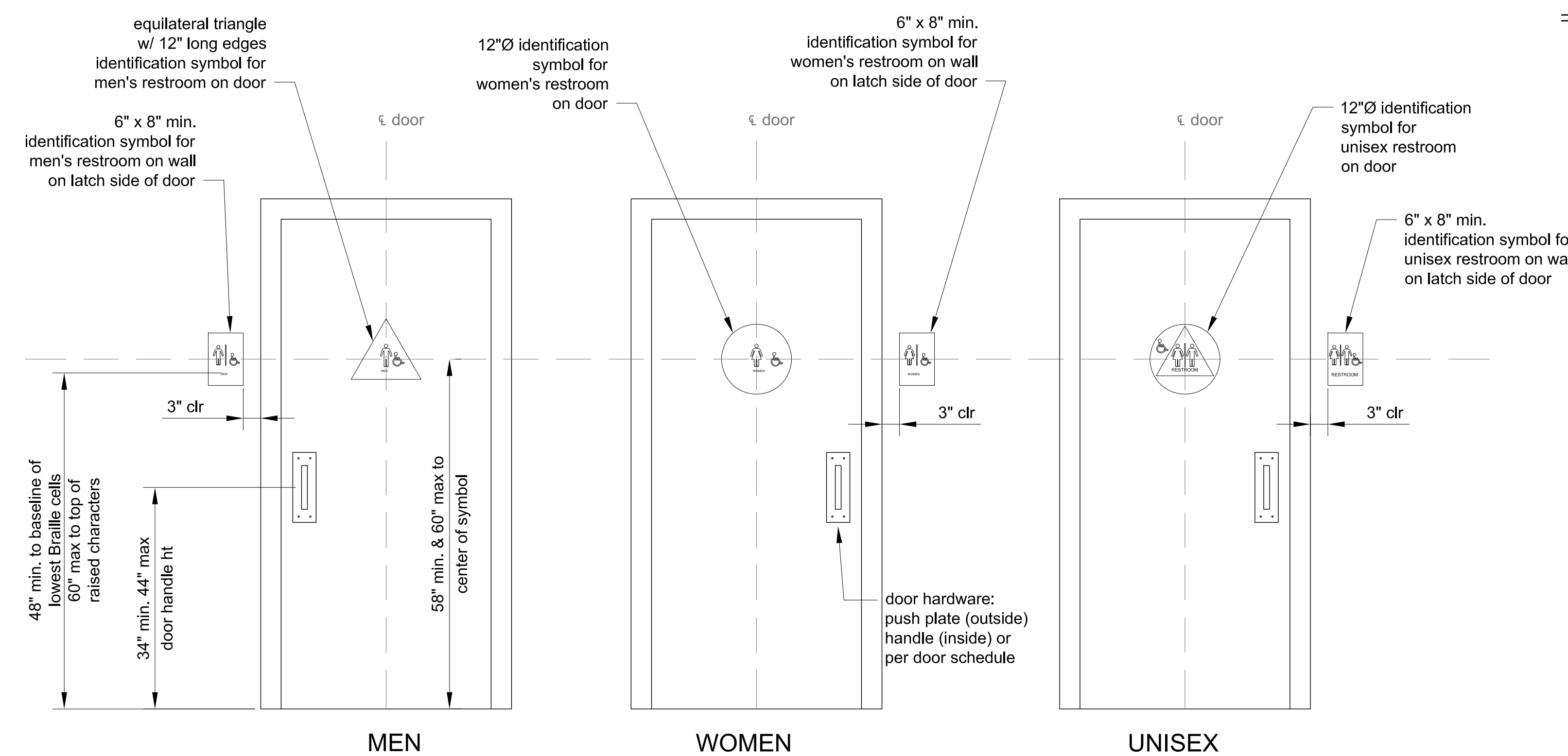


Int. Elevation  $\frac{C}{A4.1} - 3/4" = 1'-0"$

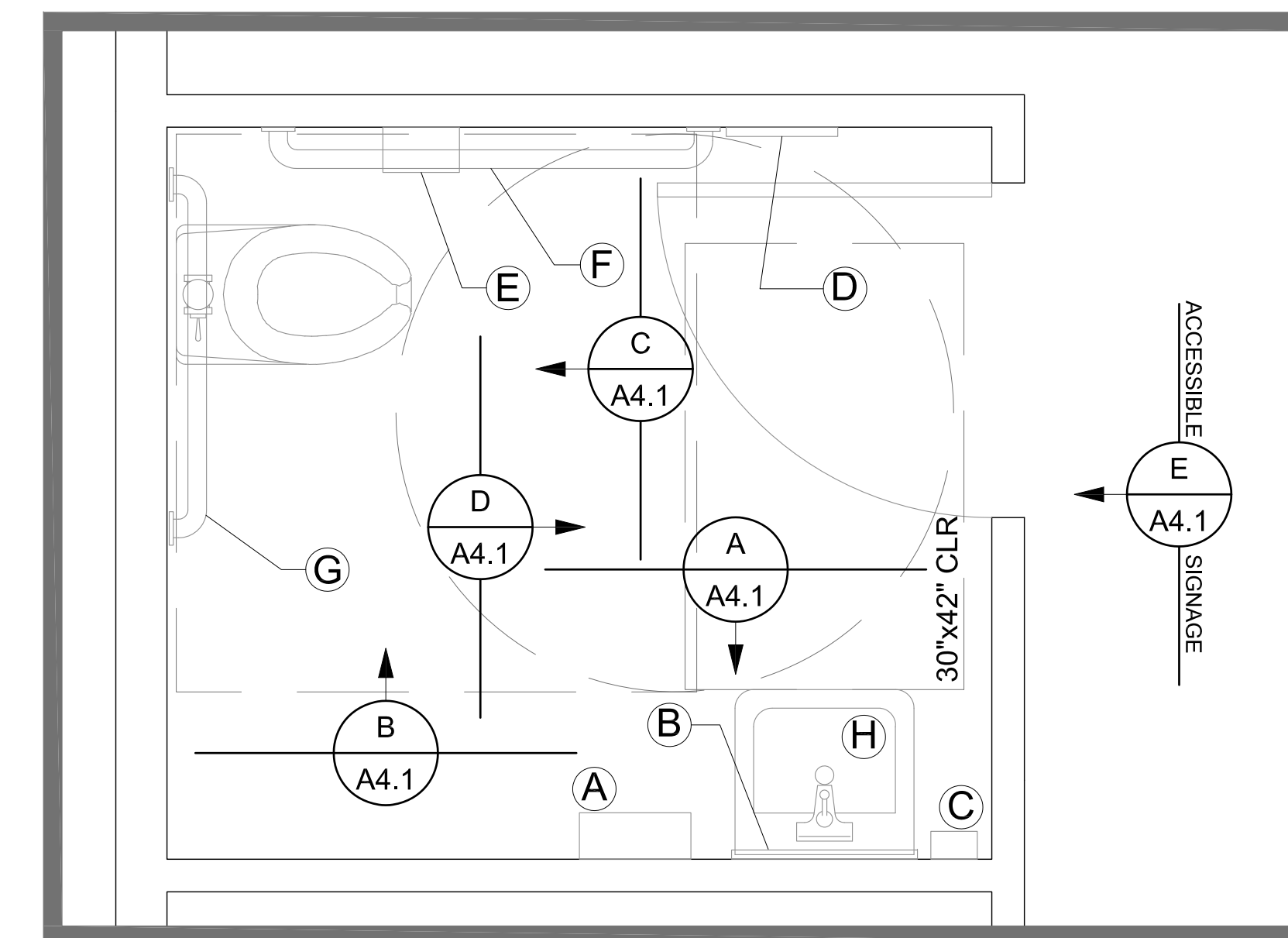


Int. Elevation  $\frac{D}{A4.1} - 3/4" = 1'-0"$

\*\* Note: If a minimum 9" height of toe clearance is provided, a maximum of 6" of the 48" of clear floor space required at the fixture may extend into the toe space



NOTE: All signage to conform with 2016 CBC 11B-703 including but not limited to proportion, color contrast, and grade 2 braille req's.  
Signage Elevation  $\frac{E}{A4.1} - 3/4" = 1'-0"$



Partial Floor Plan  $- 3/4" = 1'-0"$   
Accessible Restroom

MARK	FIXTURE
A	PAPER TOWEL DISPENSER
B	MIRROR
C	SOAP DISPENSER
D	TOILET SEAT COVER DISPENSER
E	TOILET PAPER DISPENSER
F	42" GRAB BAR
G	36" GRAB BAR
H	WALL MOUNTED SINK

NOTE:  
1. PROVIDE BLOCKING FOR PROPER ANCHORAGE OF GRAB BARS.  
2. USE WATER CONSERVING PLUMBING FIXTURES IN COMPLIANCE WITH 2016 CALIFORNIA GREEN BUILDING CODE 5.203.3. SEE SHEET A1.2 FOR REQUIREMENTS.

