

S1.1 GENERAL NOTES

S3.0 TYPICAL DETAILS

S3.1 TYPICAL DETAILS

S3.2 TYPICAL DETAILS

S2.0 FOUNDATION & ROOF FRAMING PLAN

# SEA CLIFF HEALTHCARE CENTER

18811 FLORIDA ST.

# HUNTINGTON BEACH, CA 92648 NEW TRASH ENCLOSURE

980 Corporate Center Drive TEL#: (323) 474-8344 EMAIL: Sumit@Brahmarch.com

SKILLED NURSING FACILITY OR INTERMEDIATE CARE FACILITY DOES NOT CURRENTLY ADMIT

- COMPLY WITH APPROPRIATE SECTIONS OF AQMD RULE 403, PARTICULARLY TO MINIMIZE FUGITIVE DUST AND

WORK EXEMPT FROM CONSTRUCTION DOCUMENTS REVIEW BY THE CBC 2019 SECTION 105.2 OR ASCE 7 SECTION 13.14 NEED NOT TO BE DETAILED ON THE CONSTRUCTION DOCUMENTS. EXEMPTIONS FROM CONSTRUCTION DOCUMENTS REVIEW REQUIREMENTS OF THE CODE SHALL NOT BE DEEMED TO GRANT AUTHORIZATION FOR ANY WORK TO BE DONE IN ANY MANNER IN VIOLATION OF THE PROVISIONS OF THIS CODE OR ANY OTHER LAWS OR ORDINANCES OF THIS JURISDICTION. THE INSPECTOR OF RECORD

SCALE: 1/64 = 1'-0"

LANDSCAPE AREA PLAN

## **VICINITY MAP**



NUMBER OF STORIES:

OCCUPANCY GROUP: **CONSTRUCTION TYPE:** 

SPRINKLERED: NUMBER OF LICENSED BEDS:

FULLY SPRINKLERED 182 (NO CHANGE TO BED COUNT) THE FACILITY IS FULLY SPRINKLERED PER CBC 407.6.

**GENERAL NOTES** 

PROJECT INFORMATION

THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE COMPLETE WORK TO BE DONE AND SHALL REMOVE ALL EXISTING CONSTRUCTION REQUIRED FOR THE INSTALLATION AND CONSTRUCTION. THE TERM "REMOVE" SHALL MEAN "REMOVE AND DISPOSE OF PROPERLY OUTSIDE OF SKILLED FACILITY PROPERTY, UNLESS NOTED OTHERWISE".

SINGLE STORY BUILDING

- THE CONTRACTOR SHALL FILL ALL FLOOR AND WALL OPENINGS RESULTING FROM THE DEMOLITION PROCESS. PROVIDE FLOOR OR WALL CONSTRUCTION MATCHING EXISTING MATERIALS AND FINISHES. MAKE SMOOTH AREAS WHERE EXISTING FLOORING, INCLUDING CERAMIC TILE SETTING BED IS REMOVED.
- CUTTING AND PATCHING OF EXISTING CONSTRUCTION, IN ADDITION TO THE DEMOLITION WORK SHOWN, SHALL BE PERFORMED AS REQUIRED FOR THE INSTALLATION OF NEW WORK, INCLUDING STRUCTURAL AND ELECTRICAL WORK. CUTTING AND PATCHING MAY BE REQUIRED IN AND OUT OF THE WORK AREA, INCLUDING, BUT NOT LIMITED TO FLOOR AND WALLS IN, ABOVE AND BELOW THE WORK AREA.
- PROTECT EXISTING EQUIPMENT, DUCTWORK, PIPING, ETC WHERE ARE TO REMAIN FROM DAMAGE. RESTORE TO ORIGINAL CONDITION IF DAMAGED.

## FIRE AND LIFE SAFETY NOTES

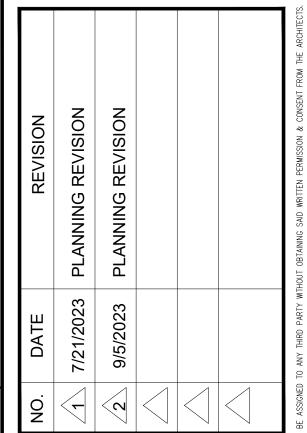
- 1. FIRE RATED ASSEMBLIES INCLUDING FIREPROOFING, DAMAGED DURING CONSTRUCTION MUST BE RESTORED TO THEIR ORIGINAL CONDITION. OSHPD FIELD AND LIFE SAFETY OFFICER MUST REVIEW DETAILS AND REQUIREMENTS FOR RESTORATION OF ALL FIRE RATED
- 2. FIRE RESISTIVE ASSEMBLIES, FIRE-RESISTIVE CONSTRUCTION, AND THE MEANS OF EGRESS MUST BE MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.
- . WHEN IS NOT POSSIBLE TO MAINTAIN FIRE RESISTIVE ASSEMBLIES, FIRE RESISTIVE CONSTRUCTION AND/OR MEANS OF EGRESS, TEMPORARY CONSTRUCTION BARRIERS AND A FIRE WATCH MUST BE PROVIDED (AS DIRECTED BY OSHPD FIRE MARSHALL) IN ACCORDANCE WITH OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT CODE APPLICATION NOTICE (CAN 9-1401)
- 4. PROVIDE FIRE WATCH FOR THE PERIOD WHEN EXISTING FIRE ALARM SYSTEM/FIRE PROTECTION SYSTEM ARE DISABLED DURING WORK. THE FIRE WATCH PROCEDURES TO COMPLY WITH CBC 107.2.2 AND OSHPD CAN 9-1404.5.

### DEFERRED SUBMITTAL

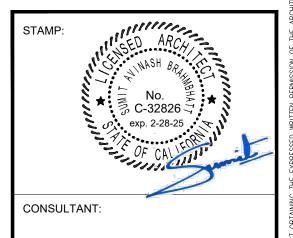
1. FIRE SPRINKLERS SHALL BE INSTALLED TO MEET 2019 NFPA-13D STANDARDS. **UNDER A SEPARATE SUBMITTAL.** 

## FIRE SPRINKLER NOTES

NEW FIRE SPRINKLERS SHALL BE EXTENDED FROM EXISTING BUILDING TO NEW **ENCLOSED AREA.** 







LEGALIZE UNPERMITTED MODULAR OFFICE

BEACHSIDE NURSING **CENTER** 7781 GARFIELD AVE. HUNTINGTON BEACH, CA 92648

> 07/27/2023 CHECKED:

SB SCALE: PROJECT No. AS NOTED

SCOPE OF WORK, INDEX OF DRAWINGS & EXISTING SITE PLAN

CLIENT:

DRAWN:

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 **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] 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 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 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 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: Department of Housing and Community Development California Building Standards Commission Division of the State Architect, Structural Safety Office of Statewide Health Planning and Development High Rise Additions and Alterations NONRESIDENTIAL MANDATORY MEASURES PLANNING AND DESIGN SECTION 5.101 GENERAL 5.101.1 SCOPE he 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: 1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR. Title 13. Section 1962. 2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D. A motor vehicle that meets the definition of "low-speed vehicle" NEIGHBORHOOD ELECTRIC VEHICLE (NEV). 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 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. 1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Scheduling construction activity during dry weather, when possible. b. Preservation of natural features, vegetation, soil, and buffers around surface waters. Drainage swales or lined ditches to control stormwater flow. Mulching or hydroseeding to stabilize disturbed soils. e. 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. k. 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. b. Material handling and waste management. Building materials stockpile management. d. Management of washout areas (concrete, paints, stucco, etc.). e. Control of vehicle/equipment fueling to contractor's staging area. Vehicle and equipment cleaning performed off site. Spill prevention and control. Nother 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/constructionstormwater. 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.

If the new project or an addition or alteration is anticipated 5.106.4.1.1 Short-term bicycle parking. 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

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the

anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. 5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles; Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

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

> 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers.

shall be convenient from the street or staff parking area and shall meet one of the following:

. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

1. On a case-by-case basis where the local enforcing agency has determined compliance with

this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply b. Where the local utility is unable to supply adequate power.

c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. 2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces. [N ] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be

used to serve multiple EV charging spaces. 2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV

capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS. 3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.

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

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

| NUMBER OF REQUIRED EV<br>CAPABLE SPACES | NUMBER OF EVCS (EV<br>CAPABLE SPACES<br>PROVIDED WITH EVSE)^2 |
|---|---|
| 0                                       | 0   |
| 2                                       | 0   |
| 8                                       | 2   |
| 13                                      | 3   |
| 17                                      | 4   |
| 25                                      | 6   |
| 35                                      | 9   |
| 20% of total <sup>1</sup>               | 25% of EV capable spaces 1                                    |
|   | CAPABLE SPACES  0 2 8 13 17 25 35                             |

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

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

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

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

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

Signs and Pavement Markings) or its successor(s).

5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS. When EVSE is installed, accessible EVSC shall be provided in accordance with the California Building Code , Chapter 11B, Section 11B-228.3. Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N] Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:

a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation

of Section 5.106.5.3, may adversely impact the construction cost of the project. When EVSE(s) is/are installed, it shall be in accordance with the Electrical Codé and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores

[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:

The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE. 2. The construction documents shall indicate on or more location(s) convenient to the planned

offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty

4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table

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

| BUILDING TYPE | BUILDING SIZE (SQ. FT.) | NUMBER OF<br>OFF-STREET<br>LOADING SPACES | ADDITIONAL<br>CAPACITY<br>REQUIRED (KVA)<br>FOR RACEWAY &<br>BUSWAY AND<br>TRANSFORMER &<br>PANEL |
|---------------|-------------------------|---|---|
| Grocery       | 10,000 to 90,000        | 1 or 2                                    | 200   |
|               | 10,000 to 90,000        | 3 or Greater                              | 400   |
|               | Greater than 90,000     | 1 or Greater                              | 400   |
| Retail        | 10 000 to 125 000       | 1 or 2                                    | 200   |
|               | 10,000 to 135,000       | 3 or Greater                              | 400   |
|               | Greater than 135,000    | 1 or Greater                              | 400   |
| Warehouse     |                         | 1 or 2                                    | 200   |
|               | 20,000 to 256,000       | 3 or Greater                              | 400   |
|               | Greater than 256,000    | 1 or Greater                              | 400   |

5,106,8 LIGHT POLLUTION REDUCTION, [N]. with the following:

I Outdoor lighting systems shall be designed and installed to comply

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10,

Section 10-114 of the California Administrative Code; and 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in

4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.

Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.

