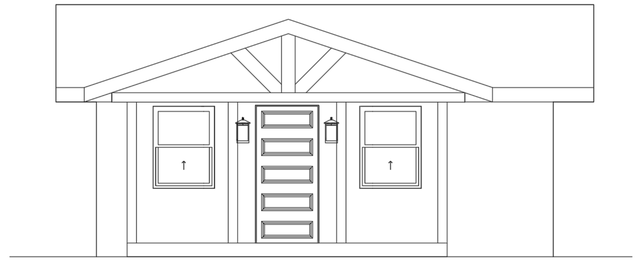
NEW CONSTRUCTION
ACCESSORY DWELLING UNIT ADDRESS



PROJECT SCOPE OF WORK

CONSTRUCTION OF A NEW DETACHED ONE-STORY STUDIO ACCESSORY DWELLING UNIT; 447SQFT; 0 BR/ 1 BA; SLAB ON GRADE FOUNDATION

PROJECT DIRECTORY

OWNER INFORMATION:

NAME:

ADDRESS:

EMAIL:

PHONE:

PREPARER:

NAME:

ADDRESS:

EMAIL:

PHONE:

ARCHITECTURAL DESIGNER:

SIDEKICK HOMES, LLC
4859 WEST SLAUSON AVE, #130
LOS ANGELES, CA 90056
DESIGN@SIDEKICK.HOMES
310-359-1842

STRUCTURAL ENGINEER:

NAME:

ADDRESS:

EMAIL:

PHONE:

T-24 REPORT:

NAME:

ADDRESS:

EMAIL:

PHONE:

SHEET INDEX

T1 TITLE SHEET
GN1 GENERAL NOTES
A1.0 SITE PLAN / ROOF PLAN
A2.0 FLOOR PLAN
A3.0 EXTERIOR ELEVATIONS
A4.0 SECTIONS
A5.0 DOOR AND WINDOW SCHEDULE
GB1 GREEN BUILDING
GB2 GREEN BUILDING
S STRUCTURAL TITLE SHEET*
SN STRUCTURAL NOTES*
S1 FOUNDATION/ROOF FRAMING PLAN*
SD1 STRUCTURAL DETAILS*
SD2 STRUCTURAL DETAILS*
T24-1 ENERGY CALCULATIONS**
T24-2 ENERGY CALCULATIONS**

*Must be created by licensed structural or civil engineer for site-specific conditions.
** Prepared by an energy engineer.

GOVERNING CODES

PROJECT SHALL COMPLY WITH THE FOLLOWING CODES (2022):

CALIFORNIABUILDING CODE (CBC)
CALIFORNIA RESIDENTIAL CODE (CRC)
CALIFORNIA MECHANICAL CODE (CMC)
CALIFORNIA PLUMBING CODE (CPC)
CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA ENERGY CODE (CEC)
CALIFORNIA GREEN BUILDING CODE (CGBC)
CALIFORNIA GOVERNMENT CODE
LOCAL MUNICIPAL CODE

PROJECT DETAILS

LEGAL DESCRIPTION

ADDRESS:

APN:

TRACT: BLOCK: LOT:

ZONE: OCC TYPE: CONST TYPE:

LOT SIZE: YEAR BUILT:

OF EXISTING DWELLING UNITS:

ANALYSIS OF EXISTING & PROPOSED ADU

MAIN DWELLING SF:

GARAGE SF:

NEW ADU SF: 447sf

TOTAL NEW FLOOR AREA:

ADU COVERED PORCH SF: 96.22 sf

ADU HEIGHT: 12' 3 1/2" ft

EXISTING PARKING SPACES:

ADU QUALIFIES FOR PARKING EXEMPTION: YES NO

EXISTING FIRE SPRINKLERS: YES NO

FIRE SPRINKLERS REQUIRED FOR ADU: YES NO

PV SYSTEM REQUIRED: YES NO

*Plan / Permit application to be submitted separatedly.

ADDITIONAL PROPERTY DETAILS

PLEASE ANSWER ALL OF THE FOLLOWING: VHFHSZ (VERY HIGH FIRE HAZARD SEVERITY ZONE): YES NO

HILLSIDE: YES NO

SPECIAL GRADING: YES NO

GEOLOGICAL HAZARD ZONES: YES NO

FAULT
SEISMICALLY INDUCED LANDSLIDE
LIQUEFACTION
COLLAPSING / EXPANSIVE SOIL SEISMIC DESIGN
CATEGORY:
SEISMIC RISK CATEGORY:
FLOOD PLAIN: YES NO

METHANE GAS HAZARDS: YES NO

WIND EXPOSURE: B C D

WIND RISK CATEGORY: I II III IV

RESTRICTED USE AREA: YES NO

HIGHWAY DEDICATIONS:

WASTEWATER: PUBLIC SEWER SEPTIC OTHER

OPEN CODE ENFORCEMENT CASE: YES NO

OTHER:

*If yes to any of these items, then standard plans mmight not be use to this property. Further review may be required by the plan checker.

VICINITY MAP

IN THE SPACE BELOW, PLEASE PROVIDE A MAP SHOWING THE WALKING DISTANCE FROM THE SUBJECT PROPERTY TO THE NEAREST TRANSIT STOP.

TRANSIT WITHIN 1/2 MILE: YES

N

BY USING THESE STANDARD CONSTRUCTION DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE STANDARD PLAN ADU PROGRAMS FOR THE CITIES OF BUENA PARK, COMPTON, GARDEN GROVE, PARAMOUNT AND SANTA FE SPRINGS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. SIDEKICK HOMES LLC SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO SIDEKICK HOMES LLC. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD SIDEKICK HOMES LLC HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED BEYOND THIS DISCLAIMER.
4. STANDARD PLANS ARE SUBJECTED TO RENEW AT EVERY CA BUILDING STANDARD CODE CYCLE.

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PROPOSED DETACHED ACCESSORY DWELLING UNIT

TITLE SHEET

DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.
T1

GENERAL NOTES

1. THE GOVERNING CODES FOR THIS PROJECT ARE:
2022 LOS ANGELES RESIDENTIAL CODE 2022 LOS ANGELES BUILDING CODE
2022 LOS ANGELES PLUMBING CODE 2022 LOS ANGELES MECHANICAL CODE
2022 LOS ANGELES ELECTRICAL CODE 2022 LOS ANGELES FIRE CODE
2022 LOS ANGELES GREEN BUILDING CODE 2022 CALIFORNIA ENERGY CODE
-ALL WORK SHALL CONFORM TO (NAME OF JURISDICTION) ZONING AND DEPARTMENT OF BUILDING AND SAFETY CODE, SO LONG AS THEY ARE COMPLIANT WITH STATE CODE REGULATING ACCESSORY DWELLING UNIT.
-ZONING AND DEPARTMENT OF BUILDING AND SAFETY.

