In-person participation by the public will be permitted. In addition, remote public participation is available in the following ways:

1. *Livestream online at www.atwater.org (Please be advised that there is a broadcasting delay. If you would like to participate in public comment, please use the option below).*
2. *Submit a written public comment prior to the meeting: Public comments submitted to cityclerk@atwater.org by 4:00 p.m. on the day of the meeting will be distributed to the City Council, and made part of the official minutes but will not be read out loud during the meeting.*

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 357-6241.

CITY OF ATWATER

City Council

AGENDA

Council Chambers
750 Bellevue Road
Atwater, California

July 8, 2024

CALL TO ORDER: **5:30 PM**

ROLL CALL: (City Council)
Ambriz ____, Button ___, Cale ____, Raymond ____, Nelson _____

CLOSED SESSION
Adjourn to Conference Room A

- **Pursuant to Government Code Section 54956.8, Conference with Real Property Negotiator regarding price and terms of payment. Agency Negotiators: Deputy City Manager/Community Development Director Thompson and City Manager Hoem. Negotiating Party: Les Nickerson**

Property Location: **APN 003-101-001**

- **Pursuant to Government Code Section 54956.8, Conference with Real Property Negotiations. Agency Negotiators: Deputy City Manager/Community Development Director Thompson and City Manager Hoem. Negotiating Parties: Abbruzz Etti, Dole Packaged Foods, LLC and Pai Bulldog Ranches LLC**

Property Locations: **APN 143-260-015**
143-260-016
150-030-022
150-030-034
150-030-035

150-030-036
056-250-016
056-250-035
056-010-030
056-010-031

REGULAR SESSION: (Council Chambers)

CALL TO ORDER: **6:00 PM**

INVOCATION:

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL: (City Council)
Ambriz ____, Button ___, Cale ____, Raymond ____, Nelson _____

MAYOR OR CITY ATTORNEY REPORT OUT FROM CLOSED SESSION:

SUBSEQUENT NEED ITEMS: (The City Clerk shall announce any requests for items requiring immediate action subsequent to the posting of the agenda. Subsequent need items require a two-thirds vote of the members of the City Council present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AS AMENDED: (This is the time for the City Council to remove items from the agenda or to change the order of the agenda.)

Staff's Recommendation: Motion to approve agenda as posted or as amended.

CONSENT CALENDAR:

NOTICE TO THE PUBLIC

Background information has been provided on all matters listed under the Consent Calendar, and these items are considered to be routine. All items under the Consent Calendar are normally approved by one motion. If a Councilmember requests separate discussion on any item, that item will be removed from the Consent Calendar for separate action.

WARRANTS:

1. **July 8, 2024**

   Staff's Recommendation: Approval of warrants as listed.

MINUTES: (City Council)

2. **June 12, 2024 - Special meeting**

   Staff's Recommendation: Approval of minutes as listed.

AGREEMENTS:

3. **Approving a Purchase Order to Aqua Metric for a New Basestation** (Public Works Director Vinson)

   Staff's Recommendation: Awards a purchase to Aqua Metric of Sacramento, California for a new basestation, in an amount not to exceed $53,287.50; and authorizes and directs the City Manager, or his designee, to execute the Purchase Order on behalf of the City.

4. **Authorizing and Approving a Cooperative Purchase, Purchase Agreement (Purchase Order) to Montrose Ford for the Purchase of One (1) New 2023 Dodge Charger Police Vehicle and Equipment** (Police Chief Salvador)

   Staff's Recommendation: Authorizes and approves a Cooperative Purchase, Purchase Agreement (Purchase Order) to Montrose Ford, Akron, Ohio, for the purchase of one (1) new 2023 Dodge Charger Pursuit with Police Equipment, in the combined amount not to exceed $56,100; and authorizes and directs the City Manager or designee to execute the Agreement (Purchase Order) on behalf of the City.

RESOLUTIONS:

5. **Approving Budget Amendment for PA&ED Services with Mark Thomas and De Novo Planning Group** (Deputy City Manager Thompson)

   Staff's Recommendation: Adoption of Resolution No. 3473-24 approving Budget Amendment No. 1 amending Fiscal Year 2024-25 Budget regarding the Bellevue Road Realignment Project.

END OF CONSENT CALENDAR

PUBLIC HEARINGS:

6. **Approving the Plans and Specifications for the Pre-approved Accessory Dwelling Units (ADUs) and to Initiate the ADU program** (Deputy City Manager Thompson)

   Staff's Recommendation: Open the public hearing and take any testimony from the public;

   Close the public hearing;

   Adopt Resolution No. 3472-24 approving the plans and specifications for the pre-approved ADU plans and initiate the ADU program.

   Motion to approve staff's recommendation as presented.

REPORTS AND PRESENTATIONS FROM STAFF:

7. **Awarding Construction Services Agreement with Lawrence Backhoe Service, Inc of Atwater, California for the Water Meter Installation Project** (Public Works Director Vinson)

   Staff's Recommendation: Motion to award a General Construction Agreement, in a form approved by the City Attorney, to Lawrence Backhoe Service, Inc. of Atwater, California, for the Water Meter Installation Project, City Project 24-10, in an amount not to exceed $1,387,300 and authorize construction contract change orders up to an aggregate amount of $138,730.00 (10%); and authorizes and directs the City Manager or designee to execute all contract documents on behalf of the City; or

   Motion to approve staff's recommendation as presented.

CITY MANAGER REPORTS/UPDATES:

8. **Update from the Office of the City Manager**

COMMENTS FROM THE PUBLIC:

NOTICE TO THE PUBLIC

At this time any person may comment on any item which is not on the agenda. You may state your name and address for the record; however, it is not required. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda. Please limit comments to a maximum of three (3) minutes.

CITY COUNCIL REPORTS/UPDATES:

- **City Council Member Cale, District 1**
- **City Council Member Button, District 2**
- **City Council Member Ambriz, District 3**
- **Mayor Pro Tem Raymond, District 4**
- **Mayor Nelson**

CLOSED SESSION:
Continuation of Closed Session if necessary

ADJOURNMENT:

CERTIFICATION:

I, Kory J. Billings, City Clerk of the City of Atwater, do hereby certify that a copy of the foregoing agenda was posted at City Hall a minimum of 72 hours prior to the meeting.

KORY J. BILLINGS
CITY CLERK

SB 343 NOTICE
In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the office of the City Clerk during normal business hours at 1160 Fifth Street, Atwater, California.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road, Atwater, California.

In compliance with the federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a City Council, Commission or Committee meeting due to a disability, please contact the City Clerk's Office a minimum of three (3) business days in advance of the meeting at (209) 357-6241. You may also send the request by email to cityclerk@atwater.org .

Unless otherwise noted, City Council actions include a determination that they are not a "Project" within the meaning of the California Environmental Quality Act (CEQA), and therefore, that CEQA does not apply to such actions.