4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT,

| UPLIGHT AND GLARE (BUG)   | RATINGS                 | 1,2                  |                      |                      |                      |
|---|-------------------------|----------------------|----------------------|----------------------|----------------------|
| ALLOWABLE RATING  | LIGHTING<br>ZONE<br>LZ0 | LIGHTING<br>ZONE LZ1 | LIGHTING<br>ZONE LZ2 | LIGHTING<br>ZONE LZ3 | LIGHTING<br>ZONE LZ4 |
| MAXIMUM ALLOWABLE<br>BACKLIGHT RATING 3                           |                         |                      |                      |                      |                      |
| Luminaire greater than 2 mounting heights (MH) from property line | N/A                     | No Limit             | No Limit             | No Limit             | No Limit             |
| Luminaire back hemisphere is 1-2 MH from property line            | N/A                     | B2                   | В3                   | B4                   | B4                   |
| Luminaire back hemisphere is 0.5-1 MH from property line          | N/A                     | B1                   | B2                   | В3                   | В3                   |
| Luminaire back hemisphere is less than 0.5 MH from property line  | N/A                     | В0                   | В0                   | B1                   | B2                   |
| MAXIMUM ALLOWABLE<br>UPLIGHT RATING (U)                           |                         |                      |                      |                      |                      |
| For area lighting 3   | N/A                     | U0                   | U0                   | U0                   | U0                   |
| For all other outdoor lighting,including decorative luminaires    | N/A                     | U1                   | U2                   | U3                   | UR                   |

|          |                                     |     |    | OWNER, | CONTINACTOR, INSPECTOR E | 10.) |
|----------|-------------------------------------|-----|----|--------|--------------------------|------|
| ON.<br>Y | MAXIMUM ALLOWABLE GLARE RATING 5 G) |     |    |        |                          |      |
|          | MAXIMUM ALLOWABLE GLARE RATING 5 G) | N/A | G1 | G2     | G3                       | G4   |
|          | MAXIMUM ALLOWABLE GLARE RATING 5 G) | N/A | G0 | G1     | G1                       | G2   |
|          | MAXIMUM ALLOWABLE GLARE RATING 5 G) | N/A | G0 | G0     | G1                       | G1   |
|          | MAXIMUM ALLOWABLE GLARE RATING 5 G) | N/A | G0 | G0     | G0                       | G1   |

California Energy

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

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

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet

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

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

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

1. See also California Building Code , Chapter 12, Section 1205.6 for college campus lighting requirements for 2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table

A-1, California Energy Code Tables 130.2-A and 130.2-B.

3. Refer to the California Building Code for requirements for additions and alterations. 5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will

manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

Water collection and disposal systems. French drains.

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.

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

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years. Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing

materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in

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

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.

Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu

Designated and marked play areas of organized sport activity are not included in the total area calculation. DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

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

WATER EFFICIENCY AND CONSERVATION

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 ae two major influences on the amount of water that needs to be applied to the landscape.

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

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

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

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), IHCDI 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

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

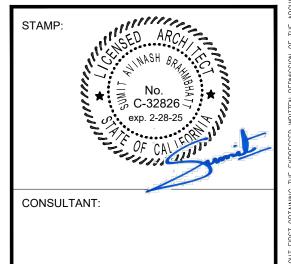
SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

PPROVAL STAMP







LEGALIZE UNPERMITTED MODULAR OFFICE

CLIENT BEACHSIDE NURSING

7781 GARFIELD AVE. HUNTINGTON BEACH, CA 92648 DATE:

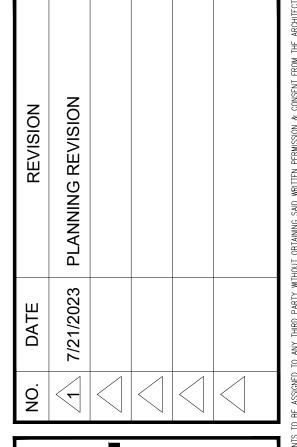
CHECKED: DRAWN: SCALE: PROJECT No.: AS NOTED 22-35

> 2022 CAL GREEN REQUIREMENTS

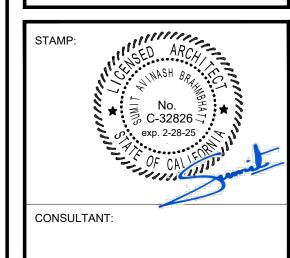
#### 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.) SECTION 5.303 INDOOR WATER USE 5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. 5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing and over, building commissioning shall be included in the design and construction processes of the building project to 5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections signed by the individual responsible for performing these services. verify that the building systems and components meet the owner's or owner representative's project requirements. 503.1.1 and 503.1.2. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of 5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and 5.303.1.1 Buildings in excess of 50.000 square feet. Separate submeters shall be installed as follows: detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 and are included here for reference) instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related 5.410.2 through 5.410.2.6 shall apply. 1. For each individual leased, rented or other tenant space within the building projected to consume ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. Include a copy of all inspection verifications and reports required 5.410.4.5.1 Inspections and reports. 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 by the enforcing agency. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). Commissioning requirements shall include: DIVISION 5.5 ENVIRONMENTAL QUALITY Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s). BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW). Owner's or Owner representative's project requirements. process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements. 5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that 5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant . Commissioning measures shown in the construction documents. within a new building or within an addition that is projected to consume more than 1,000 gal/day. are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors. ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food Commissioning plan. soiled paper waste that is mixed in with food waste. Functional performance testing. SECTION 5.502 DEFINITIONS 5.502.1 DEFINITIONS. The following Documentation and training 5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. The following terms are defined in Chapter 2 (and are included here for reference) TEST. A procedure to determine quantitative performance of a system or equipment Commissioning report. urinals) and fittings (faucets and showerheads) shall comply with the following: ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route. SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT 5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per 5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local 1. Unconditioned warehouses of any size. Specification for Tank-Type toilets using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within ordinance, whichever is more stringent. adjustments have been made. unconditioned warehouses Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of 5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods. 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. two reduced flushes and one full flush. 1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure. of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, 5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures. 5.303.3.2 Urinals. the amount of heat required to melt a ton (2,000 pounds) of ice at 32 Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not 5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 5.407.2.2 Entries and openings . Design exterior entries and/or openings subject to foot traffic or wind-driven provide heating and or air conditioning. 0.125 gallons per flush. COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), rain to prevent water intrusion into buildings as follows: except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm Informational Notes: 5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn. 5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water not exceed 0.5 gallons per flush. intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium such openings plus at least one of the following: commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for 5.303.3.3 Showerheads [BSC-CG] density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional 5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or An installed awning at least 4 feet in depth. performance tests or to adjust and balance systems. gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). . The door is protected by a roof overhang at least 4 feet in depth. WaterSense Specification for Showerheads. The door is recessed at least 4 feet. 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls Note: See CCR, Title 17, Section 93120.1 4. Other methods which provide equivalent protection. must be performed in compliance with the California Energy Code 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 DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane. single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). 5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and allow only one shower outlet to be in operation at a time. requirements of the building appropriate to its phase shall be documented before the design phase of the Note: A hand-held shower shall be considered a showerhead DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, project begins. This documentation shall include the following: SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND sound power, sound intensity) with respect to a reference quantity. Environmental and sustainability goals. RECYCLING Building sustainable goals. ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, 5.303.3.4 Faucets and fountains. Indoor environmental quality requirements. 5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor 4. Project program, including facility functions and hours of operation, and need for after hours non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. 5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not meet a local construction and demolition waste management ordinance, whichever is more stringent. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the more than 0.5 gallons per minute at 60 psi. Equipment and systems expectations. off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground 6. Building occupant and operation and maintenance (O&M) personnel expectations. 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and 5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 support equipment, tractors, boats, and the like, are not included. demolition waste management ordinance, submit a construction waste management plan that: gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, 5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles. but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons the OPR shall be completed at the design phase of the building project. The Basis of Design document shall 1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient cover the following systems: usage, recycling, reuse on the project or salvage for future use or sale. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, 5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring gallons per minute/20 [rim space (inches) at 60 psi]. Landscape irrigation systems. 3. Identifies diversion facilities where construction and demolition waste material collected will be taken. and the electric vehicle. Water reuse system. 4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated 5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle. by weight or volume, but not by both. ENERGY EQUIVALENT (NOISE) LEVEL (Leg). The level of a steady noise which would have the same energy as 5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to Metering faucets for wash fountains shall have a the fluctuating noise level integrated over the time of period of interest. 5.303.3.4.5 Metering faucets for wash fountains. document how the project will be commissioned. The commissioning plan shall include the following: 5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi]. documentation that the percentage of construction and demolition waste material diverted from the landfill 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. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve 3. Systems to be commissioned. Plans to test systems and components shall include: a. An explanation of the original design intent. Note: The owner or contractor shall make the determination if the construction and demolition waste material FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections. b. Equipment and systems to be tested, including the extent of tests. will be diverted by a waste management company. 5.303.3.4.6 Pre-rinse spray value The radiative forcing impact of one mass-based unit of a given greenhouse When installed, shall meet the requirements in the California Code of Regulations , Title 20 (Appliance d. Conditions under which the test shall be performed. Exceptions to Sections 5.408.1.1 and 5.408.1.2: Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference e. Measurable criteria for acceptable performance. compound with a GWP of one d)(7), and shall be equipped with an integral automatic shutoff. 4. Commissioning team information. Excavated soil and land-clearing debris. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle FOR REFERENCE ONLY: The following table and code section have been reprinted from the GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the California commissioning shall be included. Code of Regulations , Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section facilities capable of compliance with this item do not exist. 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 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities 5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14. 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 TABLE H-2 5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a each of the building components tested, the testing methods utilized, and include any readings and adjustments not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement hdrochlorofluorocarbon, 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 as approved by the enforcing agency. STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009) VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates A Systems Manual and Systems Operations Training are required, 5.410.2.5 Documentation and training. [N] compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, PRODUCT CLASS necessary and shall be accessible during construction for examination by the enforcing agency. Title 8, Section 5142, and other related regulations. with a radius 1.5 times the pipe diameter. MAXIMUM FLOW RATE (gpm) spray force in ounce force (ozf)] LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be Product Class 1 ( = 5.0 ozt) 1.00 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations. Part 82, completed within the systems manual and delivered to the building owner or representative. The 1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commissionsec 82.3 (as amended March 10, 2009). Product Class 2 (> 5.0 ozf and 1.20 systems manual shall include the following 1. Site information, including facility description, history and current requirements. Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999. Product Class 3 (> 8.0 ozf) 1.28 2. Site contact information. 3. Basic operations and maintenance, including general site operating procedures, basic 2. Mixed construction and demolition debris processors can be located at the California Department of MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a 5.303.4 COMMERCIAL KITCHEN EQUIPMENT. troubleshooting, recommended maintenance requirements, site events log. Resources Recycling and Recovery (CalRecycle). compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to Maior systems. hundreths of a gram (g O $^{3}$ /g ROC). 5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm 5. Site equipment inventory and maintenance notes. 5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste 6. A copy of verifications required by the enforcing agency or this code. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited 7. Other resources and documentation, if applicable. article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of Note: This code section does not affect local jurisdiction authority to prohibit or require disposer Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste product (excluding container and packaging). materials shall be included in the construction documents. 5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance PSIG. Pounds per square inch, guage. 5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California staff for each equipment type and/or system shall be developed and documented in the commissioning Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/ Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply report and shall include the following: REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to to new fixtures in additions or areas of alteration to the building. 1. System/equipment overview (what it is, what it does and with what other systems and/or 5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated ozone formation in the troposphere. equipment it interfaces). vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such 5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed 2. Review and demonstration of servicing/preventive maintenance. material may be stockpiled on site until the storage site is developed. SCHRADER ACCESS VALVES. Access fittings with a valve core installed. in accordance with the California Plumbing Code , and shall meet the applicable standards referenced in Table 1701.1 3. Review of the information in the Systems Manual. of the California Plumbing Code and in Chapter 6 of this code. 4. Review of the record drawings on the system/equipment. Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. 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. SECTION 5.304 OUTDOOR WATER USE 5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the 5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet design and construction phases of the building project shall be completed and provided to the owner or with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected Efficient Landscape Ordinance (MWELO), whichever is more stringent. Commissioner and follow its direction for recycling or disposal of the material. to remote compressor units or condensing units. 2. For a map of know pest and/or disease quarantine zones, consult with the California Department of VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with Food and Agriculture. (www.cdfa.ca.gov) 5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or 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) Title 23, Chapter 2.7, Division 2. alteration subject to Section 303.1. 2. MWELO and supporting documents, including a water budget calculator, are available at: Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition https://www.water.ca.gov/. 5.410.4.2 (Reserved) included in that specific regulation is the one that prevails for the specific measure in question. 5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well 5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35. paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. 5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance 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. 5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified Exception : Rural jurisdictions that meet and apply for the exemption in Public Resources included for testing and adjusting shall include at a minimum, as applicable to the project: to meet the emission limits Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section. 5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet. Renewable energy systems. 5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, SECTION 5.504 POLLUTANT CONTROL resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. Landscape irrigation systems. 5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if 5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate Water reuse systems. necessary to condition the building or areas of addition or alteration within the required temperature range for landscape area equal to or greater than 1,200 square feet. Exception : Additions within a tenant space resulting in less than a 30% increase in the tenant space material and equipment installation. If the HVAC system is used during construction, use return air filters with a 5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of MATERIAL CONSERVATION AND RESOURCE specifications and applicable standards on each system. 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is DIVISION 5.4 5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, occupied during alteration, at the conclusion of construction. **EFFICIENCY** Division 30 of the Public Resources Code . Chapter 18 is known as the California Solid Waste Reuse and 5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning Recycling Access Act of 1991 (Act). system serving a building or space is operated for normal use, the system shall be balanced in 5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of SECTION 5.401 GENERAL accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the 5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource equipment, all duct and other related air distribution component openings shall be covered with tape, plastic. Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which Council National Standards or as approved by the enforcing agency. techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting. may enter the system.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