2. OBTAIN SEPARATE APPLICATION FOR THE FOLLOWING ITEMS IF APPLICABLE:
   I. RETAINING WALLS OR BLOCK FENCE WALLS
   II. GRADING WORK
   III. SWIMMING POOLS
   IV. A SEPARATE STRUCTURE
   V. SHORING
   VI. DEMOLITION
   VII. SOLAR PV SYSTEM
   VIII. NEW WATER METER
   IX. FIRE SRINKLER

3. PLAN CHECK/PERMIT APPLICATION FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE BY LIMITATION PER SECTION 107.4 CBC.

4. CONTRACTORS AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOTE BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE THE DESIGNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

5. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT 1-800-422-4133, 48 HOURS IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION, FOR EXISTING UTILITY LOCATIONS.

6. THE TYPE, LOCATION, AND SIZE OF ADU'S ADDRESS WHICH MUST BE CLEARLY VISIBLE AND LEGIBLE FROM THE ADJACENT PUBLIC WAY OR STREET, ADDRESS LETTERS/NUMBERS SHALL BE MINIMUM 4 INCHES HIGH, WITH A MINIMUM STROKE WIDTH OF $\frac{1}{2}$ INCH, AND SHALL CONTRAST WITH THEIR BACKGROUND. CRC R319.1

BUILDING ENVELOPE

7. GLAZING HAZARDOUS LOCATIONS AS DEFINED IN CBC SECTION 2406.4 SHALL BE TEMPERED GLASS INCLUDING;
   I. SWINGING AND SLIDING DOORS
   II. SHOWER AND TUB ENCLOSURES, INCLUDING EXTERIOR WINDOW GLAZING
   III. GLAZING WITHIN 24" OF DOORS AND WITHIN 60" OF WALKING SURFACE.

8. PROVIDE WINDOWS THAT ARE PROPERLY RATED AND CERTIFIED FOR THE WIND LOAD FOR THIS CLIMATE ZONE.

9. PROVIDE MOIST-STOP FLASHING AROUND ALL WINDOWS, DOORS AND OTHER OPENINGS.

10. PROVIDE BITCHUTHANE AT OTHER NEEDED LOCATIONS SUCH AS INTERSECTING EXTERIOR CONSTRUCTION SURFACES, SMALL EXTERIOR SHELVES AND AT EXTERIOR PENETRATIONS.

11. EXTERIOR STUCCO SHALL COMPLY WITH CHAPTER 25 CBC. PROVIDE SEPARATE INSPECTIONS FOR EACH INSPECTION AT PHASES OF EXTERIOR PLASTER AS FOLLOWS: SCRATCH COAT AND BROWN COAT. PROVIDE 60-MINUTE BUILDING PAPER MINIMUM FOR EXTERIOR STUCCO. PROVIDE ONLY FURRING NAILS AT ALL ALL WIRE LATH THAT SUPPORTS STUCCO.

12. PROVIDE A MINIMUM CLASS A ROOFING MATERIAL WITH AN ICBO OR UL LISTING. ROOFING MATERIAL SHALL BE INSTALLED TO MEET HIGH WIND EXPOSURE "C" CONSTRUCTION REQUIREMENTS. ALL ROOFING MATERIALS MUST OVERHANG THE EDGE OF THE ROOF SURFACE. PLYWOOD ROOF SHEATHING IS REQUIRED UNDER ALL ROOFS

13. MINIMUM GRADE PLYWOOD AT OVERHANGS TO BE 1X T & G SHEETING.

14. PLYWOOD SHEAR WALL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.

15. PROVIDE TWO LAYERS OF GRADE "D" PAPER AT ALL EXTERIOR WALLS WITH WOOD BASE SHEATHING AND STUCCO COVERING PER SECTION 2506.4 CBC

16. RADIANT BARRIER INSTALLATION SHALL COMPLY WITH THE FOLLOWING:
   I. BE INSTALLED ON VERTICAL ATTIC SURFACES AND GABLE ENDS.
   II. PROVIDE AN INSTALLATION METHOD DETAIL.
   III. F.A.U. IN ATTIC SPACE PROVIDE LIGHT FUEL GAS, AND RECEPTACLE AND 24" WIDE MIN. CATWALK.

17. PROVIDE FOR A 4" OR 2" CLEARANCE FROM WEEP SCREED TO GRADE OR PAVED SURFACE RESPECTIVELY.

18. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OFF THE WALL.

19. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING THE CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

ELECTRICAL

20. ALL 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLET INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOM, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12

21. PROVIDE AT LEAST ONE WALL SWITCHED-CONTROLLED LIGHTING OUTLET IN THE FOLLOWING LOCATION PER CE 210.70(A).
   I. HABITABLE ROOMS
   II. BATHROOM
   III. HALLWAYS
   IV. OUTSIDE AT THE EXTERIOR SIDE OF EXTERIOR DOOR
   V. ATTIC SPACE

22. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED TO DEMONSTRATE COMPLIANCE WITH ENERGY STORAGE SYSTEM READY DWELLINGS. CEnC SECTION 150.0(S)1:
   I. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRACH CIRCUITS, OR;
   II. THE FUTURE LOCATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH AND ENSURE A CLEAR SPACE BE RESERVED TO ALLOW INSTALLATION WITHIN 3 FEET OF THE MAIN PANEL BOARD.

23. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANEL BOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

24. SYSTEM USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING TO BE HEAT PUMP SPACE HEATER READY PER CEnC SECTION 150.0(T):
   I. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY".
   II. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE".

25. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURE FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15-INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. [CRC R327.1.2]

26. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48-INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. [CRC R327.1.4]

27. RECESSED LIGHTS AT INSULATED CEILINGS SHALL BE UL LISTED FOR DIRECT CONTACT WITH INSULATION (ITC FIXTURES).

28. IN ALL HABITABLE ROOMS PROVIDE RECEPTACLE OUTLETS SUCH THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM AN OUTLET ANY WALL SPACE 2' OR WIDER SHALL HAVE AN OUTLET. CEC SECTION 210-52(A).

29. ALL RECEPTACLES SHALL BE ON ARC-FAULTED CIRCUIT INTERRUPTERS.

30. LUMINARIES MUST MEET SECTION 150(K) OF CEC T24 PART 6.

MECHANICAL

31. EXHAUST DUCT TERMINATION IS AS FOLLOWS PER CMC 502.2:
   I. 3 FEET FROM A PROPERTY LINE
   II. 10 FEET FROM A FORCED AIR INLET, AND
   III. 3 FEET FROM OPENINGS INTO THE BUILDING

32. EXHAUST DUCT SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2

33. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND APPROVED BY THE CITY, DOMESTIC DRYER MOISTURE EXHAUSTS DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. CMC 504.4.2.