JULY 2024





SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4 Happy INDEPENDENCE Day! **City Holiday** **Trash pick up delayed - 1 day**	5	6
7	8 City Council Meeting - 6:00 PM	9	10	11	12	13
14	15	16	17 Planning Commission Meeting - 6:00 PM	18	19	20
21	22	23	24	25 **Merced County District 3 Supervisor McDaniel Office Hours - 1:30 PM - 3:30 PM**	26	27
28	29	30	31			

AUGUST 2024



SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12 City Council Meeting - 6:00 PM	13	14	15	16	17
18	19	20	21 Planning Commission Meeting - 6:00 PM	22 **Merced County District 3 Supervisor McDaniel Office Hours - 1:30 PM - 3:30 PM**	23	24
25	26 Audit & Finance Meeting - 4:30 PM City Council Meeting - 6:00 PM	27	28	29	30	31

Warrant Summary JULY 8, 2024

Prepared By: Joseph Murillo

Accounts Payable Warrant

		Amount
7/8/2024 Warrant	$	1,314,844.61
Prewrittens (Checks Processed Between Warrants)	$	4,453.17
Total Accounts Payable Warrants:	**$**	**1,319,297.78**

Additional Warrants

Date	Description		Amount
6/28/2024	Retiree Medical Reimbursement - July 2024	$	40,812.53
7/2/2024	AFLAC	$	442.77
7/2/2024	AFSCME District Council 57	$	1,058.61
7/2/2024	APOA Union Dues	$	2,811.40
7/2/2024	EPARS Employee 457 Plan (PNC Bank)	$	4,863.00
7/2/2024	PERS Retirement 6/6/24 - 6/19/24	$	60,785.56
7/2/2024	State Disbursement - Child Support	$	115.38
		$	-
		$	-
		$	-
Total Additional Warrants:		**$**	**110,889.25**

Payroll

Date	Description		Amount
6/27/2024	Net Payroll	$	223,876.62
7/2/2024	Federal Taxes	$	71,511.69
7/2/2024	State Taxes	$	9,075.59
Total Payroll:		**$**	**304,463.90**

Grant Total:	**$**	**1,734,650.93**

Mark Borba City Treasurer

Accounts Payable

Premitten

Checks for Approval

User: jmurillo
Printed: 7/3/2024 - 10:17 AM

City of Atwater
Community Pride City Wide
750 Bellevue Road, Atwater CA 95301

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
25620	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	DAVID CHURCH		573.49
					Check Total:	573.49
25621	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	MANUEL DURAN		85.37
					Check Total:	85.37
25622	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	GARY FRAGO		410.10
					Check Total:	410.10
25623	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	LORIN MANN		643.16
					Check Total:	643.16
25624	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	WILLIAM MARTIN		867.97
					Check Total:	867.97
25625	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	BILL SWALLEY		150.55
					Check Total:	150.55
25626	06/27/2024	General Fund	Special Events	CITY OF ATWATER		19.03
25626	06/27/2024	General Fund	Special Events	CITY OF ATWATER		21.61
25626	06/27/2024	General Fund	Special Departmental Expense	CITY OF ATWATER		5.43
25626	06/27/2024	General Fund	Travel/Conferences/Meetings	CITY OF ATWATER		20.00
25626	06/27/2024	General Fund	Special Departmental Expense	CITY OF ATWATER		15.13
					Check Total:	81.20
25629	07/02/2024	General Fund	Garnishments	EMPLOYMENT DEVELOPMENT DEPARTMENT		420.11
					Check Total:	420.11
25630	07/02/2024	General Fund	Life Insurance Payable	UNUM LIFE INSURANCE		10.02
25630	07/02/2024	General Fund	Life Insurance Payable	UNUM LIFE INSURANCE		179.89
25630	07/02/2024	General Fund	Life Insurance Payable	UNUM LIFE INSURANCE		24.12

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
				Check Total:		214.03
25631	07/03/2024	General Fund	Special Departmental Expense	CATERING BY CHEF MELISSA		1,007.19
				Check Total:		1,007.19
				Report Total:		4,453.17

Checks 25627 & 25628 were voided due to misprint.
Not Processed in Springbrook.

Accounts Payable

Checks for Approval

User: jmurillo
Printed: 7/3/2024 - 10:27 AM



City of Atwater
Community Pride City Wide
760 Bellevue Road, Atwater CA 95301

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
0	07/02/2024	General Fund	Federal Income Tax Withheld	PAYROLL TAXES-FEDERAL		1,583.04
0	07/02/2024	General Fund	Federal Income Tax Withheld	PAYROLL TAXES-FEDERAL		22,019.57
0	07/02/2024	General Fund	State Income Tax Withheld	PAYROLL TAXES-STATE		8,334.76
0	07/02/2024	General Fund	State Income Tax Withheld	PAYROLL TAXES-STATE		740.83
0	07/02/2024	General Fund	Fica/Medicare - Employee	PAYROLL TAXES-FEDERAL		1,630.13
0	07/02/2024	General Fund	Fica/Medicare - Employee	PAYROLL TAXES-FEDERAL		17,783.98
0	07/02/2024	General Fund	Fica/Medicare - Employee	PAYROLL TAXES-FEDERAL		4,159.19
0	07/02/2024	General Fund	Fica/Medicare - Employee	PAYROLL TAXES-FEDERAL		381.24
0	07/02/2024	General Fund	Fica/Medicare-Employer	PAYROLL TAXES-FEDERAL		1,630.13
0	07/02/2024	General Fund	Fica/Medicare-Employer	PAYROLL TAXES-FEDERAL		4,159.19
0	07/02/2024	General Fund	Fica/Medicare-Employer	PAYROLL TAXES-FEDERAL		381.24
0	07/02/2024	General Fund	Fica/Medicare-Employer	PAYROLL TAXES-FEDERAL		17,783.98
0	07/02/2024	General Fund	Pers Deduction	PERS-RETIREMENT		1,010.76
0	07/02/2024	General Fund	Pers Deduction	PERS-RETIREMENT		2,999.33
0	07/02/2024	General Fund	Pers Deduction	PERS-RETIREMENT		8,772.85
0	07/02/2024	General Fund	Pers Benefits	PERS-RETIREMENT		9,584.14
0	07/02/2024	General Fund	Pers Benefits	PERS-RETIREMENT		786.58
0	07/02/2024	General Fund	Pers Benefits	PERS-RETIREMENT		2,805.98
0	07/02/2024	General Fund	Pers Benefits	PERS-RETIREMENT		6,430.85
0	07/02/2024	General Fund	Pers Benefits	PERS-RETIREMENT		1,134.93
0	07/02/2024	General Fund	Pers Benefits	PERS-RETIREMENT		9,497.52
0	07/02/2024	General Fund	Pers Benefits	PERS-RETIREMENT		17,762.62
0	07/02/2024	General Fund	Deferred Compensation	PNC BANK		4,063.00
0	07/02/2024	General Fund	Deferred Compensation	PNC BANK		800.00
0	07/02/2024	General Fund	Police Union Dues	ATWATER POLICE OFFICERS ASSN.		2,811.40
0	07/02/2024	General Fund	Miscellaneous Union Dues	AFSCME DISTRICT COUNCIL 57		1,058.61
0	07/02/2024	General Fund	Aflac Premiums	AFLAC PLANS		221.38
0	07/02/2024	General Fund	Aflac Premiums	AFLAC PLANS		124.64
0	07/02/2024	General Fund	Aflac Premiums	AFLAC PLANS		96.75
0	07/02/2024	General Fund	Garnishments	STATE DISBURSEMENT UNIT		115.38
				Check Total:		150,664.00
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	JAMES ATKINSON		150.55

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	LOIS BELT		246.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	GLEN C. CARRINGTON		150.55
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	ALLAN BOYER		649.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	ROBERT CALLAWAY		577.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	KIM BENGSTON-JENNINGS		523.12
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	HARRY E. DUNN		587.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	ARMANDO ECHEVARRIA		867.97
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	SCOTT DUNCAN		1,386.49
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	ANTHONY CARDOZA		812.16
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	JESUS F. DURAN		1,579.79
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	RANDALL CARROTHERS		1,429.18
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	NELSON CRABB		601.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	DEBRA COURT		196.41
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	MICHAEL KEELER		150.55
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	BOBBY GREGORY		2,507.94
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	LINDA FERRERO		246.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	STEVE KJOS		587.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	TYNA LAMISON		695.15
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	LEN GUILLETTE		1,054.58
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	KEN JENSEN		355.41
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	PATRICK FARETTA		936.40
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	GEORGE LOGAN		246.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	CHRISTIAN HAMBRECHT		666.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	DARIN JANTZ		1,456.33
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	STANLEY FEATHERS		587.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	ADOLFO LOMELI		1,447.97
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	JOSEPH HOFFAR		458.10
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	SAMUEL JOSEPH		1,553.12
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	RICHARD HAWTHORNE		577.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	JEFF MONDLOCH		184.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	FRANK PIETRO		510.45
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	ROBERT VASQUEZ		208.94
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	RENE MENDOZA		577.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	MARGARET MERRITT		150.55
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	JUAN SUFUENTES		1,650.12
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	ROBERTO ROMERO		472.62
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	WILLIAM RICHARDS		196.41
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	JOHN SMOTHERS		740.16
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	DOUGLAS P. TILLEY		246.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	STEPHEN LUNDGREN		208.25
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	BARBARA RIIS CHRISTENSEN		577.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	SANDY RAHN		762.27
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	THOMAS PROTHRO		150.55
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	DAVID WALKER		609.06