APPROVAL STAMP:







PROJECT:

LEGALIZE UNPERMITTED

CLIENT:

MODULAR OFFICE

BEACHSIDE NURSING CENTER 7781 GARFIELD AVE. HUNTINGTON BEACH, CA 92648

DATE: 07/27/2023

DRAWN: CHECKED:

DRAWN: CHECKED:

AA / JS SB

SCALE: PROJECT No.:
AS NOTED 22-35

2022 CAL GREEN REQUIREMENTS

SHEET:

T1.2

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3

5.504.4.6.1 Verification of compliance.

materials meet the pollutant emission limits.

5.504.4.7.1 Verification of compliance.

5.504.4.8.1 Verification of compliance.

finish materials meet the pollutant emission limits.

Exceptions: Existing mechanical equipment.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.

SECTION 5.505 INDOOR MOISTURE CONTROL

requirements of Section 120.1 (Requirements For Ventilation) of the

levels with a range of 400ppm to 2000ppm or greater.

subsections apply only to new construction.

40 or OITC of 30 in the following locations:

5.507.4.1 Exterior noise transmission, prescriptive method.

1. Within the 65 CNEL noise contour of an airport.

Land Use Zone (AICUZ) plan.

5.507.4.2.2 Documentation of Compliance.

spaces and public places shall have an STC of at least 40.

Noise Control: www.toolbase.org/PDF/CaseStudies/stc\_icc\_ratings.pdf.

5.507.4.3 Interior sound transmission.

Section 5.507.4.1 or 5.507.4.2.

code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the

equipped with a carbon dioxide monitor or sensor that meets the following requirements:

signage to inform building occupants of the prohibitions.

SECTION 5.506 INDOOR AIR QUALITY

of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.

Section 5.407.2 of this code.

the same value shall be included in the operation and maintenance manual.

5.504.4.8 Acoustical ceiling and wall panels.

receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard

Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications

Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing

Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV

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

CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see

University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post

5.505.1 INDOOR MOISTURE CONTROL . Buildings shall meet or exceed the provisions of California Building Code,

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum

5.506.2 CARBON DIOXIDE (CO 2) MONITORING. For buildings or additions equipped with demand control ventilation, CO 2 sensors and ventilation controls shall be specified and installed in accordance with the requirements

The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and

A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility

The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a

The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide

The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon

dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than

SECTION 5.507 ENVIRONMENTAL COMFORT
5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all

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

shall be determined by the local general plan noise element.

at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

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.

appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

sound levels shall be prepared by personnel approved by the architect or engineer of record.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of

5.507.4.1.1. Noise exposure where noise contours are not readily available.

fixed-guideway source as determined by the Noise Element of the General Plan.

1. L dn or CNEL for military airports shall be determined by the facility Air Installation Compatible

2. L dn or CNEL for other airports and heliports for which a land use plan has not been developed

2. Within the 65 CNEL or L dn noise contour of a freeway or expressway, railroad, industrial source or

noise level of 65 dB L eq - 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

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

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as

noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking

STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission

Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in

6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable

sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the

personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have

2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or

carbon dioxide readings shall be available to and regularly monitored by facility personnel.

record of previous carbon dioxide measurements of not less than 30 days duration.

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

and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers.

Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission

and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers,

"Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).

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

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

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.

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

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

Where resilient flooring is installed, at least 80 percent of floor area

Documentation shall be provided verifying that resilient flooring

Documentation shall be provided verifying that acoustical

California Energy Code , or the applicable local

California Energy Code,

Wall and roof-ceiling assemblies exposed to

Buildings exposed to a

5.504.4.6 Resilient flooring systems.

5.504.4.7 Thermal insulation

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 2), 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-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's

Exception: Single-flared tubing connections may be used with a multiring seal coated with

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows

5.508.2.2 Valves. Valves Valves and fittings shall comply with the California Mechanical Code 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

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

rupture or discharge of the relief valve.

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.

5.508.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

Refrigerated service cases holding food products containing vinegar and 5.508.2.3 Refrigerated service cases. 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 Refrigerant receivers with capacities greater than 200 pounds shall be fitted 5.508.2.4 Refrigerant receivers.

with a device tha indicates the level of refrigerant in the receiver. 5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and

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

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

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

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.

## **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. 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:

- 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.
- 4. Other programs acceptable to the enforcing agency.
- - 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. P. 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.

TABLE 5.504.4.3 - CONT. GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS CURRENT VOC LIMIT COATING CATEGORY SPECIALTY COATINGS ALUMINUM ROOF COATINGS 400 400 BASEMENT SPECIALTY COATINGS BITUMINOUS ROOF COATINGS BITUMINOUS ROOF PRIMERS 350 350 BOND BREAKERS 350 CONCRETE CURING COMPOUNDS 100 CONCRETE/MASONRY SEALERS 50 DRIVEWAY SEALERS 150 DRY FOG COATINGS 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 100 500 METALLIC PIGMENTED COATINGS MULTICOLOR COATINGS 250 PRETREATMENT WASH PRIMERS 420 PRIMERS, SEALERS, & UNDERCOATERS 100 350 REACTIVE PENETRATING SEALERS 250 RECYCLED COATINGS ROOF COATINGS 250 RUST PREVENTATIVE COATINGS SHELLACS: CLEAR 730 OPAQUE 550 SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 250 STAINS STONE CONSOLIDANTS 450 SWIMMING POOL COATINGS 340 TRAFFIC MARKING COATINGS 100 **TUB & TILE REFINISH COATINGS** 420 WATERPROOFING MEMBRANES WOOD COATINGS WOOD PRESERVATIVES 350 ZINC-RICH PRIMERS 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 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. 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: 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 the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor

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

Finish materials shall comply with Sections 5.504.4.1 through

Adhesives, sealants, and caulks used on the project shall meet

California Code of Regulations , Title 17, commencing

**CURRENT VOC LIMIT** 

5.504.4 FINISH MATERIAL POLLUTANT CONTROL.

with Section 94507

ARCHITECTURAL APPLICATIONS

INDOOR CARPET ADHESIVES

**OUTDOOR CARPET ADHESIVES** 

WOOD FLOORING ADHESIVES

RUBBER FLOOR ADHESIVES

SUBFLOOR ADHESIVES

CERAMIC TILE ADHESIVES

VCT & ASPHALT TILE ADHESIVES

STRUCTURAL GLAZING ADHESIVES

MULTIPURPOSE CONSTRUCTION ADHESIVES

SINGLE-PLY ROOF MEMBRANE ADHESIVES

OTHER ADHESIVES NOT SPECIFICALLY LISTED

DRYWALL & PANEL ADHESIVES

COVE BASE ADHESIVES

SPECIALTY APPLICATIONS

PLASTIC CEMENT WELDING

CONTACT ADHESIVE

TOP & TRIM ADHESIVE

METAL TO METAL

PLASTIC FOAMS

WOOD

FIBERGLASS

SEALANTS

ARCHITECTURAL

MARINE DECK

NONMEMBRANE ROOF

SEALANT PRIMERS

ARCHITECTURAL

NONPOROUS

MODIFIED BITUMINOUS

DISTRICT RULE 1168.