34. MINI SPLIT SYSTEM MUST MAINTAIN THE CODE COMPLIANCE PER R106.1.1. PROVIDE HEATING FACILITIES CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 D.F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN THE NEW ADU. CRC R303.10

35. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL SIMPLY WITH THE FOLLOWING:
   I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DEDUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
   II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE VENTILATION SYSTEM (4.506.1)

36. ALL NEW LOW-RISE RESIDENTIAL BUILDINGS MUST HAVE A WHOLE HOUSE VENTILATION SYSTEM THAT PROVIDES A CALCULATED MINIMUM AMOUNT OF OUTDOOR AIR BY USING EITHER A CONTINUOUSLY RUNNING BATHROOM FAN OR A SUPPLY OR RETURN AIR VENTILATION THRU A CENTRAL HVAC SYSTEM. THE MINIMUM VENTILATION VOLUME MUST BE A MINIMUM OF 1 C.F.M. FOR EACH 100 SQ. FT, OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE.

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37. DUCT SYSTEM OPENINGS MUST BE SEALED WITH MASTIC, TAPE, AEROSOL SEALANT OR OTHER DUCT CLOSURE SYSTEM THAT MEETS THE APPLICABLE REQUIREMENTS OF UL 181, UL 181A OR UL 181B. THE DUCT TAPES AND MASTIC MUST BE LABELED UL 181. THE USE OF CLOTH RUBBER ADHESIVE DUCT TAPE IS NOT ALLOWED.

38. DUCTS MUST BE INSTALLED; THE USE OF BUILDING CAVITIES AS DUCTS IS NOT ALLOWED.

39. ATTIC FURNACES AND COOLING EQUIPMENT SHALL COMPLY WITH THE FOLLOWING:
    I. HAVE A 30' X 30" MINIMUM ATTIC ACCESS OPENING WITHIN 20' OF THE EQUIPMENT.
    II. HAVE A CONTINUOUS 24" WIDE SOLID FLOOR ACCESS PATH THERETO.
    III. HAVE A 30" DEEP WORKING PLATFORM AT CONTROL SIDE.
    IV . HAVE AN ELECTRIC OUTLET AND A LIGHT FIXTURE (CONTROLLED BY SWITCH AT THE FURNACE).

40. MEASURES REQUIRING FIELD VERIFICATIONS AND/OR DIAGNOSTIC TESTING; DUCT SEALING, SUPPLY DUCT LOCATION, SURFACE AREA, AND R-FACTOR, REFRIGERANT CHARGE IN SPLIT SYSTEM AIR CONDITIONS AND HEAT PUMPS, INSTALLATION OF TXV, ADEQUATE AIR FLOW, AIR HANDLER FAN POWER, HIGH ENERGY EFFICIENCY RATIO (EER). MAXIMUM COOLING CAPACITY, BUILDING ENVELOPE SEALING, HIGH QUALITY INSULATION INSTALLATION.

41. DOOR SHALL BE LOUVERED CMC 701.4

PLUMBING

42. DUAL WASTE WATER PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM/RESTROOM WASH BASINS TO BE USED FOR GRAYWATER IRRIGATION SYSTEM. (PC 304.1), EXCEPT FOR PROJECTS WHERE GRAYWATER SYSTEMS ARE NOT PERMITTED DUE TO GEOLOGICAL CONDITIONS.

43. WATER CLOSET TO BE A MAXIMUM OF 1.28 GALLONS PER FLUSH.

44. PIPE INSULATION IS A MANDATORY REQUIREMENT IN THE FOLLOWING CASES:

    I. STORAGE TANKS FOR A NON-RECIRCULATING SYSTEM MUST HAVE PIPE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR LENGTH OF FIVE THERE IS NO EXCEPTION FOR WATER HEATER PIPING IN THE CONDITIONED SPACE.

    II. RE-CIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS MUST BE INSULATED (THE ENTIRE LENGTH OF PIPING, HEATHER BURIED OR EXPOSED).

    III. INDIRECT FIRED DOMESTIC HOT WATER SYSTEM PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK. SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING TO THE STORAGE TANK. SHOW COMPLIANCE WITH THE FOLLOWING LIGHTING.

45. ALL NEW, REPLACEMENET AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS. (PC 507.2)

FIRE & SAFETY

46. AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3 SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS OR TOWNHOUSES INCLUDING ATTACHED GARAGES. (R309.6, R313.1, R313.2, R313.3); ADU'S MAY BE EXEMPTS FROM THIS REQUIREMENT IF THE MAIN HOUSE IS NOT SPRINKELED)

47. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED.

48. INSTALL SMOKE DETECTORS IN ALL SLEEPING AREAS AND HALLWAYS SERVING SLEEPING AREAS.

49. CARBON MONOXIDE ALARMS IS REQUIRED PER (SEC 420.6, R315)

BUILDING MATERIALS

47. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)

48. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARD OUTLINED IN SECTION 4.504.2.3.

    AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3.

49. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
    I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
    II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR RESIDENTIAL 2023 GBSC PLAN REVIEW LIST 01-01-2023 PAGE 5 OF 7
    III. NSF/ANSI 140 AT THE GOLD LEVEL OR
    IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)

50. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 g/L. (4.504.3.1, 4.504.3.2)

51. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
    I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
    II. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOL PROGRAM). OR
    III. CERTIFICATION UNDER THE RCCFI FLOORSCORE PROGRAM OR MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350)(4.504.5)

52. TILE MUST BE APPLIED OVER CEMENT PLASTER BACKING AT SURFACES SUBJECT TO WATER SPLASH. (SHOWERS, TUBS AND COMMERCIAL REST ROOMS,

    PROVIDE (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)

53. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.

54. COMPOSITE WOOD PRODUCTS INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (ICC 4.504.5)

UTILITIES

55. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

56. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPARATE PLUMBING PERMIT IS REQUIRED. FOR EACH 100 SQ. FT, OF FLOOR AREA PLUS 7.5 C.F.M. FOR EACH OCCUPANT. THE NUMBER OF OCCUPANTS IS DETERMINED BY MULTIPLYING THE NUMBER OF BEDROOMS AND THEN ADDING ONE.