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	JERRY MOORE		577.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	KELLY SORENSEN		1,278.51
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	CHRISTOPHER A. MCDANIEL		246.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	BENJAMIN THOMAS		1,357.10
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	JOHN RASMUSSEN		587.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	FRANK ORMOND		150.55
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	MIKE STANFORD		855.06
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	CYNTHIA THOMPSON		246.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	DENNIS O. SPARKS		246.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	EDWARD VELASQUEZ		150.55
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	TONY RAMIREZ		867.97
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	EARL WEATHERS		587.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	NANCY WILLIAMS		246.34
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	ELIZABETH WILDE		867.97
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	GREG WELLMAN		609.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	DICK WISDOM		150.55
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	CHARLIE WOODS		587.67
0	06/28/2024	Employee Benefits Fund	Health Insurance, Retirees	LORI WATERMAN		666.34
						40,812.53

Accounts Payable

Checks for Approval

User: jmurillo
Printed: 7/3/2024 - 10:22 AM

City of Atwater
Community Pride City Wide
750 Bellevue Road, Atwater CA 95301

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
0	07/08/2024	General Fund	Office Supplies	QUADIENT FINANCE USA INC		2,000.00
0	07/08/2024	Sewer Enterprise Fund	Cash with Fiscal Agent	THE BANK OF NEW YORK MELLON		59,583.33
0	07/08/2024	Sewer Enterprise Fund	Cash with Fiscal Agent	THE BANK OF NEW YORK MELLON		92,916.67
0	07/08/2024	Sewer Enterprise Fund	Cash with Fiscal Agent	THE BANK OF NEW YORK MELLON		35,530.73
0	07/08/2024	Sewer Enterprise Fund	Cash with Fiscal Agent	THE BANK OF NEW YORK MELLON		182,653.13
0	07/08/2024	General Fund	Electronic Pmt Processing Exp	CHASE MERCHANT SERVICES		1,435.77
0	07/08/2024	General Fund	Electronic Pmt Processing Exp	CHASE MERCHANT SERVICES		37.63
0	07/08/2024	General Fund	Electronic Pmt Processing Exp	CHASE MERCHANT SERVICES		84.68
0	07/08/2024	Water Enterprise Fund	Electronic Pmt Processing Exp	VANCO PAYMENT SOLUTIONS		36.22
0	07/08/2024	Sewer Enterprise Fund	Electronic Pmt Processing Exp	VANCO PAYMENT SOLUTIONS		36.22
0	07/08/2024	Sanitation Enterprise Fund	Electronic Pmt Processing Exp	VANCO PAYMENT SOLUTIONS		36.22
				Check Total:		374,350.60
25632	07/08/2024	Water Enterprise Fund	Professional Services	ABS DIRECT INC		722.84
25632	07/08/2024	Sewer Enterprise Fund	Professional Services	ABS DIRECT INC		722.84
25632	07/08/2024	Sanitation Enterprise Fund	Professional Services	ABS DIRECT INC		722.85
25632	07/08/2024	Water Enterprise Fund	Office Supplies	ABS DIRECT INC		1,700.00
25632	07/08/2024	Sewer Enterprise Fund	Office Supplies	ABS DIRECT INC		1,700.00
25632	07/08/2024	Sanitation Enterprise Fund	Office Supplies	ABS DIRECT INC		1,700.00
				Check Total:		7,268.53
25633	07/08/2024	General Fund	Professional Services	AG TOWING AND TRANSPORT		270.00
				Check Total:		270.00
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		-233.27
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		-32.57
25634	07/08/2024	General Fund	Office Supplies	AMAZON CAPITAL SERVICES		13.58
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		94.06
25634	07/08/2024	General Fund	Summer Youth Camps	AMAZON CAPITAL SERVICES		112.00
25634	07/08/2024	General Fund	Summer Youth Camps	AMAZON CAPITAL SERVICES		39.14
25634	07/08/2024	Internal Service Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		177.11
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		53.83
25634	07/08/2024	General Fund	Miscellaneous	AMAZON CAPITAL SERVICES		52.83

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
25634	07/08/2024	General Fund	Miscellaneous	AMAZON CAPITAL SERVICES		35.04
25634	07/08/2024	General Fund	Office Supplies	AMAZON CAPITAL SERVICES		30.41
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		11.58
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		12.44
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		108.72
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		19.99
25634	07/08/2024	General Fund	Various Classes	AMAZON CAPITAL SERVICES		6.51
25634	07/08/2024	General Fund	Various Classes	AMAZON CAPITAL SERVICES		7.60
25634	07/08/2024	General Fund	Various Classes	AMAZON CAPITAL SERVICES		117.23
25634	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	AMAZON CAPITAL SERVICES		72.78
25634	07/08/2024	Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		42.40
25634	07/08/2024	Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		8.61
25634	07/08/2024	Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		32.55
25634	07/08/2024	Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		21.73
25634	07/08/2024	General Fund	Office Supplies	AMAZON CAPITAL SERVICES		139.60
25634	07/08/2024	General Fund	Office Supplies	AMAZON CAPITAL SERVICES		29.15
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		47.30
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		82.06
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		101.36
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		47.30
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		175.30
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		29.90
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		47.30
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		16.15
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		14.13
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		96.96
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		86.93
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		52.08
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		99.04
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		89.92
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		38.64
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		10.01
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		233.27
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		53.12
25634	07/08/2024	General Fund	Coed Volleyball	AMAZON CAPITAL SERVICES		129.28
25634	07/08/2024	General Fund	Coed Volleyball	AMAZON CAPITAL SERVICES		73.95
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		26.44
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		185.08
25634	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	AMAZON CAPITAL SERVICES		351.25
25634	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	AMAZON CAPITAL SERVICES		30.44
25634	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	AMAZON CAPITAL SERVICES		351.25
25634	07/08/2024	Water Enterprise Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		97.80
25634	07/08/2024	Internal Service Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		78.88
25634	07/08/2024	Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		52.18