5.504.4.3 Paints and coatings.

5.504.4.3.1 Aerosol Paints and coatings.

ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic

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

compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of

POROUS

MARINE DECK

SINGLE-PLY ROOF MEMBRANE

ADHESIVE PRIMER FOR PLASTIC

SPECIAL PURPOSE CONTACT ADHESIVE

STRUCTURAL WOOD MEMBER ADHESIVE

SUBSTRATE SPECIFIC APPLICATIONS

POROUS MATERIAL (EXCEPT WOOD)

PVC WELDING

CPVC WELDING

ABS WELDING

CARPET PAD ADHESIVES

5.504.4.1 Adhesives, sealants and caulks.

the requirements of the following standards:

aerosol products as specified in subsection 2, below.

prohibitions on use of certain toxic compounds, of

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall

chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for

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

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

5.504.4.6.

2. 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

| 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 CALIFORNIA AIR RE TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH AST | ,             |  |  |  |  |

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

An acoustical analysis documenting complying interior

Wall and floor-ceiling assemblies separating tenant spaces and tenant

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

TABLE 5.504.4.2 - SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter **CURRENT VOC LIMIT** Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California 300 See California Department of Public Health's website for certification programs and testing labs. 250 https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material 450 5.504.4.4.1 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 Specifications See California Department of Public Health's website for certification programs and testing labs. https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material 5.504.4.4.2 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 NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT 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: Product certifications and specifications. 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 . Chain of custody certifications. 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 or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S 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. Other methods acceptable to the enforcing agency. Aerosol paints and coatings shall meet the PWMIR Limits for TABLE 5.504.4.5 - FORMALDEHYDE LIMITS

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

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM). 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 STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BUILDING STAN PPROVAL STAMP:

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER OWNER, CONTRACTOR, INSPECTOR ETC.)