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GENERAL NOTES

DATE:
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SHEET NO.
GN2

SITE PLAN INSTRUCTIONS:

A. PROVIDE A COMPLETE PLOT PLAN SHOWING THE FOLLOWING:
- LOT DIMENSIONS
- YARD SETBACKS
- ADJACENT STREETS
- NORTH ARROW
- EXISTING BUILDING(S) TO REMAIN WITH SF LABELED
- DIMENSIONS AND AREA (SF) OF PROPOSED ADU
- DISTANCE BETWEEN BUILDINGS
- LOCATION OF PRIVATE SEWAGE DISPOSAL SYSTEM INCLUDING EXPANSION AREAS
- UTILITIES
- DRIVEWAY(S) AND PARKING AREAS
- EASEMENTS
- SCALE THE SIZE AND LOCATION OF NEW CONSTRUCTION AND EXISTING STRUCTURES ON THE SITE AND THE STREET IN RESPECT TO THE PROPERTY. INCLUDE DIMENSIONS OF THE STREET.
- SHOW THE ADJACENT STREETS
- DIMENSIONS AND AREA (SF) OF PROPOSED ADU

B. ADU MUST BE LOCATED MORE THAN 5 FEET FROM THE PROPERTY LINE.

C. OPENINGS, SUCH AS DOORS, WINDOWS, VENTS, ETC. IN EXTERIOR WALLS MUST BE MORE THAN 5 FEET ON THE PROPERTY LINES AND ANY OTHER STRUCTURES IN THE PROPERTY.

D. SPECIFY MAX EAVE PROJECTION DISTANCES FOR BOTH EXISTING AND PROPOSED ADU AS ALLOWED PER CRC TABLE R302.1(1) AND R302.1(2). EAVES MUST BE MORE THAN 5' SETBACK FROM PROPERTY LINES AND OTHER STRUCTURES ON THE PROPERTY.

E. THERE SHALL BE NO PROJECTIONS FROM THE ADU WITHIN 5 FEET OF THE PROPERTY LINE OR ANY STRUCTURE ON THE PROPERTY.

F. UTILITY PLAN IS REQUIRED. PLEASE SHOW LOCATIONS OF GAS LINE, ELECTRIC LINE, SEWER LATERAL, ELECTRICAL PANEL, ETC. ON PLAN.

G. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10 FEET. CRC R401.3

H. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.

SITE PLAN NOTES:

UTILITY EASEMENTS AND CLEARANCES DISCLAIMER

PLEASE BE ADVISED, THE APPLICANT/PROPERTY OWNER SHALL BE RESPONSIBLE FOR CONFIRMING ALL UTILITY EASEMENTS ON-SITE THAT MAY AFFECT THE PROJECT, AND ENSURING THAT NO PROPOSED IMPROVEMENTS (INCLUDING OVERHANGING ROOF EAVES), AS APPLICABLE, ENCROACH ANY UTILITY EASEMENT AREA(S). THE SITE PLAN SHALL REFLECT ALL UTILITY EASEMENTS AND SHOW ALL EXISTING ABOVE-GROUND UTILITIES, SUCH AS POWER POLES AND POWER LINES, THAT EXIST ON/OR CROSS OVER THE SUBJECT PROPERTY. ALL UTILITY EASEMENT AREAS SHALL BE PROPERLY DIMENSIONED AND LABELS ON PLANS. PLEASE NOTE, UTILITY EASEMENTS MAY NOT BE RECORDED ON THE PROPERTY TITLE REPORT, BUT MAY NONEHTELESS STILL EXIST AND BE APPLICABLE TO THE PROPERTY (e.g., MINIMUM HORIZONTAL AND VERTICAL CLEARANCES FROM EXISTING POWER POLES AND POWER LINES).

BY USING THESE STANDARD CONSTRUCTION DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS:
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4. STANDARD PLANS ARE SUBJECTED TO RENEW AT EVERY CA BUILDING STANDARD CODE CYCLE.

N

1 SITE PLAN
SCALE:

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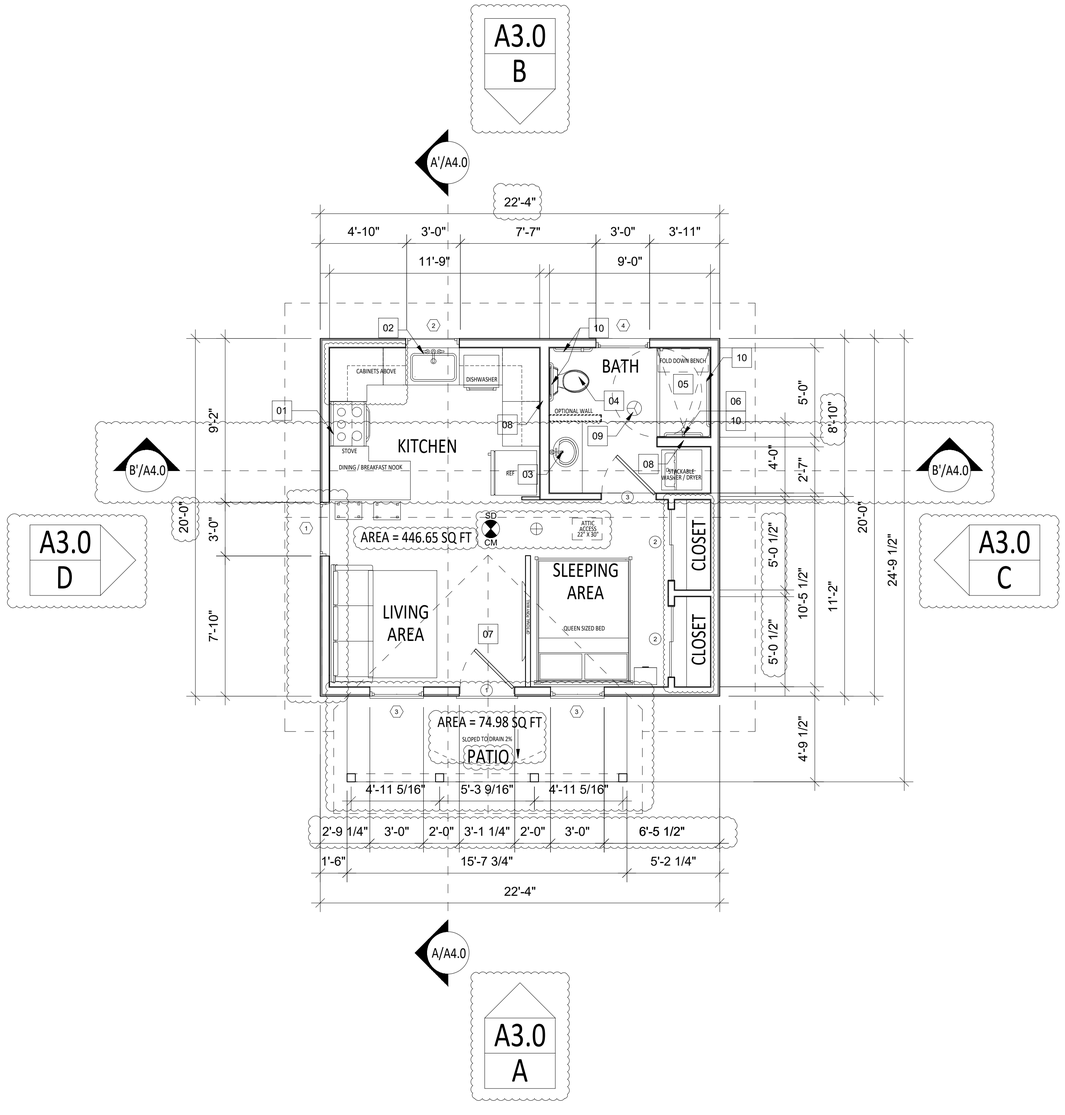
PROPOSED DETACHED ACCESSORY DWELLING UNIT