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
25634	07/08/2024	Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		27.18
25634	07/08/2024	Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		68.18
25634	07/08/2024	General Fund	Office Supplies	AMAZON CAPITAL SERVICES		163.57
25634	07/08/2024	General Fund	Office Supplies	AMAZON CAPITAL SERVICES		39.14
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		316.25
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		40.16
25634	07/08/2024	General Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		86.32
25634	07/08/2024	Internal Service Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		76.10
25634	07/08/2024	Internal Service Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		44.56
25634	07/08/2024	Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		206.80
25634	07/08/2024	Information Technology Fund	Special Departmental Expense	AMAZON CAPITAL SERVICES		6.51
				Check Total:		4,745.14
25635	07/08/2024	General Fund	Professional Services	ARCHIVESOCIAL.COM		3,137.40
				Check Total:		3,137.40
25636	07/08/2024	General Fund	Communications	AT&T CALNET		286.21
				Check Total:		286.21
25637	07/08/2024	General Fund	Special Departmental Expense	BAKER SUPPLIES AND REPAIRS		124.06
25637	07/08/2024	General Fund	Professional Services	BAKER SUPPLIES AND REPAIRS		63.75
				Check Total:		187.81
25638	07/08/2024	General Fund	Community Center Deposits	DANA BAUTISTA		350.00
25638	07/08/2024	General Fund	Community Center Deposits	DANA BAUTISTA		210.00
				Check Total:		560.00
25639	07/08/2024	General Fund	Professional Services	BILL'S TOWING		325.00
				Check Total:		325.00
25640	07/08/2024	Sewer Enterprise Fund	Special Departmental Expense	BOBCAT CENTRAL, INC.		1,688.40
				Check Total:		1,688.40
25641	07/08/2024	Internal Service Fund	Special Departmental Expense	BRADY INDUSTRIES		219.15
25641	07/08/2024	Internal Service Fund	Special Departmental Expense	BRADY INDUSTRIES		-103.53
25641	07/08/2024	Internal Service Fund	Special Departmental Expense	BRADY INDUSTRIES		81.68
				Check Total:		197.30
25642	07/08/2024	Sewer Enterprise Fund	Professional Services	BSK ASSOCIATES		2,557.25
25642	07/08/2024	Water Enterprise Fund	Professional Services	BSK ASSOCIATES		204.00
25642	07/08/2024	Water Enterprise Fund	Professional Services	BSK ASSOCIATES		127.50
25642	07/08/2024	Water Enterprise Fund	Professional Services	BSK ASSOCIATES		204.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
25642	07/08/2024	Water Enterprise Fund	Professional Services	BSK ASSOCIATES		96.75
25642	07/08/2024	1,2,3-TCP Fund	Professional Services	BSK ASSOCIATES		952.50
25642	07/08/2024	1,2,3-TCP Fund	Professional Services	BSK ASSOCIATES		952.50
25642	07/08/2024	Water Enterprise Fund	Professional Services	BSK ASSOCIATES		58.50
25642	07/08/2024	Water Enterprise Fund	Professional Services	BSK ASSOCIATES		204.00
25642	07/08/2024	Water Enterprise Fund	Professional Services	BSK ASSOCIATES		76.50
25642	07/08/2024	Water Enterprise Fund	Professional Services	BSK ASSOCIATES		25.50
25642	07/08/2024	Water Enterprise Fund	Special Departmental Expense	BSK ASSOCIATES		76.50
25642	07/08/2024	1,2,3-TCP Fund	Professional Services	BSK ASSOCIATES		2,476.50
					Check Total:	8,012.00
25643	07/08/2024	Public Safety Trans & Use Tax	Special Departmental Expense	BURTONS FIRE INC		1,833.46
					Check Total:	1,833.46
25644	07/08/2024	General Fund	Special Departmental Expense	CAL FARM SERVICES		5.89
25644	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	CAL FARM SERVICES		45.28
25644	07/08/2024	Gas Tax/Street Improvement	Small Tools	CAL FARM SERVICES		495.64
25644	07/08/2024	General Fund	Special Departmental Expense	CAL FARM SERVICES		77.92
25644	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	CAL FARM SERVICES		5.01
25644	07/08/2024	Gas Tax/Street Improvement	Professional Services	CAL FARM SERVICES		30.00
25644	07/08/2024	Sewer Enterprise Fund	Special Departmental Expense	CAL FARM SERVICES		21.53
					Check Total:	681.27
25645	07/08/2024	Gas Tax/Street Improvement	Professional Services	CENTRAL VALLEY TREES AND LANDSCAPE S		2,700.00
					Check Total:	2,700.00
25646	07/08/2024	Internal Service Fund	Professional Services	CERTIFIED AUTOMOTIVE		108.00
					Check Total:	108.00
25647	07/08/2024	Internal Service Fund	Special Departmental Expense	CINTAS CORP		29.35
25647	07/08/2024	Internal Service Fund	Uniform & Clothing Expense	CINTAS CORP		18.93
25647	07/08/2024	Internal Service Fund	Uniform & Clothing Expense	CINTAS CORP		14.04
25647	07/08/2024	General Fund	Uniform & Clothing Expense	CINTAS CORP		38.38
25647	07/08/2024	Gas Tax/Street Improvement	Uniform & Clothing Expense	CINTAS CORP		33.59
25647	07/08/2024	Water Enterprise Fund	Uniform & Clothing Expense	CINTAS CORP		88.54
25647	07/08/2024	Sewer Enterprise Fund	Uniform & Clothing Expense	CINTAS CORP		74.55
25647	07/08/2024	Internal Service Fund	Uniform & Clothing Expense	CINTAS CORP		14.04
25647	07/08/2024	Internal Service Fund	Special Departmental Expense	CINTAS CORP		29.35
25647	07/08/2024	Internal Service Fund	Uniform & Clothing Expense	CINTAS CORP		18.93
25647	07/08/2024	General Fund	Uniform & Clothing Expense	CINTAS CORP		38.38
25647	07/08/2024	Gas Tax/Street Improvement	Uniform & Clothing Expense	CINTAS CORP		33.59
25647	07/08/2024	Water Enterprise Fund	Uniform & Clothing Expense	CINTAS CORP		88.54

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
25647	07/08/2024	Sewer Enterprise Fund	Uniform & Clothing Expense	CINTAS CORP		74.55
				Check Total:		594.76
25648	07/08/2024	General Fund	Memberships & Subscriptions	CITY CLERKS ASSOCIATION OF CALIFORNIA		250.00
				Check Total:		250.00
25649	07/08/2024	General Fund	Professional Services	COLE PRO MEDIA CORP		1,000.00
25649	07/08/2024	General Fund	Communications	COLE PRO MEDIA CORP		2,250.00
				Check Total:		3,250.00
25650	07/08/2024	Internal Service Fund	Communications	COMCAST		262.60
				Check Total:		262.60
25651	07/08/2024	Public Safety Trans & Use Tax	Machinery & Equipment	COOK'S COMMUNICATIONS		17,000.00
				Check Total:		17,000.00
25652	07/08/2024	General Fund	Professional Services	CPCA		462.00
				Check Total:		462.00
25653	07/08/2024	Internal Service Fund	Professional Services	DELRAY TIRE		185.45
25653	07/08/2024	Internal Service Fund	Operations & Maintenance	DELRAY TIRE		498.19
25653	07/08/2024	Internal Service Fund	Operations & Maintenance	DELRAY TIRE		988.23
				Check Total:		1,671.87
25654	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	DISPLAY SALES CO		608.98
				Check Total:		608.98
25655	07/08/2024	General Fund	Coed Summer Softball	EWING IRRIGATION PRODUCTS INC.		342.78
25655	07/08/2024	Sewer Enterprise Fund	Special Departmental Expense	EWING IRRIGATION PRODUCTS INC.		310.70
				Check Total:		653.48
25656	07/08/2024	Water Enterprise Fund	Special Departmental Expense	FERGUSON WATERWORKS		596.27
25656	07/08/2024	Water Fund Capital Replacement	Installation-New Water Meters	FERGUSON WATERWORKS		251.73
				Check Total:		848.00
25657	07/08/2024	General Fund	Professional Services	DONALD GARCIA		708.91
				Check Total:		708.91
25658	07/08/2024	General Fund	Special Departmental Expense	GARTON TRACTOR INC		377.33
25658	07/08/2024	General Fund	Professional Services	GARTON TRACTOR INC		754.25