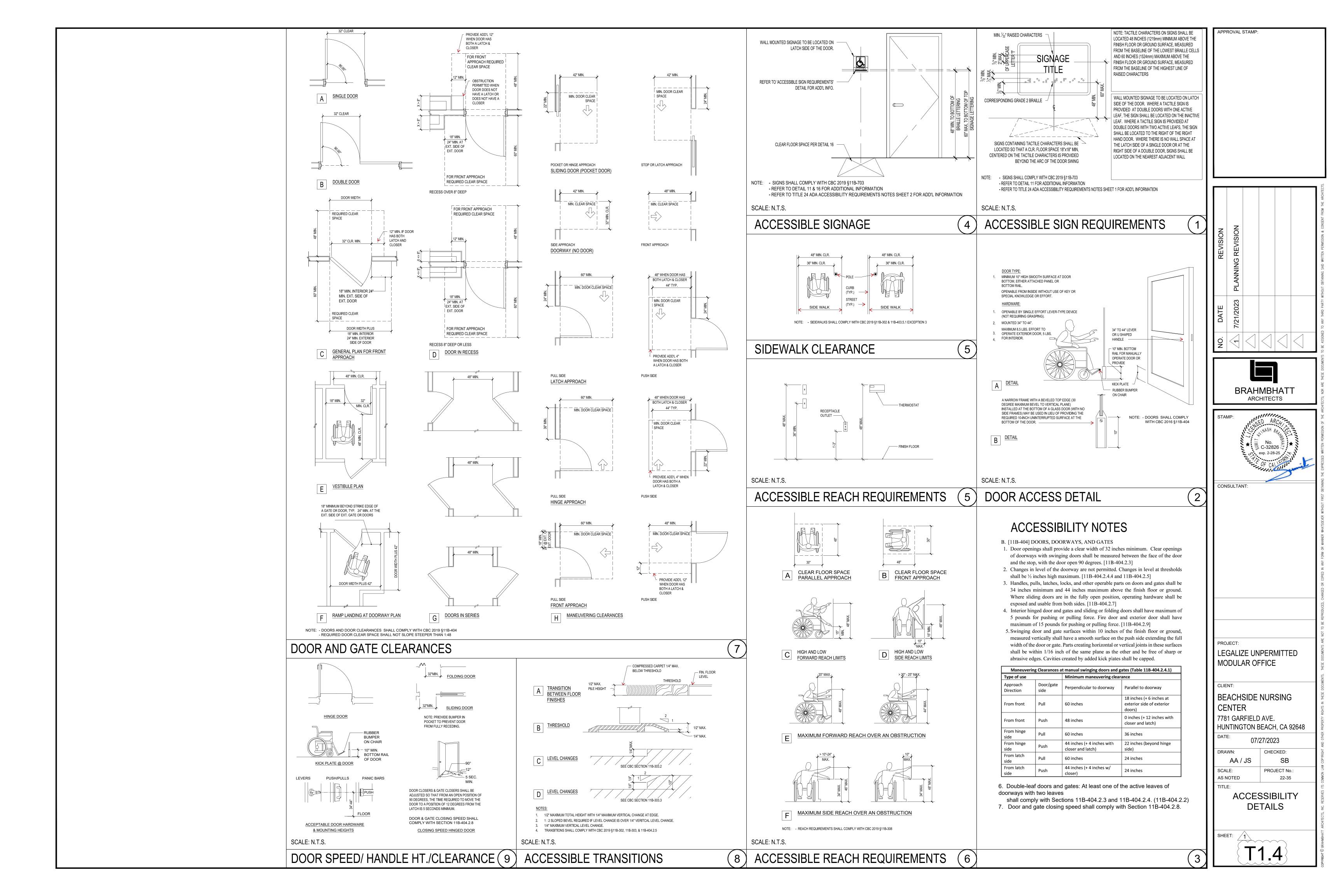


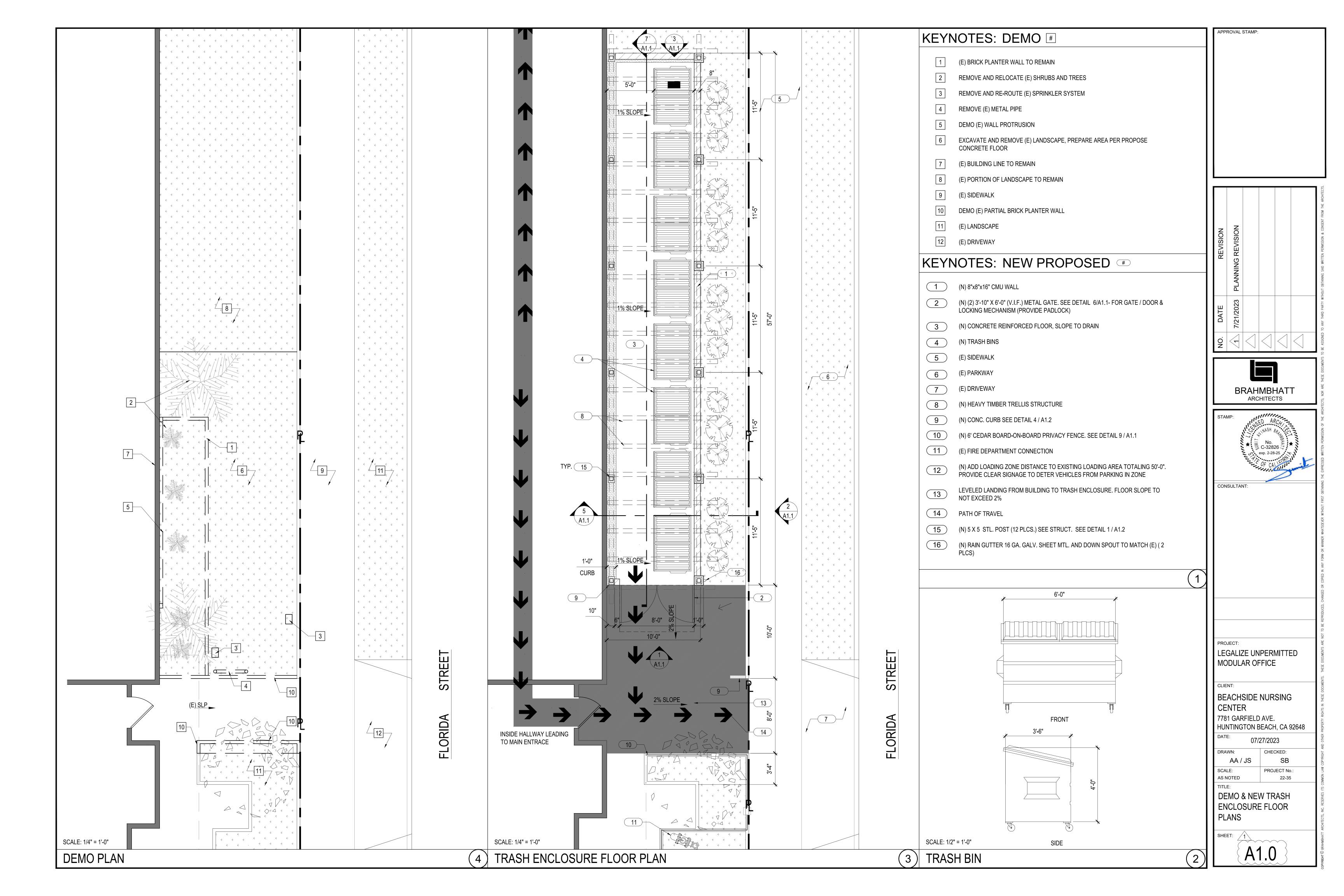
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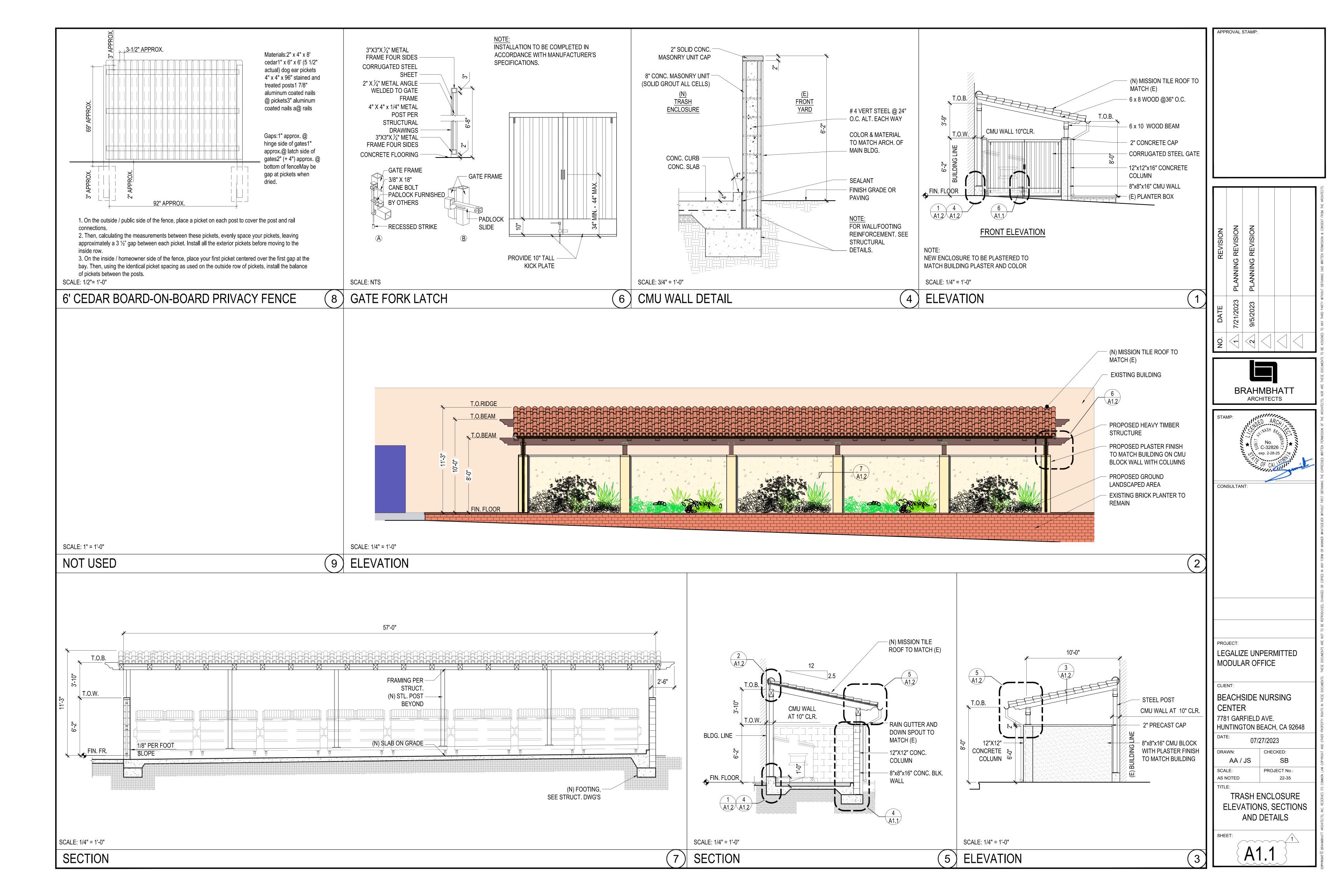
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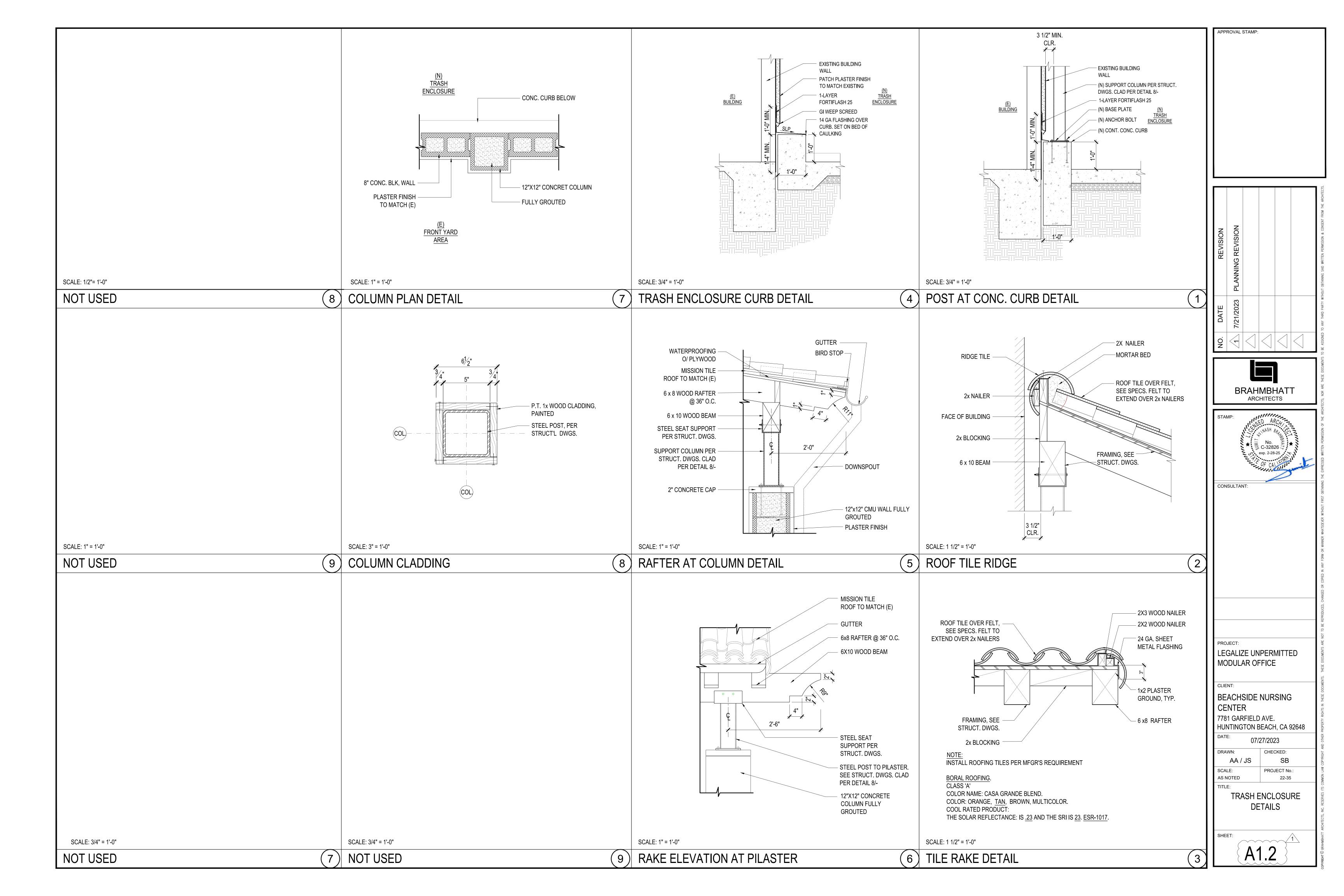
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2022 CAL GREEN REQUIREMENTS









#### **CONCRETE**

- 1.CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
- 2.ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AND THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"
- 3. CONCRETE MIXES SHALL MEET FOLLOWING SPECIFICATIONS:

| LOCATION          | WEIGHT | F'c @ 28<br>DAYS (PSI) | W/C  | SLUMP<br>(IN) | LARGEST<br>Dagg (IN) | ALLOWABLE<br>FLYASH | MAX SHRN<br>@ 28 DAY |
|-------------------|--------|------------------------|------|---------------|----------------------|---------------------|----------------------|
| ALL LOCATIONS UNO | NORMAL | 4,000                  | 0.50 | 4             | 1                    | 15%                 | 0.045%               |

- 4.NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE
- 5.ALL STRUCTURAL CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED LABORATORY AND SHALL BE STAMPED AND SIGNED BY A CIVIL ENGINEER LICENSED IN
- 6.CONCRETE MIX PROPORTIONING SHALL MEET STATISTICAL STRENGTH REQUIREMENTS OF ACI 301 AND ACI 214R. MIX DESIGNS SHOWING COMPLIANCE WITH STRENGTH REQUIREMENTS TO BE SUBMITTED TO SEOR FOR REVIEW.
- 7.CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO SEOR
- 8.CONCRETE MIXES SHALL BE PREPARED WITH TYPE II/V PORTLAND CEMENT CONFORMING TO ASTM C150.
- 9.NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330. COARSE AGGREGATE GRADATION SHALL INCLUDE LARGEST AGGREGATE OF 1", EXCEPT THAT A LARGEST SIZE OF 3" IS ALLOWED FOR FOUNDATION, COLUMNS, AND WALLS.
- 10. WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.
- 11.THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" WITH EXPOSED AGGREGATE UNLESS NOTED OTHERWISE.
- 12.DEFECTIVE CONCRETE (VOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- 13.FORMWORK SHALL COMPLY WITH STANDARD PUBLICATION(ACI 341) AND THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING. CARE, PLACEMENT AND REMOVAL OF THE FORMWORK AND SHORES. NO STAKES, STEEL OR WOOD WILL BE PERMITTED IN ANY CONCRETE POUR SUSPEND FORMS FROM ABOVE THE POUR.

#### CONCRETE MASONRY UNIT (CMU)

- 1.SEE ARCHITECTURAL DRAWING FOR TYPE. COLOR AND LAYOUT OF MASONRY UNITS, IF NOT OTHERWISE NOTED PROVIDE PRECISION UNITS IN MANUFACTURER'S STANDARD COLOR PLACED IN A RUNNING BOND PATTERN.
- 2.ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF CBC CHAPTER 21 AND ACI
- STRUCTURAL DESIGN IS BASED ON F'm= 1500 PSI, WITH SPECIAL INSPECTION.
- 4.UNITS SHALL BE ASTM C90 GRADE N. TYPE 1. LIGHT WEIGHT UNITS. F'm = 1900
- 5. MORTAR SHALL BE ASTM C270 TYPE S.
- 6. GROUT SHALL BE ASTM C476 COARSE GROUT, F'c = 2000 PSI.
- 7. REINFORCING STEEL SHALL CONFORM TO ASTM A 615 GRADE 60.
- CONSTRUCTION:
- A. ALL CELLS SHALL BE FILLED WITH GROUT, UNLESS NOTED OTHERWISE. B. CELLS SHALL BE IN VERTICAL ALIGNMENT AND PLACED IN A RUNNING BOND
- C. DOWELS SHALL BE SET TO ALIGN WITH CELLS CONTAINING WALL REINFORCING.
- D. LOW LIFT CONSTRUCTION: MAXIMUM GROUT POUR IS 5'-0".
- HIGH LIFT CONSTRUCTION: PER ACI 530 SPECIFICATION SECTION 3.5 TABLE 7. F. PROVIDE SHORING AND BRACING AS REQUIRED DURING CONSTRUCTION.
- G. FOLLOW RECOMMENDATIONS OF ACI 530.1, SECTION 1.8 FOR COLD AND HOT WEATHER CONSTRUCTION
- 9.PROVIDE DOWELS FROM CONCRETE BASE AT ALL VERTICAL REINFORCING OF SAME SIZE AND SPACING. PROVIDE MINIMUM 48 BAR DIAMETER LAP SPLICE TO
- 10.ALL REINFORCING BARS ARE TO BE IN PLACE AND HELD IN PROPER ALIGNMENT BY PREFABRICATED WIRE BAR POSITIONERS BEFORE THE GROUT IS PLACED.