SITE PLAN

DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.
A1.0



1 FLOOR PLAN
SCALE: 1/4" = 1'0"

FLOOR PLAN KEYNOTES:

01 FOR RANGE REQUIREMENTS, PLEASE SEE T-24

02 KITCHEN SINK WITH FAUCET NOT TO EXCEED 1.8 GALLONS PER MINUTE

03 LAVATORY FAUCET. FAUCET SHALL NOT EXCEED 1.2 GALLONS PER MINUTE.

04 NEW WATER-SAVER WATER CLOSET WITH FLUSH VOLUMES FOR LOW CONSUMPTION AND A MAXIMUM OF 1.28 GALLONS PER FLUSH.

05 36"X60" SHOWER. INSTALL PER MANUFACTURER SPECS.

06 PROVIDE SHOWER HEAD WHICH SHALL NOT EXCEED 1.8 GALLONS PER MINUTE. SHOWERHEADS SHALL BE PROVIDED WITH CONTROLS OF THE PRESSURE BALANCE TYPE OR THERMOSTATIC MIXING VALVE.

07 MAIN ENTRY FOR UNIT.

08 PROVIDE 2" X 6" STUD WALL FOR PLUMBING.

09 EXHAUST FAN AT BATHROOMS. MINIMUM VENTILATION RATE SHALL BE 25 CFM FOR CONTINUOUS VENTILATION AND 50 CFM FOR INTERMITTENT VENTILATION.

10 GRAB BAR BLOCKING. SEE BLOCKING DETAIL ON SHEET A5.0

FLOOR PLAN NOTES:

01 PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

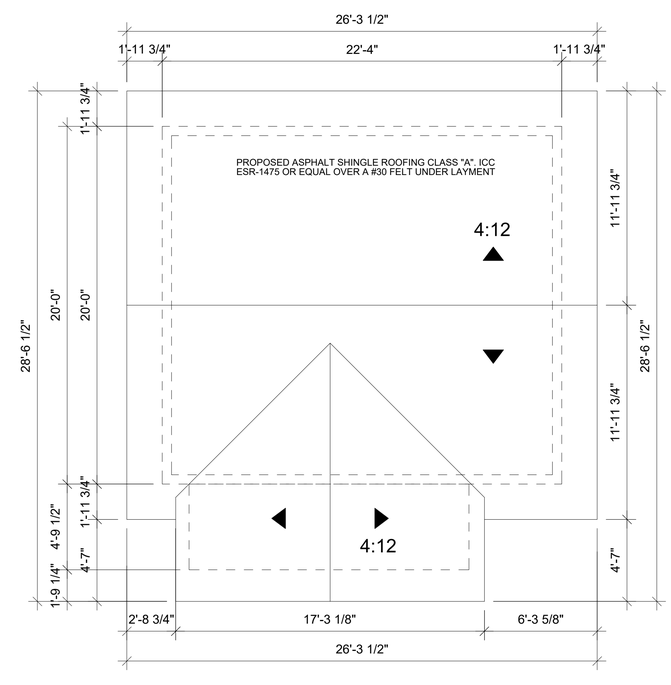
02 PROVIDE (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)

03 SMOKE DETECTOR SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

04 AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)

05 GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7.1

06 ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC408.3)



2 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'0"

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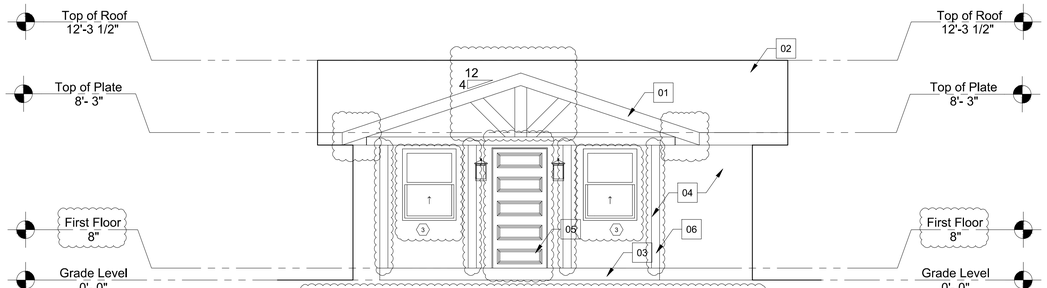
PROPOSED DETACHED ACCESSORY DWELLING UNIT

PROPOSED FLOOR PLAN

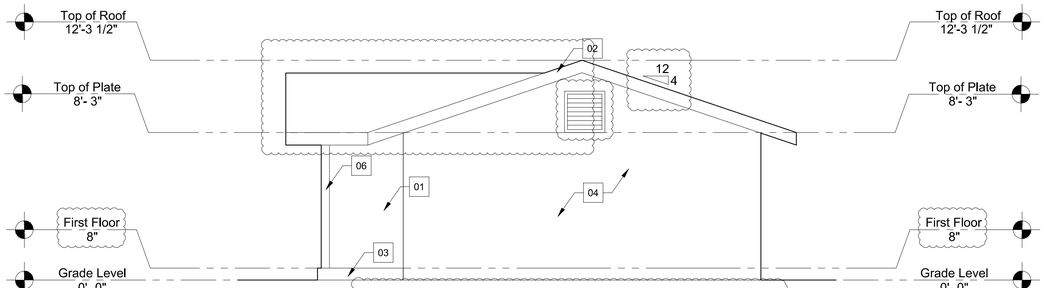
DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.
A2.0