Owner  
Chris & Paul Vos

Revisions	By	Date	Description

Designed	MB
Drawn	MB
Date	08/20
ADA Restrooms	

Sheet  
**A4.1**

## Material & Texture

- M1 Standing Seam Metal Roof**  
 Galvalume Silver color standing seam metal roofing, manufacturer per project owner



- M2 Plank Wall Siding**  
 Hardieplank Lap Siding, Select Cedarmill, Arctic White by James Hardie, primary wall siding material



- M2 Shake Wall Siding**  
 Hardieshingle Staggered Edge Panel, Arctic White by James Hardie, gable siding above shed roof

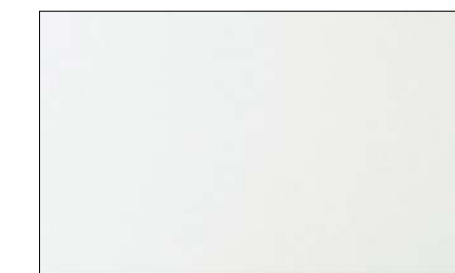


## Color Chart

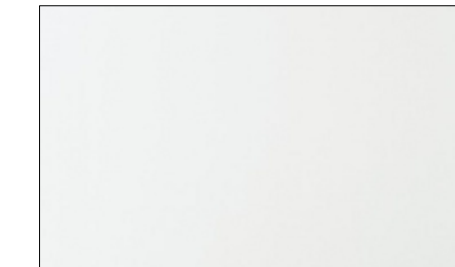
- C1 Celtic Green**  
 Benjamin Moore, 2038-10, trim, wood posts & exposed wood framing



- C2 Arctic White**  
 James Hardie Statement Collection™, Hardieplank & Hardieshingle wall siding



- C3 Arctic White**  
 color match exterior paint to James Hardie siding, for existing exposed masonry wall faces



- C4 Green Powder Coat**  
 Textured Powder Coating on Metal, color match to green wood trim paint color



Owner  
 Chris & Paul Vos

Revisions	By	Date	Description

Designed MB

Drawn MB

Date 08/20

Colors & Materials

Sheet

**A5.1**



**DIAMOND SPRINGS AND EL DORADO  
COMMUNITY  
ADVISORY COMMITTEE**

County of El Dorado, Planning Division  
2850 Fairlane Ct  
Placerville, CA 95667

March 22, 2021

Attn: Ms. Gina Hamilton

Re: **CUP20-0013 – Slate Creek Animal Hospital**

Dear Ms. Hamilton;

At our meeting of March 18, 2021, Our Committee considered the proposed changes to the existing Slate Creek Animal Hospital as outlined in the subject Conditional Use Permit. It was the consensus of the Committee that the proposed project represents an overall improvement to the form and function of the facility and that we support the project.

Two suggestions were provided by Committee members that we hope will be considered in the final evaluation of the project:

- That the project maintains adequate turn-around room to accommodate trucks and horse trailers.
- That there is adequate signage and delineation of the driveway encroachment to make it easy to identify where to enter the facility.

Thank you for the opportunity to review and comment upon this proposed project. If you have any questions or require additional input from our Committee please do not hesitate to contact me.

Sincerely,

Randy Pesses, Chairman

cc: Ms. Wendy Thomas, District III Supervisor

Exhibit G  
CUP20-0013

Slate Creek Animal Hospital  
Dr. Christina Vos  
5630 Mother Lode Drive  
Placerville, CA 95667  
530 622-9195 Office  
530 417-5885 Cell  
Business Hours: Mon-Sat 9:00-5:00

February 14, 2021  
2021 FEB 17 PM 12:43  
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## PROJECT NARRATIVE

To Whom it May Concern,

I hope this narrative helps with clarification for our proposed project and request for a conditional use permit. Simply stated, we are adding a small amount of square footage to one of our two hospital buildings so we can more efficiently accommodate our clients and patients, as well as provide a more accessible hospital space for our elderly and disabled clients. We are not adding new services, we are not changing signage, we are not proposing to change anything we do. We will move all patient care to our remodeled lower hospital, and use the existing upper hospital as office space for our doctors as well as a break room/lounge for our staff.