VERTICAL REINFORCING, UNLESS NOTED OTHERWISE.

VERTICAL REINFORCING.

- 11. PLACEMENT OF PLUMBING AND ELECTRICAL LINES IN MASONRY WALLS: A.MAXIMUIAMETER OF EMBEDDED ITEM SHALL BE 1 3/4", EXCEPT MAXIMUM DIAMETER OF ITEM EMBEDED IN LINTELS SHALL BE 1". B.VERTICAL EMBEDDED ITEM SHALL NOT BE LOCATED IN THE SAME CELL AS
  - C.HORIZONTAL EMBEDDED ITEMS SHALL NOT BE LOCATED IN THE SAME COURSE AS HORIZONTAL REINFORCING.

#### STRUCTURAL OBSERVATION

- 1.PERIODIC STRUCTURAL OBSERVATION SHALL BE PROVIDED BY SEOR PER THE STRUCTURAL OBSERVATION.
- 2.DEPUTY INSPECTOR MUST PERFORM INSPECTION BEFORE STRUCTURAL ENGINEER PERFORMS OBSERVATION. DEPUTY INSPECTOR'S REPORT MUST BE AVAILABLE AT THE TIME OF OBSERVATION. IF DEPUTY INSPECTION IS NOT COMPLETED, STRUCTURAL OBSERVATION REPORT WILL LIST MISSING INSPECTION AS DEFICIENCY.
- 3.CONTRACTOR SHALL KEEP LATEST ISSUED DRAWINGS, RFI'S RESPONSES, AND SKETCHES ON SITE, AND SHALL MAKE SUCH DOCUMENTS AVAILABLE TO THE STRUCTURAL OBSERVER AND DEPUTY INSPECTOR.
- 4.CONTRACTOR SHALL NOTIFY ENGINEER 3 BUSINESS DAYS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.
- 5.STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS.
- 6.STRUCTURAL OBSERVATIONS PERFORMED BY STRUCTURAL OBSERVER DURING CONSTRUCTION ARE NOT THE CONTINUOUS OR PERIODIC SPECIAL INSPECTION SERVICES PERFORMED BY A LICENSED DEPUTY INSPECTOR, NOR THE INSPECTION BY THE CITY INSPECTOR, AND DO NOT WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS OR CITY INSPECTIONS.
- 7.STRUCTURAL OBSERVATIONS DO NOT CONSTITUTE QUALITY CONTROL, DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE, AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
- 8.THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT — THE STRUCTURAL OBSERVER — TO PERFORM THE STRUCTURAL OBSERVATIONS. THE DEPARTMENT OF BUILDING AND SAFETY OF AUTHORITY OF JURISDICTION REQUIRES THE USE OF THE ENGINEER OR HIS/HER DESIGNEE RESPONSIBLE FOR THE STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR
- 9.A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED. AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

#### <u>REINFORCEMENT</u>

- 1. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 60, STEEL BARS SHALL BE DEFORMED BARS THAT ARE FREE FROM GREASE. RUST. HILL SCALE OR ANY OTHER FOREIGN MATERIAL WHICH HAVE AFFECT THE BARS ABILITY TO BOND TO THE CONCRETE.
- 2. REINFORCING STEEL SHALL HAVE THE FOLLOWING CONCRETE COVER. SEE ACI FOR **TOLERANCES:**
- A. CONCRETE PILES 2 1/2" B. CONCRETE POURED AGAINST EARTH (OTHER THAN PILES) C. CONCRETE NOT FORMED IN CONTACT WITH EARTH D. FORMED CONCRETE IN CONTACT WITH EARTH E. CONCRETE EXPOSED TO WEATHER (#6 AND LARGER)
- F. CONCRETE EXPOSED TO WEATHER (#5 AND SMALLER) 1-1/2" G. SLABS (INCLUDING SLAB SUPPORTING EARTH), WALLS, AND JOISTS NOT EXPOSED TO WEATHER (#11 AND SMALLER) 1" H. OTHER CONCRETE NOT EXPOSED TO WEATHER
- 3. LAP SPLICES SHALL HAVE A MINIMUM LENGTH OF 24" OR 40 BAR DIAMETERS FOR MASONRY AND CLASS B LAP SPLICES FOR CONCRETE SHALL BE AS FOLLOWS,#6 BAR & SMALLER 62 DIA #7 BAR & LARGER 78 DIA LAP SPLICES FOR CANTILEVER BEAMS W/ TOP REINFORCEMENT SHALL BE INCREASED BY 30%.
- 4. ALL DETAILING OF REINFORCING SHALL CONFORM TO THE REQUIREMENTS CF ACI 318-14. ALL REINFORCING BAR BENDS SHALL BE MADE COLD. REINFORCEMENT THAT IS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, U.N.O..
- 5. REINFORCING STEEL. ANCHOR BOLTS, DOWELS, AND WALL TIES SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING INSPECTOR PRIOR TO POURING OF ANY CONCRETE OR GROUTING MASONRY.
- 6. PROVIDE DOWELS OF SAME SIZE AND NUMBER FROM ADJACENT POUR. BOTH VERTICALLY AND HORIZONTALLY TO MATCH TYP. REINFORCING SHOWN. LAPS TO BE IN ACCORDANCE WITH THE DRAWINGS AND DETAILS. ALL DOWELS TO BE CLEANED AFTER POUR AND CARE SHALL BE TAKEN \$0 AS NOT TO BEND DOWELS EXTENDING FROM CONCRETE PREVIOUSLY POURED.
- 7. ALL WALL FOOTING REINFORCEMENT SHALL BEND AROUND ALL CORNERS AND EXTEND 36 BAR DIAMETERS OR 18 INCHES WHICHEVER IS LARGER. UNLESS NOTED OTHERWISE.
- 8. ALL STRUCTURAL CONCRETE ELEMENTS REQUIRE REINFORCEMENT SINCE NO PLAIN CONCRETE ELEMENTS ARE USED. ALL CONCRETE SLABS SHALL HAVE A MINIMUM REINFORCEMENT PERCENTAGE OF 0.18 EACH WAY CONTINUOUS.

## <u>CODE</u>

- BUILDING SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE.
- 2. VERTICAL LIVE LOADS: 20 PSF
- A. ROOF

LATERAL LOADS:

A. WIND: BASIC WIND SPEED: 110 MPH WIND IMPORTANCE FACTOR, Iw: 1.0 EXPOSURE TYPE:

WIND PRESSURE, Ps: 17 PSF

B. SEISMIC:

EXPECTED INTERSTORY DRIFT FOR EACH STORY IS AS OUTLINED BELOW. ALL NON-STRUCTURAL ELEMENTS OF THE BUILDING INCLUDING BUT NOT LIMITED TO FINISHES, GLAZING, MEP, ETC. SHALL TAKE INTO ACCOUNT THIS PARAMETER.

- INELASTIC INTERSTORY DRIFT RATIO = 0.02
- SITE CLASS: D SEISMIC DESIGN CATEGORY: D RISK CATEGORY: II
- SEISMIC IMPORTANCE FACTOR, le: 1.0 SS = 1.406S1 = 0.510
- FA = 1.2FV = 1.7SDS = 1.125
- SD1 = 0.578
- R = 2.5 (CANTILEVER COLUMN) r = 1.0
- CS = 0.45EQUIVALENT STATIC FORCE METHOD USED FOR DESIGN.
- $V = CS \times W$

#### STATEMENT OF SPECIAL INSPECTION

- 1.CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN CBC 2022 CHAPTER 17. SEE INSPECTION SCHEDULE BELOW. ONLY CHECKED ITEMS ARE REQUIRED.
- 2.APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
- FOR VERIFICATION AND INSPECTION OF SOILS SEE SOILS REPORT
- 4.CONTINUOUS SPECIAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING [E" IN SIZE. WELDING INSPECTORS SHALL BE REGISTERED AND/OR CERTIFIED BY THE JURISDICTION HAVING AUTHORITY AND SHALL AT A MINIMUM BE AWS Q.C.-1 CERTIFIED. IN ADDITION, WELDING INSPECTORS SHALL BE A CITY OF LOS ANGELES REGISTERED DEPUTY STRUCTURAL STEEL INSPECTOR FOR WORK PERFORMED WITHIN THE CITY OF LOS
- 5.STRUCTURAL WOOD. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDOWNS. EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS. SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING. ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER (O.C.). INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.
- 6.CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC 1704.4.
- 7.WHERE FABRICATION OF MEMBERS AND ASSEMBLIES IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP. SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.

| INSPECTION SCHEDULE        |                           |                                 |   |  |  |
|----------------------------|---------------------------|---------------------------------|---|--|--|
| TYPE OF WORK               | CODE REFERENCE            | REMARKS                         |   |  |  |
| CONCRETE WORK              | CBC TABLE 1705.3          |                                 | × |  |  |
| SHOTCRETE WORK             | CBC TABLE 1705.3          |                                 |   |  |  |
| REINFORCING STEEL          | CBC TBL 1705.2.2 1705.3   |                                 | × |  |  |
| POST INSTALLED ANCHORS     | CBC TABLE 1705.3          | SEE ALSO ICC APPROVAL           |   |  |  |
| STRUCTURAL STEEL           | CBC 1705.2                |                                 | × |  |  |
| STRUCTURAL STEEL WELDING   | CBC 1705.2                |                                 |   |  |  |
| HIGH STRENGTH BOLTING      | CBC 1705.2                |                                 |   |  |  |
| MASONRY WORK               | CBC 1705.4                |                                 | × |  |  |
| HIGH LOAD DIAPHRAGMS       | CBC 1705.5.1              |                                 |   |  |  |
| STRUCTURAL WOOD            | CBC 1705.10.1 & 1705.11.2 | SEE NOTE ABOVE                  |   |  |  |
| COLD FORMED STEEL          | CBC 1705.10.2 & 1705.11.3 |                                 |   |  |  |
| PRIVEN DEEP FOUND. ELEMENT | CBC TABLE 1705.7          |                                 | Г |  |  |
| CAST IN PLACE DEEP FOUND.  | CBC TABLE 1705.8          |                                 |   |  |  |
| SOIL CONDITION             | CBC TABLE 1705.6          | SEE SOILS REPORT FOR COMPLIANCE |   |  |  |