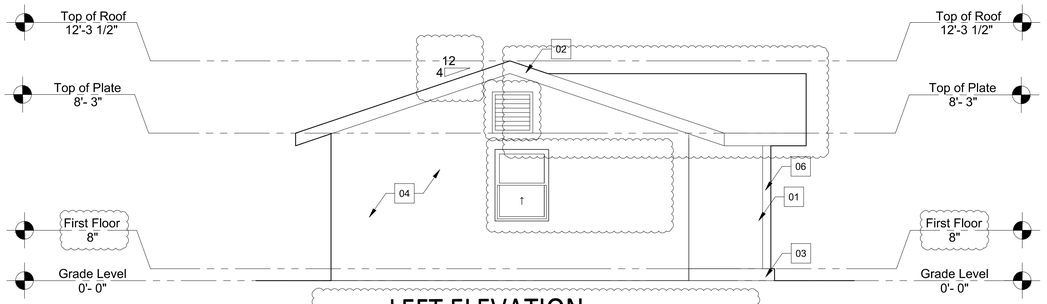
A FRONT ELEVATION - _____

SCALE: 1/4" = 1'0"



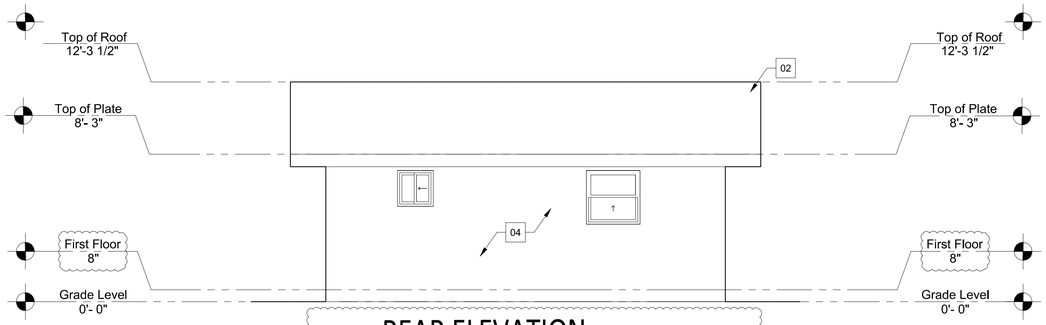
C RIGHT ELEVATION - _____

SCALE: 1/4" = 1'0"



B LEFT ELEVATION - _____

SCALE: 1/4" = 1'0"



D REAR ELEVATION - _____

SCALE: 1/4" = 1'0"

ELEVATION KEYNOTES:

01 COVERED FRONT PORCH AREA

02 PROPOSED ASPHALT SHINGLE ROOFING CLASS "A". ICC ESR-1475 OR EQUAL OVER A #30 FELT UNDER LAYMENT

03 CONCRETE LANDING

04 STUCCO

05 ADU ENTRY DOOR

06 6" X 6" POST

ATTIC VENTILATION:
ATTIC VENTILATION NEEDS TO BE AT LEAST 1/150 OF THE AREA WITH 50% REQUIRED VENTING LOCATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF REQUIRED VENTING PROVIDED BY EAVES OF CORNICE VENTS AND SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE. THE AREA OF VENTILATION MAY BE REDUCED TO 1/300 PROVIDED A VAPOR RETARDER IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION (2022 CBC 1203.2). OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN. MAXIMUM OPENING. A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING. (R806.3)
UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION R806.4.

CALCULATION
447 SF/150 X 144 = 429.12 SQ. IN.
18 IN. X 7 IN. GALVANIZED STEEL LOW PROFILE DORMER VENT
81 SQ. IN. x 6 = 486 SQ. IN.
REQUIRED < PROVIDED
429.12 SQ. IN. < 486 SQ. IN

NOTE: MAKE SITE SPECIFIC MODIFICATIONS AS REQUIRED.

ELEVATION GENERAL NOTES:

1. ALL EXPOSED TRIM AND PLYWOOD TO BE RESAWN

2. OPENINGS SHALL HAVE CORROSION RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16 " MIN TO 1/4" MIN OPENING.

3. WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. TO ACCOMMODATE THE THICKNESS OF INSULATION PLUS THE REQUIRED 1" CLEARANCE, MEMBER SIZES MAY HAVE TO BE INCREASED FOR RAFTER-CEILING JOISTS.

4. INSULATION SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS TO PROVIDE ADEQUATE AIR FLOW.

5. PROVIDE AIR PATHS EQUAL TO 1/2 THE FREE AIR REQUIRED FOR VENTILATION FROM EXTERIOR UNDER FOOT UNIT LINE TO OPPOSITE EXTERIOR UNDER FLOOR UNIT LINE PASSING THROUGH INTERIOR STEM WALL/FLOOR JOIST BLOCKING.

6. THE SIZE AND PLACEMENT OF SOLAR PANELS SHALL BE SITE SPECIFIC. (DEFERRED SUBMITTAL FOR SOLAR PLAN)

7. THE EXTERIOR STUCCO: 1) 3-COAT, 7/8 INCH MINIMUM THICK, 2) HAS TWO LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING, AND HAS A 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) PER 2022 CALIFORNIA RESIDENTIAL CODE§703.6.

8. MAINTAIN MORE THAN 5 FEET EAVE-TO-EAVE DISTANCE BETWEEN STRUCTURES AND/OR PROPERTY LINE.

9. FOR DOOR AND WINDOW INFORMATION AND WIDTH X HEIGHT, REFER TO SCHEDULE ON SHEET A5.0

10. WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS. ALL DIMENSIONS TO BE FIELD VERIFIED AND PLAN PREPARER/DESIGNER TO BE IMMEDIATELY NOTIFIED IN CASE OF DISCREPANCIES.

RECOMMENDATION:

FROM A DESIGN STANDPOINT, IT IS RECOMMENDED THAT EXTERIOR TRIM MATCH OR BE COMPLIMENTARY TO EXISTING MAIN DWELLING. SINCE THIS IS SUBJECTIVE, IT IS IMPOSSIBLE TO ENFORCE AND WILL BE LEFT TO THE DISCRETION OF THE OWNER. WE ENCOURAGE DECORATIVE WINDOW FRAMES AND/OR SHUTTERS TO ENHANCE THE APPEARANCE OF THE UNIT.