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
				Check Total:		1,131.58
25659	07/08/2024	Gas Tax/Street Improvement	Uniform & Clothing Expense	GCP WW HOLDCO LLC		194.84
				Check Total:		194.84
25660	07/08/2024	Sewer Enterprise Fund	Lower Shaffer Storm Drain Imp	GHD		109,745.62
				Check Total:		109,745.62
25661	07/08/2024	General Fund	Summer Youth Camps	KRISTAN GONZALES		90.00
				Check Total:		90.00
25662	07/08/2024	Internal Service Fund	Utilities	HOFFMAN SECURITY		55.00
25662	07/08/2024	Internal Service Fund	Utilities	HOFFMAN SECURITY		2,201.75
				Check Total:		2,256.75
25663	07/08/2024	General Fund	Special Departmental Expense	HORIZON		54.93
25663	07/08/2024	General Fund	Special Departmental Expense	HORIZON		591.42
25663	07/08/2024	General Fund	Special Departmental Expense	HORIZON		1,548.60
25663	07/08/2024	Internal Service Fund	Special Departmental Expense	HORIZON		90.07
25663	07/08/2024	Internal Service Fund	Special Departmental Expense	HORIZON		74.61
25663	07/08/2024	Internal Service Fund	Special Departmental Expense	HORIZON		2.99
				Check Total:		2,362.62
25664	07/08/2024	General Fund	Castle Park Deposits	CHLOE ILDEFONZO		200.00
				Check Total:		200.00
25665	07/08/2024	Internal Service Fund	Professional Services	INTERSTATE TRUCK CENTER		1,400.00
25665	07/08/2024	Internal Service Fund	Operations & Maintenance	INTERSTATE TRUCK CENTER		1,862.68
25665	07/08/2024	Internal Service Fund	Professional Services	INTERSTATE TRUCK CENTER		4,952.50
25665	07/08/2024	Internal Service Fund	Operations & Maintenance	INTERSTATE TRUCK CENTER		10,388.05
				Check Total:		18,603.23
25666	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	JAM SERVICES INC		130.50
25666	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	JAM SERVICES INC		130.50
				Check Total:		261.00
25667	07/08/2024	Internal Service Fund	Professional Services	JANI TEK CLEANING SOLUTIONS		11,693.00
				Check Total:		11,693.00
25668	07/08/2024	Gas Tax/Street Improvement	Professional Services	JLB TRAFFIC ENGINEERING, INC		1,914.97

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
				Check Total:		1,914.97
25669	07/08/2024	Water Enterprise Fund	Special Departmental Expense	KELLOGG SUPPLY		109.79
25669	07/08/2024	Internal Service Fund	Operations & Maintenance	KELLOGG SUPPLY		25.75
				Check Total:		135.54
25670	07/08/2024	General Fund	Aged Outstanding Warrants	SHEILA LA CAVA		150.94
				Check Total:		150.94
25671	07/08/2024	Internal Service Fund	Operations & Maintenance	LAWSON PRODUCTS		611.06
25671	07/08/2024	Internal Service Fund	Operations & Maintenance	LAWSON PRODUCTS		177.74
				Check Total:		788.80
25672	07/08/2024	Police Grants Fund	BSCC Officer Wellness Grant	LEXIPOL LLC		4,749.05
25672	07/08/2024	General Fund	Professional Services	LEXIPOL LLC		7,348.48
				Check Total:		12,097.53
25673	07/08/2024	General Fund	Miscellaneous	LOOMIS		596.05
				Check Total:		596.05
25674	07/08/2024	General Fund	Professional Services	LOPES SEPTIC & PUMPING		200.00
				Check Total:		200.00
25675	07/08/2024	Internal Service Fund	Special Departmental Expense	MC REGIONAL WASTE MGMT. AUTH.		19.00
25675	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	MC REGIONAL WASTE MGMT. AUTH.		40.96
25675	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	MC REGIONAL WASTE MGMT. AUTH.		27.00
25675	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	MC REGIONAL WASTE MGMT. AUTH.		27.48
25675	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	MC REGIONAL WASTE MGMT. AUTH.		27.00
25675	07/08/2024	Internal Service Fund	Special Departmental Expense	MC REGIONAL WASTE MGMT. AUTH.		19.00
25675	07/08/2024	General Fund	Special Departmental Expense	MC REGIONAL WASTE MGMT. AUTH.		71.03
25675	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	MC REGIONAL WASTE MGMT. AUTH.		27.00
				Check Total:		258.47
25676	07/08/2024	General Fund	Coed Summer Softball	MCNAMARA SPORTS		1,632.36
25676	07/08/2024	General Fund	Summer Youth Camps	MCNAMARA SPORTS		331.98
25676	07/08/2024	General Fund	Youth Indoor Soccer	MCNAMARA SPORTS		370.65
25676	07/08/2024	General Fund	Youth Flag Football	MCNAMARA SPORTS		424.50
25676	07/08/2024	General Fund	Youth Volleyball	MCNAMARA SPORTS		238.42
				Check Total:		2,997.91
25677	07/08/2024	General Fund	Community Center Deposits	TERESA MENDOZA		210.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
25677	07/08/2024	General Fund	Community Center Rental	TERESA MENDOZA		-35.00
				Check Total:		175.00
25678	07/08/2024	General Fund	Men's Summer Softball	MERCED AREA SPORTS OFFICIALS, INC		350.00
25678	07/08/2024	General Fund	Coed Summer Softball	MERCED AREA SPORTS OFFICIALS, INC		280.00
25678	07/08/2024	General Fund	Men's Summer Softball	MERCED AREA SPORTS OFFICIALS, INC		315.00
25678	07/08/2024	General Fund	Coed Summer Softball	MERCED AREA SPORTS OFFICIALS, INC		280.00
25678	07/08/2024	General Fund	Men's Summer Softball	MERCED AREA SPORTS OFFICIALS, INC		385.00
25678	07/08/2024	General Fund	Coed Summer Softball	MERCED AREA SPORTS OFFICIALS, INC		280.00
				Check Total:		1,890.00
25679	07/08/2024	General Fund	Memberships & Subscriptions	MERCED COUNTY LAW ENFORCEMENT CHIE		125.00
				Check Total:		125.00
25680	07/08/2024	General Fund	Utilities	MERCED IRRIGATION DISTRICT		892.27
25680	07/08/2024	Gas Tax/Street Improvement	Utilities	MERCED IRRIGATION DISTRICT		941.85
25680	07/08/2024	Price Annexation LD	Utilities	MERCED IRRIGATION DISTRICT		216.86
25680	07/08/2024	Price Annexation LMA	Utilities	MERCED IRRIGATION DISTRICT		116.96
25680	07/08/2024	Mello Ranch LD	Utilities	MERCED IRRIGATION DISTRICT		530.99
25680	07/08/2024	Mello Ranch LNDSCP	Utilities	MERCED IRRIGATION DISTRICT		59.77
25680	07/08/2024	Camellia Estates LD	Utilities	MERCED IRRIGATION DISTRICT		72.28
25680	07/08/2024	Juniper Meadows LD	Utilities	MERCED IRRIGATION DISTRICT		36.14
25680	07/08/2024	Camellia Meadows LD	Utilities	MERCED IRRIGATION DISTRICT		72.28
25680	07/08/2024	Stone Creek LD	Utilities	MERCED IRRIGATION DISTRICT		328.62
25680	07/08/2024	Stone Creek LNDSCP	Utilities	MERCED IRRIGATION DISTRICT		19.92
25680	07/08/2024	America West LD	Utilities	MERCED IRRIGATION DISTRICT		160.25
25680	07/08/2024	Bell Crossing LD	Utilities	MERCED IRRIGATION DISTRICT		355.47
25680	07/08/2024	Bell Crossing LNDSCP	Utilities	MERCED IRRIGATION DISTRICT		19.92
25680	07/08/2024	Atwater South LD	Utilities	MERCED IRRIGATION DISTRICT		445.96
25680	07/08/2024	Mello Ranch 2 LD	Utilities	MERCED IRRIGATION DISTRICT		685.39
25680	07/08/2024	Meadow View LD	Utilities	MERCED IRRIGATION DISTRICT		605.04
25680	07/08/2024	Aspenwood LD	Utilities	MERCED IRRIGATION DISTRICT		257.52
25680	07/08/2024	Applegate Ranch LD	Utilities	MERCED IRRIGATION DISTRICT		373.75
25680	07/08/2024	Applegate Ranch Lndscp	Utilities	MERCED IRRIGATION DISTRICT		19.92
25680	07/08/2024	Water Enterprise Fund	Utilities	MERCED IRRIGATION DISTRICT		401.30
25680	07/08/2024	Sewer Enterprise Fund	Utilities	MERCED IRRIGATION DISTRICT		674.55
25680	07/08/2024	Sewer Enterprise Fund	Utilities	MERCED IRRIGATION DISTRICT		6,514.87
				Check Total:		13,801.88
25681	07/08/2024	General Fund Capital	Project Retention	MINAGAR & ASSOCIATES INC		-4,333.50
25681	07/08/2024	General Fund Capital	City Wide Traffic Signal Synch	MINAGAR & ASSOCIATES INC		86,669.98
25681	07/08/2024	Measure V Fund	Project Retention	MINAGAR & ASSOCIATES INC		-561.45
25681	07/08/2024	Measure V Fund	City Wide Traffic Signal Synch	MINAGAR & ASSOCIATES INC		11,229.02