We currently operate within a total of ~ 2834 square feet. We care for small animals (dogs and cats) in two locations on the property...the current upper/small animal hospital which is ~900 square feet, and the Lower/ Large Animal Hospital (currently shared for large and small animals) which is ~1936 square feet. To streamline our workflow/efficiency and better accommodate elderly and disabled clients, we are proposing to see patients (dogs, cats and livestock) exclusively in the lower building.

With the proposed addition to the lower hospital, our new patient care facility will be ~3540 square feet....an increase of working hospital space of only ~709 square feet. (We will no longer see patients in the upper facility once this remodel is completed). Please see below for more detailed clarification.

### EXISTING STRUCTURE OPERATION/USE

#### **Upper/Small Animal Hospital**

(RED arrow on attached ALTA survey)

- \*Small animal outpatient visits
- \*Small animal surgery
- \*Small animal hospitalizations
- \*Reception for large and small animals
- \*Reception for kennel boarding

### PROPOSED OPERATION/USE

#### **Doctor Offices & Break Room**

- \*Doctor office space
- \*Employee break room

Proposed new Interior use of this building: Provide Doctor Office space as well as a breakroom for employees to escape the hospital environment for personal time, lunches, etc.

The exterior of this structure will remain as is. No changes to exterior use. No physical changes to utilities etc. for this building.

**EXISTING STRUCTURE OPERATION/USE**

**Large Animal Hospital/Barn**

(BLUE arrow on ALTA survey)

- \*Large animal outpatient visit
- \*Large animal dentistry & surgery
- \*Small animal outpatient visits-overflow
- \*Small animal hospitalizations-overflow
- \*Small animal dentistry & surgery-overflow

**PROPOSED OPERATION/USE**

**Small & Large Animal Hospital/Barn**

- \*Reception large & small animal
- \*Large animal outpatient visits
- \*Large animal dentistry & surgery
- \*All small animal outpatient visits
- \*All small animal hospitalizations
- \*All small animal dentistry & surgery

The Large Animal Hospital/Barn is currently overflow for small animal services as well as our large animal examination/treatment facility. Our plan is to add a few small animal (dog & cat) exam rooms as well as a doctor office on the West side of this building, and remodel the current interior for more streamlined use as a small animal hospital. We will add a new large animal facility to the South portion of this existing structure to afford easy access to the round pen and lameness examination areas. We plan to move all Small Animal services down to this remodeled hospital. We are excited to provide easier access (no stairs!) to our small animal clients as well as streamline services into one building. We will not be adding new services...just a little more space (~709 SQ FT) to continue what we currently offer. Our hours of operation will remain the same as will our signage. NO additional signage is planned or proposed.

**EXISTING STRUCTURE OPERATION/USE**

**Dog Kennel**

(PURPLE arrow on ALTA survey)

- \*Board dogs

**PROPOSED OPERATION/USE**

**Dog Kennel-NO CHANGES HERE**

- \*Board dogs

No changes to use of this building. It will continue to operate as a dog boarding kennel. No changes to exterior use.

**EXISTING STRUCTURE OPERATION/USE**

**Round Pen**

(ORANGE arrow on ALTA survey)

- \*Lameness exams for horses

**PROPOSED OPERATION/USE**

**Round Pen-NO CHANGES HERE**

- \*Lameness exams for horse

Decomposed Granite footing to remain in round pen as is appropriate for lameness evaluation of horses.



**Dirt Ground Behind Existing LA Hospital/Barn- NO CHANGES HERE**

(YELLOW highlight on ALTA survey)

\*No change to use of this area, although it will be a little narrower with the proposed addition to the back (South side) of the barn. Dirt surface to remain unchanged for lameness examinations in horses that require movement in a straight line instead of a circle. No public vehicular traffic in this area.

**Parking Area on North side of Large Animal Hospital**

Parking lot in front (North side) of existing Large Animal Hospital/Barn will remain the same with the exception of a clearly marked handicap accessible parking space near the front of the remodeled building (as designated on the submitted plans/drawings).