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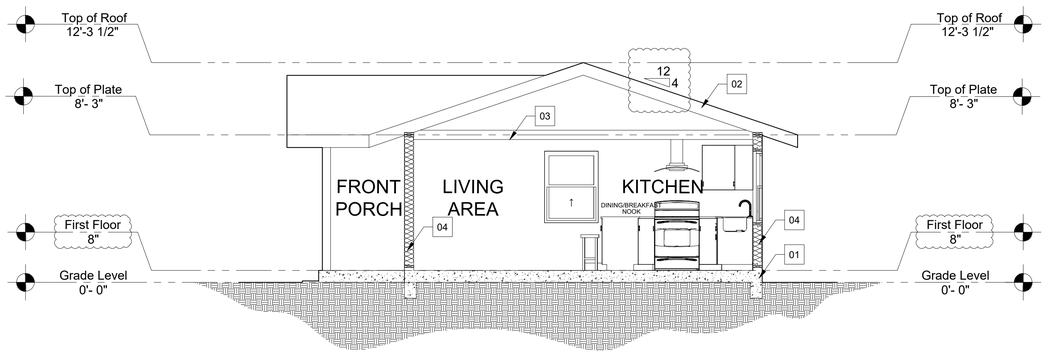
PROPOSED DETACHED ACCESSORY DWELLING UNIT

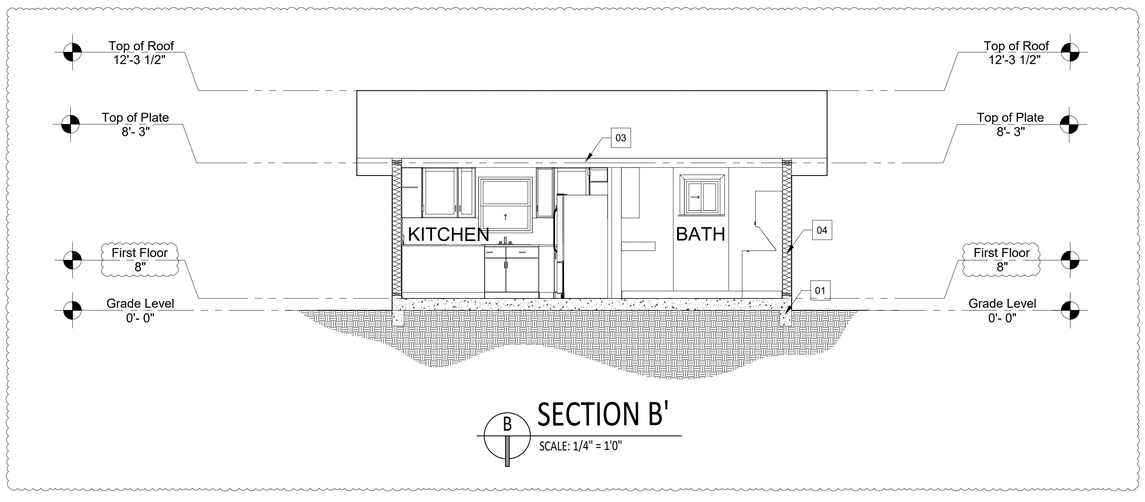
EXTERIOR ELEVATIONS

DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.
A3.0



A SECTION A'
SCALE: 1/4" = 1'0"



B SECTION B'
SCALE: 1/4" = 1'0"

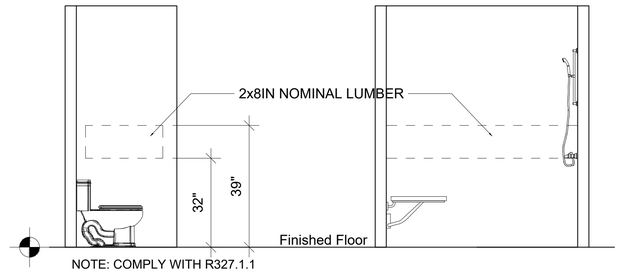
SECTION KEYNOTES:

01 SLAB ON GRADE

02 PROPOSED ASPHALT SHINGLE ROOFING CLASS "A". ICCESR-1475 OR EQUAL OVER A #30 FELT UNDER LAYMENT

03 CEILING. CEILING INSULATION PER TILE 24 ENERGY CALCULATIONS

04 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS



C GRAB BAR BLOCKING DETAIL
NOT TO SCALE

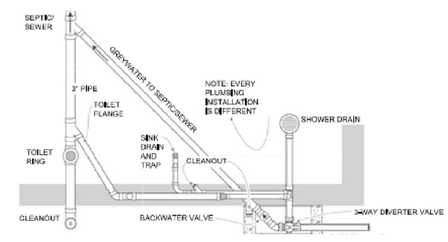
GREYWATER:

THIS NEWLY CONSTRUCTED SINGLE-FAMILY DWELLING UNIT SHALL BE PRE -PLUMBED FOR A GRAYWATER SYSTEM PERMITTED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 15 OF THE CALIFORNIA PLUMBING CODE AND INCLUDING A STUB -OUT IN A CONVENIENT LOCATION FOR INTEGRATION OF THE GRAYWATER SYSTEM WITH LANDSCAPE IRRIGATION SYSTEMS ANDACCEPTING GRAYWATER FROM ALL SOURCES PERMISSIBLE IN CONFORMANCE WITH THE DEFINITION OF GRAYWATER AS PER SECTION 14876 OF THE CALIFORNIA WATER CODE.A GRAYWATER SYSTEM SHALL NOT BE PERMITTED WHERE A QUALIFIED SOILS ENGINEER DETERMINES IN A WRITTEN, STAMPED REPORT, OR A PERCOLATION TEST SHOWS, THAT THE ABSORPTION CAPACITY OF THE SOIL AT THE PROJECT SITE IS UNABLE TO ACCOMMODATE THE DISCHARGE OF A GRAYWATER IRRIGATION SYSTEM.

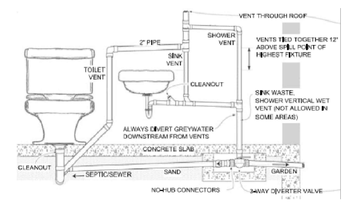
WHILE PRE-PLUMBING IS REQUIRED FOR THIS PRE-APPROVED ADU, AN ACTUAL GRAYWATER SYSTEM IS OPTIONAL.

DUAL WASTE PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM/RESTROOM WASH BASINS TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM.