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
				Check Total:		93,004.05
25682	07/08/2024	General Fund	Professional Services	MLT CONSTRUCTION INC.		3,456.00
				Check Total:		3,456.00
25683	07/08/2024	Internal Service Fund	Professional Services	MUNICIPAL MAINTENANCE EQUIP.		7,802.40
25683	07/08/2024	Internal Service Fund	Operations & Maintenance	MUNICIPAL MAINTENANCE EQUIP.		8,926.85
				Check Total:		16,729.25
25684	07/08/2024	Internal Service Fund	Operations & Maintenance	NAPA AUTO PARTS		49.17
				Check Total:		49.17
25685	07/08/2024	Internal Service Fund	Professional Services	NVB EQUIPMENT INC		277.50
25685	07/08/2024	Internal Service Fund	Operations & Maintenance	NVB EQUIPMENT INC		57.32
				Check Total:		334.82
25686	07/08/2024	Water Enterprise Fund	Special Departmental Expense	O'REILLY AUTO PARTS		20.65
25686	07/08/2024	General Fund	Special Departmental Expense	O'REILLY AUTO PARTS		35.85
25686	07/08/2024	Internal Service Fund	Small Tools	O'REILLY AUTO PARTS		1,623.21
25686	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	O'REILLY AUTO PARTS		25.00
25686	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	O'REILLY AUTO PARTS		25.00
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		468.89
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		16.30
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		9.40
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		138.66
25686	07/08/2024	General Fund	Special Departmental Expense	O'REILLY AUTO PARTS		24.99
25686	07/08/2024	Internal Service Fund	Special Departmental Expense	O'REILLY AUTO PARTS		11.95
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		34.52
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		328.06
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		10.02
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		73.72
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		171.43
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		344.45
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		10.86
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		16.61
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		216.64
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		185.24
25686	07/08/2024	Sewer Enterprise Fund	Uniform & Clothing Expense	O'REILLY AUTO PARTS		21.74
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		16.61
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		-22.00
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		45.21
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		-45.21

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
25686	07/08/2024	Internal Service Fund	Operations & Maintenance	O'REILLY AUTO PARTS		25.44
				Check Total:		3,833.24
25687	07/08/2024	General Fund	Utilities	PACIFIC GAS & ELECTRIC		86.27
25687	07/08/2024	General Fund	Utilities	PACIFIC GAS & ELECTRIC		216.46
25687	07/08/2024	Gas Tax/Street Improvement	Utilities	PACIFIC GAS & ELECTRIC		245.00
25687	07/08/2024	Internal Service Fund	Utilities	PACIFIC GAS & ELECTRIC		357.11
25687	07/08/2024	General Fund	Utilities	PACIFIC GAS & ELECTRIC		2,450.53
25687	07/08/2024	General Fund	Utilities	PACIFIC GAS & ELECTRIC		5,547.79
25687	07/08/2024	Gas Tax/Street Improvement	Utilities	PACIFIC GAS & ELECTRIC		16,293.52
25687	07/08/2024	Northwood Village LD	Utilities	PACIFIC GAS & ELECTRIC		347.42
25687	07/08/2024	Orchard Park Estates LD	Utilities	PACIFIC GAS & ELECTRIC		158.15
25687	07/08/2024	Wildwood Estates LD	Utilities	PACIFIC GAS & ELECTRIC		42.74
25687	07/08/2024	Woodview Garland LA	Utilities	PACIFIC GAS & ELECTRIC		18.17
25687	07/08/2024	Shaffer Lakes West LD	Utilities	PACIFIC GAS & ELECTRIC		60.82
25687	07/08/2024	Woodhaven LD	Utilities	PACIFIC GAS & ELECTRIC		20.04
25687	07/08/2024	Sierra Parks LD	Utilities	PACIFIC GAS & ELECTRIC		29.78
25687	07/08/2024	Shaffer Lakes East LD	Utilities	PACIFIC GAS & ELECTRIC		245.53
25687	07/08/2024	Price Annexation LD	Utilities	PACIFIC GAS & ELECTRIC		1,044.97
25687	07/08/2024	Sandlewood Square LD	Utilities	PACIFIC GAS & ELECTRIC		32.71
25687	07/08/2024	Pajaro Dunes LD	Utilities	PACIFIC GAS & ELECTRIC		29.07
25687	07/08/2024	Cottage Gardens LD	Utilities	PACIFIC GAS & ELECTRIC		24.66
25687	07/08/2024	Airport Business Park LD	Utilities	PACIFIC GAS & ELECTRIC		764.59
25687	07/08/2024	Atwater South LD	Utilities	PACIFIC GAS & ELECTRIC		46.72
25687	07/08/2024	Water Enterprise Fund	Utilities	PACIFIC GAS & ELECTRIC		120,978.87
25687	07/08/2024	Sewer Enterprise Fund	Utilities	PACIFIC GAS & ELECTRIC		5,708.92
25687	07/08/2024	Internal Service Fund	Utilities	PACIFIC GAS & ELECTRIC		9,789.98
				Check Total:		164,539.82
25688	07/08/2024	Sewer Enterprise Fund	Special Departmental Expense	PACIFIC WATER RESOURCES		2,957.30
				Check Total:		2,957.30
25689	07/08/2024	Water Fund Capital Replacement	Installation-New Water Meters	POLLARDWATER		561.15
				Check Total:		561.15
25690	07/08/2024	General Fund	Professional Services	PRECISION CIVIL ENGINEERING, INC.		6,578.75
25690	07/08/2024	General Fund	Professional Services	PRECISION CIVIL ENGINEERING, INC.		210.00
				Check Total:		6,788.75
25691	07/08/2024	General Fund	Office Supplies	QUADIENT, INC.		114.00
				Check Total:		114.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
25692	07/08/2024	Public Safety Trans & Use Tax	Special Departmental Expense	ROGUE FITNESS		4,881.30
				Check Total:		4,881.30
25693	07/08/2024	Water Enterprise Fund	Special Departmental Expense	SAFE-T-LITE		717.51
25693	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	SAFE-T-LITE		202.28
				Check Total:		919.79
25694	07/08/2024	General Fund	Training	CHRISTOPHER SALAZAR		178.16
				Check Total:		178.16
25695	07/08/2024	Internal Service Fund	Professional Services	SERVICEMASTER/MELIN ENTERPRISES		461.21
				Check Total:		461.21
25696	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	SIERRA MATERIALS & TRUCKING COMPANY		63.79
25696	07/08/2024	Gas Tax/Street Improvement	Special Departmental Expense	SIERRA MATERIALS & TRUCKING COMPANY		63.79
				Check Total:		127.58
25697	07/08/2024	General Fund	Special Departmental Expense	NATALIE SOBALVARRO		125.00
				Check Total:		125.00
25698	07/08/2024	Internal Service Fund	Improvements Other Than Bldg	STATE PRO BUILDERS INC.		18,780.00
				Check Total:		18,780.00
25699	07/08/2024	General Fund	Professional Services	STERICYCLE INC		39.44
				Check Total:		39.44
25700	07/08/2024	Gas Tax/Street Improvement	Professional Services	SUNBELT RENTALS INC		540.00
				Check Total:		540.00
25701	07/08/2024	Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		967.88
25701	07/08/2024	Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		958.98
25701	07/08/2024	Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		1,084.02
25701	07/08/2024	Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		2,051.90
25701	07/08/2024	Water Enterprise Fund	Special Departmental Expense	SUPERIOR POOL PRODUCTS LLC		1,035.69
				Check Total:		6,098.47
25702	07/08/2024	Information Technology Fund	Communications	TPX COMMUNICATIONS		9,770.71
				Check Total:		9,770.71
25703	07/08/2024	Internal Service Fund	Professional Services	TRANE U.S. INC.		2,178.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
				Check Total:		2,178.00
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		327.57
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		25.38
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		345.43
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		25.39
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		34.07
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		31.98
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		46.13
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		523.10
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		27.55
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		347.97
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		174.61
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		35.11
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		174.98
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		394.27
25704	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		279.56
25704	07/08/2024	Water Enterprise Fund	Rents & Leases	UBEO WEST LLC		125.67
25704	07/08/2024	Sewer Enterprise Fund	Rents & Leases	UBEO WEST LLC		125.67
				Check Total:		3,044.44
25705	07/08/2024	General Fund	Rents & Leases	UBEO WEST LLC		176.28
				Check Total:		176.28
25706	07/08/2024	Water Enterprise Fund	Professional Services	VALLEY UTILITIE CONSTRUCTION, INC.		1,000.00
25706	07/08/2024	Water Enterprise Fund	Professional Services	VALLEY UTILITIE CONSTRUCTION, INC.		1,000.00
25706	07/08/2024	Water Enterprise Fund	Special Departmental Expense	VALLEY UTILITIE CONSTRUCTION, INC.		1,000.00
				Check Total:		3,000.00
25707	07/08/2024	Internal Service Fund	Operations & Maintenance	VAN DE POL		12,259.56
				Check Total:		12,259.56
25708	07/08/2024	Sewer Enterprise Fund	Professional Services	VEOLIA WATER NORTH AMERICA		201,182.07
				Check Total:		201,182.07
25709	07/08/2024	Employee Benefits Fund	Vision Insurance	VISION SERVICE PLAN (CA)		1,151.49
25709	07/08/2024	Employee Benefits Fund	Vision Insurance	VISION SERVICE PLAN (CA)		17.58
				Check Total:		1,169.07
25710	07/08/2024	SB1-Road Maint & Rehab RMRA	Fruitland Ave Rd Improvements	VVH CONSULTING SERVICES		9,990.00
25710	07/08/2024	General Fund	Professional Services	VVH CONSULTING SERVICES		4,895.00
25710	07/08/2024	Water Enterprise Fund	Professional Services	VVH CONSULTING SERVICES		19,580.00