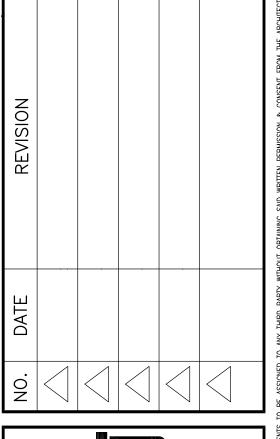
#### **GENERAL**

- 1.ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE 2022 CALIFORNIA BUILDING CODE.
- 2.REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES ARE TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
- 3.TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)
- 4.THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
- 5.REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.
- 6.THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK, FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION. THE LANGUAGE "BY OTHERS" USED IN THIS STRUCTURAL DRAWING SET INDICATES ELEMENTS OR PARTS OF WORK NOT WITHIN SEOR SCOPE AND SHOWN OR REFERENCED FOR EASE OF COORDINATION ONLY. SUCH LANGUAGE SHALL NOT IMPLY THAT SUCH ELEMENTS OR PARTS OF WORK ARE EXCLUDED FROM THE CONTRACTOR'S SCOPE OF WORK.
- 7.THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE
- 8.ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
- 9.THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE FORMWORK SHORING/RE-SHORING, EXCAVATION SHORING, DEMOLITION SHORING, BRACES, GUYS, HOIST BEAMS, ETC., REQUIRED TO SUPPORT ANY AND ALL LOADS THE BUILDING STRUCTURE AND COMPONENTS, EARTHWORK, OTHER STRUCTURES, AND UTILITIES ARE SUBJECTED TO DURING CONSTRUCTION. CONCRETE FORMWORK/CONCRETE RE-SHORING, DEMOLITION, AND EXCAVATION SHORING SYSTEMS MUST BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED BY THE LOCAL JURISDICTION AND RETAINED BY THE CONTRACTOR. VISITS TO THE SITE BY SEOR DOES NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
- 10.THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
- 11.ATTACHMENT OF NON-STRUCTURAL COMPONENTS SPECIFIED BY OTHERS TO STRUCTURAL ELEMENTS SHALL BE SPECIFIED BY THE NON-STRUCTURAL COMPONENT DESIGNER/SPECIFIER/INSTALLER. DESIGNER OF NON-STRUCTURAL ELEMENTS SHALL AT A MINIMUM SPECIFY THE CONNECTION TO THE STRUCTURE INCLUDING BUT NOT LIMITED TO: ANY TYPE OF CONNECTING HARDWARE, WIRE, HANGERS, FASTENERS, CLIPS, UNISTRUT MEMBERS. ATTACHMENT AND BRACING OF NON STRUCTURAL COMPONENTS SHALL MEET THE APPLICABLE BUILDING CODES. NON STRUCTURAL ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO: MEP AND HVAC EQUIPMENT & THEIR SUPPORTING PADS, INDUSTRIAL KITCHEN EQUIPMENT, PLATFORMS, FRAMES, ETC.; DUCTWORK, PIPES, CONDUITS, ARTWORK, GRILLES, GRATING, METAL SCREENS, ELEVATOR RAILS, STONE FINISH TILES, STONE CAPS, BRICK VENEER.
- 12.GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND PROVIDE APPROVAL STAMP FOR ALL STRUCTURAL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO SEOR

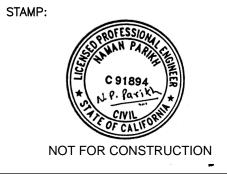
#### **FOUNDATIONS**

- 1.CONTRACTOR SHALL CONTACT ENGINEER IF EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS. THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- 2.ALL FOOTINGS SHALL BE FOUNDED A MIN OF 24" BELOW THE LOWEST ADJACENT GRADE AND A MINIMUM OF 12" INTO NATIVE SOIL WHICHEVER GOVERNS UNLESS NOTED OTHERWISE.
- 3. 1500 PSF ALLOWABLE SOIL BEARING PRESSURE WAS USED IN THE DESIGN.
- 4.EXCAVATION SHALL BE PROPERLY BACKFILLED. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION OF THE MAXIMUM DENISTY AS DETERMINED BY THE LATEST VERSION ON ASTM D1557. FILL TYPES WITH 15% FINER THAN 0.005MM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY.
- 5.REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.
- 6.THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
- 7.LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
- 8.REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
- 9.NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED. SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.

PPROVAL STAMP:







CONSULTANT:



OSHPD PROJECT No. SXXX

FACILITY ID No.

206301208 PROJECT:

SEACLIFF HEALTHCARE CENTER NEW TRASH ENCLOSURE CLIENT:

SEACLIFF HEALTHCARE CENTER 18811 FLORIDA ST. HUNTINGTON BEACH, CA 92648

07/27/2023

DRAWN:

PROJECT No.: SCALE: AS NOTED 22-35

CHECKED:

TITLE: GENERAL NOTES

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| <u>ABBREVIATIONS</u>   | TIMBER   |
|--|--|
| ACREMENTATIONS  Recursion of the state of th | 1. LUMBER SHALL BE COAST REGION DOUGLAS I MOISTURE CONTENT OF 19% AND SHALL CO (U.N.O.)  BEAMS AND POSTS SHALL BE DF## (U.N.  JOIST AND RAFTERS SHALL BE DF## (U.N.  JOIST AND RAFTERS SHALL BE DF## (U.N.)  FRAMING SUCH AS STUDS, PURING AND  SILL PLATES OR PRESSURE TREATED LUM  PRESERVATIVE—TREATED DOUGLAS FIR, EXCEPT IT FIRE TREATED LAND PRESERVATIVE—TREATED DOUGLAS FIR, EXCEPT IT FIRE TREATED ASSEMBLIES SHALL BE NATUR. PRESERVATIVE—TREATED ASSEMBLIES SHALL BE NATUR. PRESERVATIVE—TREATED ASSEMBLIES SHALL BE REFERRATED ASSEMBLIES SHALL BE REFERRATED ASSEMBLIES SHALL BE REFERRATED AND FASTE THE PIECE RECEIVING THE NAIL POINT.  BANALING TO BE IN ACCORDANCE WITH OSE 2002 OTHERWISE.  C.THE MINIMUM PENETRATION OF NAILS SHALL BE PERMITTED FOR ALL N SPLITTING, BORE HOLES SHALL BE MANDATOR UTILIZED, BORDE HOLES SHALL BE PERMITTED FOR ALL N SPLITTING, BORE HOLES SHALL HAVE DIAM DIAMETER.  E.EDGE DISTANCES, END DISTANCES, AND FASTE TO PREVENT SPLITTING OF THE WOOD. BORE PREVENT WOOD FROM SPLITTING.  D.ALL NAILS SHALL BE CALVANIZED WHEN EXPOPERSENATIVE—TREATED AND/OR FIRE—RETARM HOLE HOLE SHALL HAVE DIAM DIAMETER.  4. LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTHOLE 40% TO 70% OF THREADED SHANK DIAMETE SHANK PORTION.  5. FRAMING HARDWARE: AND CONNECTORS SUNLESS NOTED OTHERWISE.  BINSTALL PER MANUFACTURER'S RECOMMENT INCLUDING ALL FASTENERS REQUIRED BY MAN CFRAMING CLIPS TO COMPLY WITH (ICP-ESS 2105. LA RR 255 OLDERLY WITH CICC—ESS 2105. LA RR 255 OLDERLY WITH CICC—ESS 2105. LA RR 255 OLDERLY MITH SET DELIVERY MITH CICC—ESS 2105. LA RR 255 OLDERLY MITH SET DELIVERY MITH CICC—ESS 2105. LA RR 255 OLDERLY MITH SET DELIVERY MITH CICC—ESS 2105. LA RR 255 OLDERLY MITH SET DELIVERY MITH CICC—ESS 2105. LA RR 255 OLDERLY MITH SET DELIVERY MITH CICC—ESS 2105. LA RR 255 OLDERLY MITH SET DELIVERY MITH CICC—ESS 2105. LA RR 255 OLDERLY MITH SET DELIVERY |
|  |  |

### <u>TIMBER</u>

- COAST REGION DOUGLAS FIR-LARCH GRADE WITH A MAXIMUM OF 19% AND SHALL CONFORM TO THE FOLLOWING GRADES,
  - POSTS SHALL BE DF#1 (U.N.O.)
  - AFTERS SHALL BE DF#2 (U.N.O.) CH AS STUDS, FURRING AND BLOCKING SHALL BE DF#2 (U.N.O.)
  - OR PRESSURE TREATED LUMBER SHALL BE DF#1 (U.N.O.)
- T CONTACT WITH CONCRETE OR MASONRY, INCLUDING BUT NOT ON SILLS, SHALL BE NATURALLY DURABLE OR TED DOUGLAS FIR, EXCEPT THAT MEMBERS THAT ARE PART OF BLIES SHALL BE FIRE TREATED
  - BE COMMON WIRE NAILS IN ACCORDANCE WITH THE LATEST NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS) ACCORDANCE WITH CBC 2022 NAILING SCHEDULE UNLESS NOTED
- ETRATION OF NAILS SHALL BE 10 TIMES THE NAIL SHANK 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO ING THE NAIL POINT.
- L BE PERMITTED FOR ALL NAILS TO HELP PREVENT WOOD FROM HOLES SHALL BE MANDATORY FOR 20d NAILS OR LARGER. WHEN HOLES SHALL HAVE DIAMETER NOT EXCEEDING 75% OF NAIL
- END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TTING OF THE WOOD. BORED HOLES MAY BE UTILIZED TO HELP ROM SPLITTING.
- BE GALVANIZED WHEN EXPOSED TO WEATHER, IN CONTACT WITH EATED AND/OR FIRE-RETARDANT-TREATED TIMBER.
- TURNED, NOT DRIVEN, INTO PRE DRILLED HOLES. PROVIDE LEAD THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH
- DWARE AND CONNECTORS SHALL BE PER SIMPSON STRONG-TIE THERWISE.
- NUFACTURER'S RECOMMENDATIONS AND ICC REQUIREMENTS,
- STENERS REQUIRED BY MANUFACTURER. COMPLY WITH (IAPMO ER 0112 2606, L.A. RR 25814). STRAPS (ICC-ESR 2105, L.A. RR 25713).
- CCTION COATING SHALL BE:
- ERIOR AND DRY APPLICATIONS T DIP GALVANIZED, AS AVAILABLE FOR A GIVEN PIECE OF
- RIOR APPLICATIONS.
- COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN
- FASTENERS SUCH AS BUT NOT LIMITED TO NAILS, SCREWS, OD, ETC., SHALL BE USED WHEN IN CONTACT WITH PRESERVATIVE TREATED LUMBER. EXCEPTION: PLAIN CARBON STEEL FASTENERS BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR. DRY BE PERMITTED.
- STRUCTURAL PANELS AND WOOD FRAMING MEMBERS SHALL BE SQUEAKINESS OF OCCUPIABLE SPACES. GLUE SHALL CONFORM TO PECIFICATION AFG-01 OR ASTM D3498. INSTALL AS DIRECTED