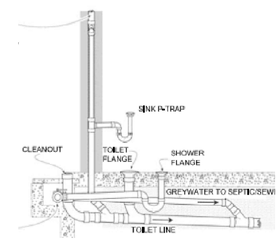
GREYWATER GENERAL DETAILS



PLAN VIEW
NOT TO SCALE



ELEVATION VIEW
NOT TO SCALE



SIDE VIEW
NOT TO SCALE

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PROPOSED DETACHED ACCESSORY DWELLING UNIT

SECTION AND DETAILS

DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.
A4.0

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DOOR SCHEDULE							
DOOR NUMBER	DOOR SIZE (Width X Height)	DOOR SIZE (Thk)	DOOR TYPE	CORE	MATERIAL	FRAME	NOTES
1	3'-0" X 6'-8"	1 3/4"	Single Door	Solid	Metal/Glass	Metal	Front Entry Door W/ Glazing
2	10'-0" X 6'-8 1/2"	1 3/4"	Sliding Door	Hollow	Wood	Wood	Closet Door
3	3'-0" X 6'-8"	1 3/4"	Single Door	Hollow	Wood	Wood	Bathroom Door

WINDOW SCHEDULE								
WINDOW NUMBER	WINDOW SIZE (Width X Height)	OPER.	QUANTITY	FRAME	HEAD HEIGHT	NOTES	U-FACTOR	SHGC
1	3'-0" X 4'-0"	Hung	2	Vinyl	6'- 8"	LIVING, DINING	SEE T-24	
2	3'-0" X 3'-0"	Hung	1	Vinyl	6'- 8"	KITCHEN		
3	3'-0" X 4'-0"	Glazed Hung	2	Vinyl	6'- 8"	LIVING, SLEEPING AREA		
4	3'-0" X 3'-0"	Tempered Hung	1	Vinyl	6'- 8"	BATHROOM		

WINDOW/DOOR NOTES:

01 ALL WINDOWS SHALL BE DOUBLE PANEL LOW "E" WINDOWS. CERTIFIED U-VALUE LABEL FOR ALL GLAZING.

02 ALL CASEMENT WINDOWS SHALL HAVE A MINIMUM 20" WIDTH CLEARANCE AND 41" HEIGHT CLEARANCE WITH A 5.7 SQFT OPENABLE AREA PER ESCAPE GUIDELINES.

03 ALL SLIDING WINDOWS SHALL HAVE A MINIMUM 34" WIDTH CLEARANCE AND 24" HEIGHT CLEARANCE WITH A 5.7 SQFT OPENABLE AREA PER ESCAPE GUIDELINES.

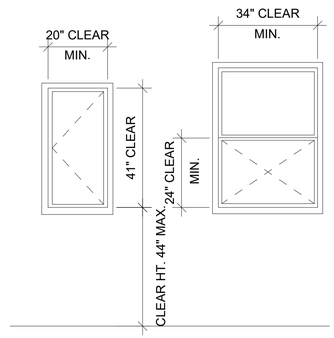
04 ALL OPERABLE WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" FROM FINISH FLOOR UNLESS THE ROOM HAS AN EXTERIOR FIRE EXIT.

05. DOORS WITH GLAZING SHALL HAVE TEMPERED GLASS.GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATNG-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANEL

06.GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (2406.4)
- a. INGRESS AND EGRESS DOORS.
- b. PANELS IN SLIDING OR SWINGING DOORS.
- c. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
- d. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.

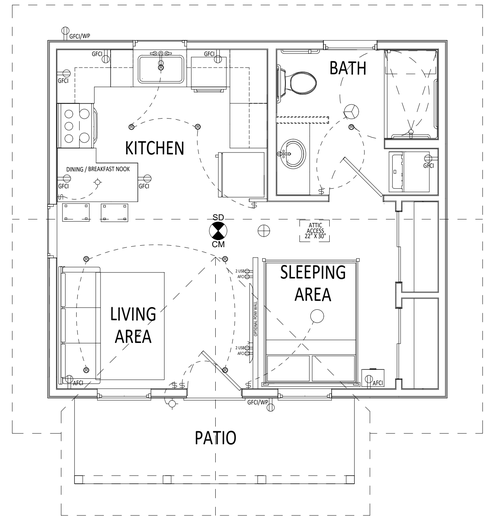
07. PROVIDE WINDOWS THAT ARE PROPERLY RATED AND CERTIFIED FOR THE WIND LOAD FOR THIS CLIMATE ZONE.

08. PROVIDE MOIST-STOP FLASHING AROUND ALL WINDOWS, DOORS AND OTHER OPENINGS.



ESCAPE GUIDE

NOT TO SCALE



PROPOSED ELECTRICAL PLAN

SCALE: 1/4" = 1'0"

ELECTRICAL PLAN:

- GFCI RECEPTACLE OUTLET
- SWITCH
- SWITCH WITH DIMMER
- WALL MOUNTED INDOOR LIGHT
- EXHAUST FAN. WHITE 150 CFM SINGLE SPEED, HUMIDITY SENSING 0.6 SONE CEILING EXHAUST BATH FAN, ENERGY STAR* DUCTED TO OUTSIDE
- INTERCONNECTED HARD-WIRED COMBINATION CARBON MONOXIDE / SMOKE DETECTOR IN WITH BATTERY BACK-UP
- RECESSED CEILING LIGHT
- CEILING LIGHT FIXTURE
- IAQ FAN

BY USING THESE STANDARD CONSTRUCTION DOCUMENTS, THE RECIPIENT IS ACKNOWLEDGING ACCEPTANCE OF THE FOLLOWING CONDITIONS:
1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE STANDARD PLAN ADU PROGRAMS FOR THE CITIES OF BUENA PARK, COMPTON, GARDEN GROVE, PARAMOUNT AND SANTA FE SPRINGS. THIS DOES NOT ELIMINATE OR REDUCE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. SIDEKICK HOMES LLC SHALL NOT BE RESPONSIBLE FOR TRANSLATION ERRORS.
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4. STANDARD PLANS ARE SUBJECTED TO RENEW AT EVERY CA BUILDING STANDARD CODE CYCLE.

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PROPOSED DETACHED ACCESSORY DWELLING UNIT

DOOR & WINDOW SCHEDULE

DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.
A5.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

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^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

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

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
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
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

Y | N/A | RESPON. PARTY

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
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[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

Y | N/A | RESPON. PARTY

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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 CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

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

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

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

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

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

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

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product 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, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

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

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

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

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

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

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

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

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

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

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

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

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

Y | N/A | RESPON. PARTY

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

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

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

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

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

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

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

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PROPOSED DETACHED ACCESSORY DWELLING UNIT
SCAG PRE-APPROVED

GREEN BUILDING

DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.
GB2

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

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.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of *CALGreen*, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or 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:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 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 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

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

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

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 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.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 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.

4.303.1.3.2 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 only allow one shower outlet to be in operation at a time.

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

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 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.

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

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 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*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

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 or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

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

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

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

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site 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 waster, 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 Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality 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 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

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, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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

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PROPOSED DETACHED ACCESSORY DWELLING UNIT
SCAG PRE-APPROVED

GREEN BUILDING

DATE:
05.31.24
PROJECT NUMBER:

SHEET NO.
GB1