Check Number	Check Date	Fund Name	Account Name	Vendor Name	Void	Amount
25710	07/08/2024	General Fund	Professional Services	VVH CONSULTING SERVICES		1,815.00
25710	07/08/2024	SB1-Road Maint & Rehab RMRA	Fruitland Ave Rd Improvements	VVH CONSULTING SERVICES		4,250.00
25710	07/08/2024	General Fund	Professional Services	VVH CONSULTING SERVICES		2,650.00
25710	07/08/2024	General Fund	Professional Services	VVH CONSULTING SERVICES		2,287.50
25710	07/08/2024	General Fund	Professional Services	VVH CONSULTING SERVICES		16,605.00
25710	07/08/2024	Local Transportation Fund	Atwater Blvd & First St Signal	VVH CONSULTING SERVICES		1,557.38
25710	07/08/2024	Sewer Enterprise Fund	Eucalyptus/First Drainage Imp	VVH CONSULTING SERVICES		18,750.00
25710	07/08/2024	Sewer Enterprise Fund	Atwater Blvd Drainage Imprvmts	VVH CONSULTING SERVICES		15,600.00
25710	07/08/2024	General Fund Capital	Phase 2 Ped Imp Proj Downtown	VVH CONSULTING SERVICES		39,803.59
25710	07/08/2024	Measure V 20% AlternativeModes	Phase 2 Ped Imp Proj Downtown	VVH CONSULTING SERVICES		5,156.97
				Check Total:		142,940.44
25711	07/08/2024	Sewer Enterprise Fund	Special Departmental Expense	WARD ENTERPRISES		39.01
				Check Total:		39.01
25712	07/08/2024	General Fund	Maint. Buildings & Grounds	WATERFORD IRRIGATION SUPPLY, INC		16.96
				Check Total:		16.96
25713	07/08/2024	Sewer Enterprise Fund	Special Departmental Expense	WINTON HARDWARE		78.58
25713	07/08/2024	Water Enterprise Fund	Special Departmental Expense	WINTON HARDWARE		53.86
25713	07/08/2024	Sewer Enterprise Fund	Special Departmental Expense	WINTON HARDWARE		16.88
25713	07/08/2024	Sewer Enterprise Fund	Special Departmental Expense	WINTON HARDWARE		61.35
25713	07/08/2024	Sewer Enterprise Fund	Special Departmental Expense	WINTON HARDWARE		6.45
				Check Total:		217.12
				Report Total:		1,314,844.61

CITY OF ATWATER

SPECIAL MEETING
CITY COUNCIL

ACTION MINUTES

June 12, 2024

OPEN SESSION: (Council Chambers)

The City Council of the City of Atwater met in Special Session this date at 5:01 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California; Mayor Nelson presiding.

ROLL CALL:

Present:	***City Council Members Ambriz, Button, Cale, Mayor Pro Tem Raymond, Mayor Nelson***
Absent:	***None***
Staff Present:	***City Attorney Splendorio, Deputy City Clerk Peralta***

CLOSED SESSION: (Conference Room A)

Pursuant to Government Code Section 54957, Public Employee Appointment; Title: City Manager

Mayor Nelson invited public comment on Closed Session items.

Council Member Ambriz arrived at the dais at 5:02 PM.

Jim Price spoke regarding Interim City Manager Thompson.

No one else came forward to speak.

Mayor Nelson closed public comment.

Mayor Nelson adjourned the meeting to Conference Room A for Closed Session at 5:07 PM. Human Resources Director Sousa joined the meeting in Conference Room A.

City Attorney Splendorio reported that the City Council received information, provided direction, and there was no reportable action.

ADJOURNMENT:

Mayor Nelson adjourned the meeting at 9:07 PM.

APPROVED:

_____
MIKE NELSON
MAYOR

ATTEST:

_____
GISELA PERALTA
DEPUTY CITY CLERK

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Tyler Button
John Cale — Brian Raymond

MEETING DATE: July 8, 2024
TO: Mayor and City Council
FROM: Justin Vinson, Public Works Director
PREPARED BY: Justin Vinson, Public Works Director
SUBJECT: **Approving a Purchase Order to Aqua Metric for a New Basestation** (Public Works Director Vinson)

RECOMMENDED COUNCIL ACTION

Awards a purchase to Aqua Metric of Sacramento, California for a new basestation, in an amount not to exceed $53,287.50; and authorizes and directs the City Manager, or his designee, to execute the Purchase Order on behalf of the City.

I. BACKGROUND/ANALYSIS:

Currently, over half of the City services are metered. The city has approximately 4,500 metered water services. All of these meters transmit to one basestation that is located at the current city hall. Some meters that are located on the edge of the city limits will have trouble transmitting information to the current basestation, especially in the south-west and south-east quadrants of the city. Aqua-Metric has determined installing a repeater basestation, on a light pole at Memorial Park, will resolve the issue of poor communication in these parts of the city. This basestation will not store information like the station at City Hall, but will receive the communication first from the meters and then send the information to the current basestation at City Hall, where the information will be stored.