### STRUCTURAL STEEL

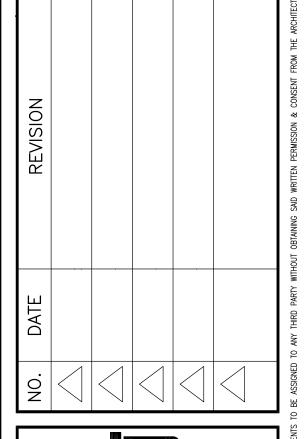
- STEELWORK MUST BE APPROVED BY THE ENGINEER PRIOR TO ABRICATOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO OF FABRICATION. FABRICATION AND ERECTION SHALL CONFORM TO SPECIFICATIONS.
- L SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:

LANGE SHAPES A992, GRADE 50 A36 A36 ADE 50 IS SPECIFIED PROVIDE A572 A500, GRADE C ANGULAR AND SQUARE) A500, GRADE B A53, GRADE B (C AND MC SECTIONS)

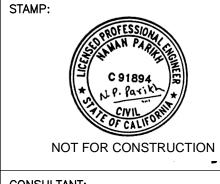
A572, GRADE 50

- BE PROVIDED BY A LICENSED FABRICATOR.
- NG BEAMS PLACE NATURAL CAMBER UP.
- A307 WITH ASTM A563 HEAVY HEX NUTS AND HARDENED WASHERS HIGH STRENGTH BOLTS SHALL BE A325 AND SHALL BE INSTALLED NSPECTION BY A DEPUTY INSPECTOR, U.N.O. HOLES FOR BOLTS IN EEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT HOLES IN STEEL MEMBERS SHALL NOT BE GREATER THAN 1/16" OF OLT DIAMETER, U.N.O.
- STEEL MEMBERS SHALL BE CLEANED AND FREE OF RUST, LOOSE OIL STEEL EXPOSED WITHIN THE BUILDING ENVELOPE SHALL RECEIVE JST INHIBITIVE PRIMER. AFTER ERECTION ALL UNPAINTED SURFACES RE PAINT HAS BEEN DAMAGED, SHALL BE GIVEN A FIELD TOUCH UP PRIMER APPLIED IN SHOP. STEEL (INCLUDING BOLTS, NUTS, WASHERS, WEATHER SHALL BE HOT DIPPED GALVANIZED CONFORMING TO ASTM
- SPECIFICATIONS SHALL CONFORM TO PRE-QUALIFIED AW5 AS APPROVED BY THE ENGINEER. ELECTRODES SHALL BE E70XX,
- L BE PERFORMED BY A CERTIFIED FABRICATOR LICENSED BY THE EPARTMENT.
- L BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE LOCAL TMENT, CONTINUOUS INSPECTION BY A REGISTERED DEPUTY BUILDING QUIRED FOR ALL FIELD WELDS, U.N.O.
- SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND

APPROVAL STAMP:







CONSULTANT:



OSHPD PROJECT No.

SXXX FACILITY ID No.

206301208

SEACLIFF HEALTHCARE CENTER NEW TRASH ENCLOSURE

CLIENT: SEACLIFF HEALTHCARE CENTER

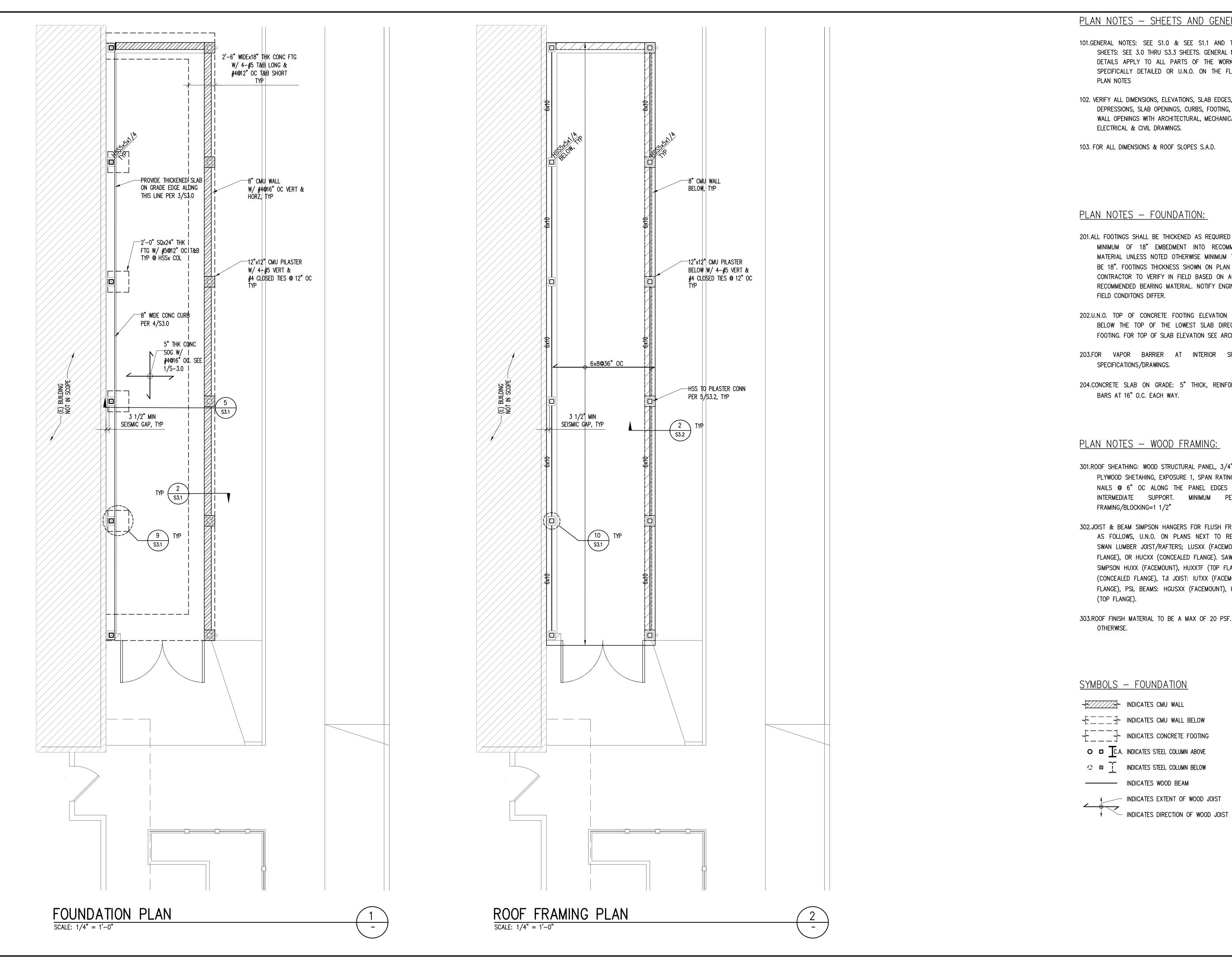
18811 FLORIDA ST. HUNTINGTON BEACH, CA 92648 DATE:

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AS NOTED 22-35 TITLE: GENERAL NOTES

**S1.1** 



PLAN NOTES - SHEETS AND GENERAL:

101.GENERAL NOTES: SEE S1.0 & SEE S1.1 AND TYPICAL DETAILS SHEETS: SEE 3.0 THRU S3.3 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND

102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING,

103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.

201.ALL FOOTINGS SHALL BE THICKENED AS REQUIRED TO ACHIEVE A MINIMUM OF 18" EMBEDMENT INTO RECOMMENDED BEARING MATERIAL UNLESS NOTED OTHERWISE MINIMUM THICKNESS SHALL BE 18". FOOTINGS THICKNESS SHOWN ON PLAN IS APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD BASED ON ACTUAL DEPTH OF RECOMMENDED BEARING MATERIAL. NOTIFY ENGINEER IF ACTURAL

202.U.N.O. TOP OF CONCRETE FOOTING ELEVATION SHALL BE 12" BELOW THE TOP OF THE LOWEST SLAB DIRECTLY ABOVE THE FOOTING. FOR TOP OF SLAB ELEVATION SEE ARCH'L DRAWINGS.

203.FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D.

204.CONCRETE SLAB ON GRADE: 5" THICK, REINFORCED WITH #4

301.ROOF SHEATHING: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHETAHING, EXPOSURE 1, SPAN RATING 48/24, W/ 10d NAILS @ 6" OC ALONG THE PANEL EDGES AND 12" OC @ INTERMEDIATE SUPPORT. MINIMUM PENETRATION IN

302.JOIST & BEAM SIMPSON HANGERS FOR FLUSH FRAMING SHALL BE AS FOLLOWS, U.N.O. ON PLANS NEXT TO REFERENCE DETAIL. SWAN LUMBER JOIST/RAFTERS; LUSXX (FACEMOUNT), JBXX (TOP FLANGE), OR HUCXX (CONCEALED FLANGE). SAWN LUMBER BEAM: SIMPSON HUXX (FACEMOUNT), HUXXTF (TOP FLANGE), OR HUCXX (CONCEALED FLANGE), TJI JOIST: IUTXX (FACEMOUNT), ITTXX (TO FLANGE), PSL BEAMS: HGUSXX (FACEMOUNT), HBXX OR GLTVXX

303.ROOF FINISH MATERIAL TO BE A MAX OF 20 PSF. NOTIFY SEOR IF

APPROVAL STAMP:







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FOUNDATION & ROOF FRAMING PLAN

S2.0