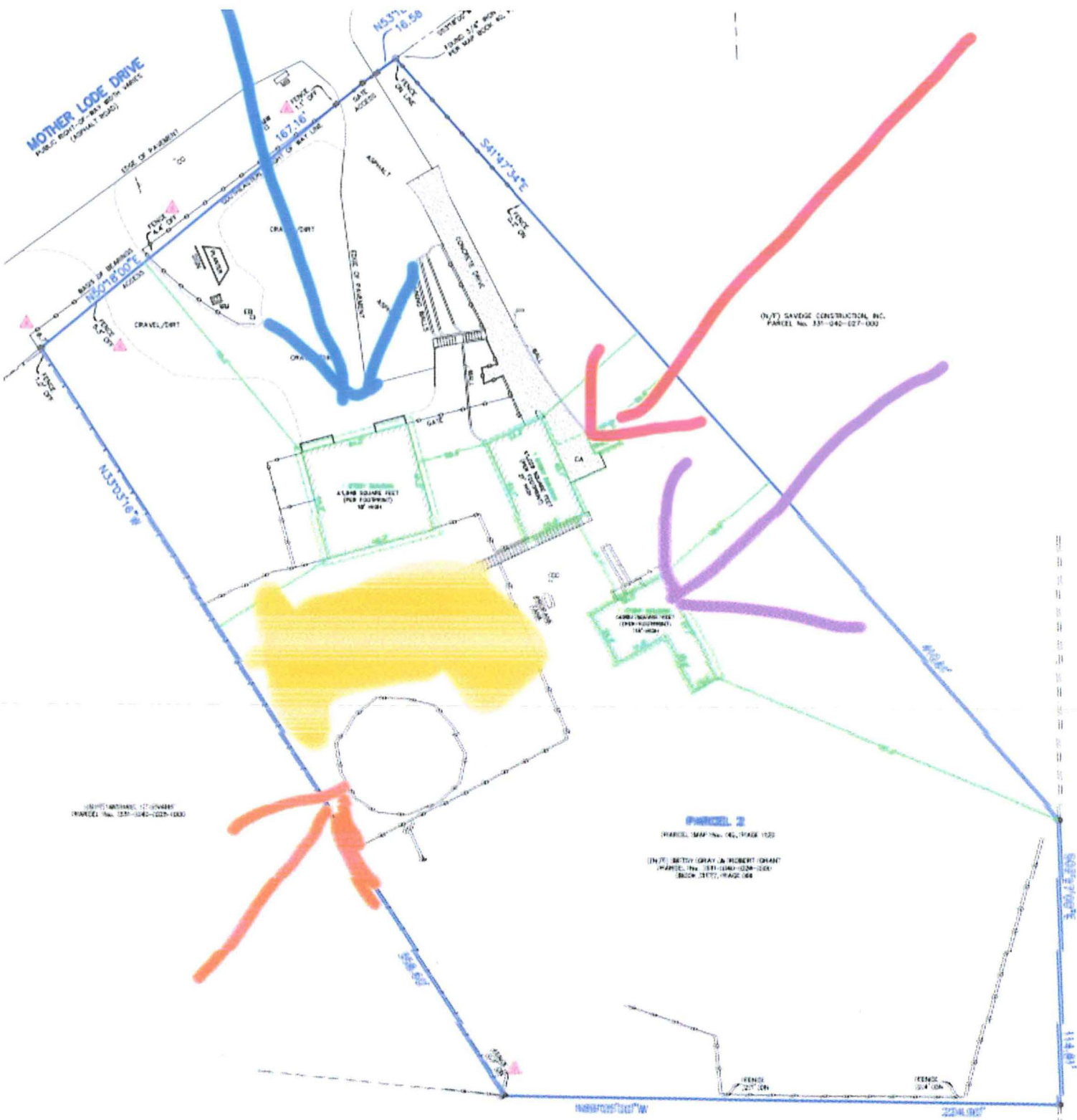
PG&E has suggested a new power pole be placed at the North West corner of the existing Large Animal Hospital/Barn with electric service entering at that location instead of the lines extending to the South over the top of the building.

Thank you,

---

Christina Vos, DVM  
Slate Creek Animal Hospital

MOTHER LODE DRIVE  
PUBLIC RIGHT-OF-WAY WITH ARMS  
(NORMAL ROAD)



LIGHTS/MANHOLE STRUCTURE  
PARCEL No. 331-042-023-000

ALONG SQUARE FEET  
(FOR EQUIPMENT)  
18' x 24'

ALONG SQUARE FEET  
(FOR EQUIPMENT)  
18' x 24'

PARCEL 2  
PARCEL MAP No. 042, PAGE 122

(N7) BETTY GRAY & ROBERT GRANT  
PARCEL No. 331-042-023-000  
BLOCK 2777, PAGE 068

(N7) SAVAGE CONSTRUCTION INC.  
PARCEL No. 331-042-027-000

OTHER INFORMATION  
AVAILABLE ON-LINE

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