The City may directly procure the goods or services if the services or goods are only available from one source either because: (1) the brand or trade name article, goods, or product or proprietary service is the only one which will properly meet the needs of the City; or (2) the item or service is unique and available only form a sole source; or (3) the item or service is designed to match others already in use or necessary to be compatible with others already in use. Sensus branded products are used for the city's water meter system. Aqua Metric is the only authorized local distributor in the area to sell and service Sensus Metering Systems products, which are the only compatible meters and transmitters for the city's meter system. Aqua Metric has provided documentation stating this information as seen in "Exhibit B".

II. FISCAL IMPACTS:

Sufficient funding is available in FY 2024-25 Budget, Water Fund Capital Replacement, Capital Projects, Installation-New Water Meters, Account No. 6001.1080.L014.

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office.

IV. EXISTING POLICY:

This item is consistent with goal number one (1) of the City's Strategic Plan: to ensure the City's continued financial stability.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item has been routed and reviewed by all departments.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

This item is not considered a "project" under Section 21065 of the Public Resources Code as it will not directly or reasonably indirectly affect the physical environment and therefore is not subject to review or analysis.

IX. STEPS FOLLOWING APPROVAL:

The Public Works Department will coordinate with Administration and Finance to execute the Purchase Order.

Submitted by:



Justin Vinson, Public Works Director

Approved by:

/s/ Chris Hoem

Chris Hoem, City Manager

Attachments:

1. Exhibit A-Aqua Metric Basestation Quote
2. Exhibit B- Aqua Metric Sole Source Letter

Sales Quote

June 28, 2024

Aqua-Metric Sales Company
Steve Kamiyama | Account Manager
1060 National Drive, Suite 5 | Sacramento, CA 95834
Phone: (951) 233-9545 | Facsimile: (951) 637-1500

Quote for: City of Atwater
Attention: Ryan Ward
Address:
City, State, ZIP:
Phone:
Email:

Quantity	Description	Unit Price	Line Total
1	M400B2 BaseStation	$35,000.00	$35,000.00
1	Memorial Park Installation - Includes Labor and Installation Material Install new antenna mast and antenna on existing light pole Install new LMR 600 from provided antenna to BaseStation Install BaseStation to existing pole Install new ground rod and ground equipment and coax Trench 4', install new 1/2" PVC conduit, backfill Install new 120v 20 amp circuit for power Sweep Test	$14,000.00	$14,000.00

This quote for the product and services named above is subject to the following terms:

1. All quotes are subject to the Aqua-Metric Terms of Sale.
2. Quote is valid for thirty days.
3. Freight allowed on single orders exceeding $20,000.00.
4. Net Thirty Days to Pay
5. Returned product may be subject to a 25% restocking fee.
6. Sales Tax and/or Freight charges are approximated and may vary on final invoice.

Subtotal	$49,000.00
Shipping & Handling	-
Sales Tax	$4,287.50
Total	**$53,287.50**

Proprietary and Confidential

sensus
a xylem brand

April 8, 2024

Re: Sole Source

To Whom It May Concern:

Sensus, a Xylem brand recognizes Aqua-Metric Sales Company as an Authorized Distributor of Sensus products for the state of California through 2024. Purchasing Sensus products from an authorized distributor in your area ensures that your products will be properly supported and warranted. Please contact Aqua-Metric Sales Company for all of your Sensus needs.

We look forward to providing your business with quality water products and service in the near future. Please feel free to contact me if you have any questions.

Sincerely,

Trena Simmons

Trena Simmons
Channel Marketing Specialist, Sales Enablement
Sensus, Xylem Brand

Trena Simmons
637 Davis Drive
Morrisville, NC 27560 USA
T: 919.424.8959
trena.simmons@xyleminc.com
sensus.com

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Tyler Button
John Cale — Brian Raymond

MEETING DATE: July 8, 2024
TO: Mayor and City Council
FROM: William Novetzke, Lieutenant
PREPARED BY: Michael Salvador, Police Chief
SUBJECT: **Authorizing and Approving a Cooperative Purchase, Purchase Agreement (Purchase Order) to Montrose Ford for the Purchase of One (1) New 2023 Dodge Charger Police Vehicle and Equipment** (Police Chief Salvador)

RECOMMENDED COUNCIL ACTION

Authorizes and approves a Cooperative Purchase, Purchase Agreement (Purchase Order) to Montrose Ford, Akron, Ohio, for the purchase of one (1) new 2023 Dodge Charger Pursuit with Police Equipment, in the combined amount not to exceed $56,100; and authorizes and directs the City Manager or designee to execute the Agreement (Purchase Order) on behalf of the City.

I. BACKGROUND/ANALYSIS:

The Police Department currently uses Dodge Charger Pursuit police vehicles as patrol cars. As part of the Department's ongoing program to replace aging public safety vehicles, the Department continuously looks for patrol vehicles that can be procured from a variety of sources. The post-pandemic supply chain issues have hampered the Department's ability to procure patrol vehicles.

Identification, budgeting, and replacement of outdated equipment, prior to the breakdown of equipment, have become goals of the Police Department. The Department was made aware of a source of fully equipped new police vehicles ready for delivery to the department. Montrose Ford is one of the major police vehicle suppliers for the State of Ohio, and they reached out to the department after the Police Chief's attendance at the Government Fleet expo in Dallas, Texas in 2023. The Department has reserved a fully equipped Dodge Charger police vehicle for immediate delivery upon purchase approval.

The City may join in purchases and contracts established by other jurisdictions, provided the cooperative agreement is established following a competitive bid process consistent with the City's competitive process. Sourcewell, formerly known as the National Joint Powers Alliance ("NJPA"), a public agency serving as a national

municipal contracting agency, released a Request for Proposals ("RFP") for the procurement of Vehicles, Cars, Vans, SUV's, and Light Trucks with Related Equipment, Accessories, and Services (EXHIBIT "A"). Montrose Ford is an authorized vendor, Sourcewell number PUR21-208.

Montrose Ford has provided a quotation for one (1) new Dodge Charger Pursuit (EXHIBIT "B").

II. FISCAL IMPACTS:

Sufficient funding for the Purchase Agreement (Purchase Order) for the vehicles is available in Fiscal Year 2024-2025 Budget, Public Safety Transactions and Use Tax, Machinery and Equipment Account No. 0004-2021-6021.

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office.

IV. EXISTING POLICY:

This item is consistent with goal numbers one (1) and two (2) of the City's Strategic Plan: to ensure the City's continued financial stability and to improve public safety, respectively.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item has been reviewed by all necessary departments.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to City Council action.

VIII. ENVIRONMENTAL REVIEW:

This item is not considered a project as defined under Section 21065 of the Public Resources Code as this action would not directly or reasonably indirectly significantly impact the physical environment.

IX. STEPS FOLLOWING APPROVAL:

Staff will prepare a Purchase Agreement (Purchase Order) for the purchase of the one (1) Dodge Charge Pursuit and coordinate delivery with Montrose Ford.
Submitted by:



Michael Salvador, Police Chief

Approved by: /s/ Chris Hoem

Chris Hoem, City Manager

Attachments:

1. RFP and Addendums-Autos SUVs 091521 (Exhibit A)
2. 5PS088 2023 CHARGER PURSUIT AWD V6 - ATWATER (Exhibit B)

RFP #091521
REQUEST FOR PROPOSALS
for
Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories

Proposal Due Date: September 15, 2021, 4:30 p.m., Central Time

Sourcewell, a State of Minnesota local government unit and service cooperative, is requesting proposals for Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories to result in a contracting solution for use by its Participating Entities. Sourcewell Participating Entities include thousands of governmental, higher education, K-12 education, nonprofit, tribal government, and other public agencies located in the United States and Canada. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [https://proportal.sourcewell-mn.gov]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than September 15, 2021, at 4:30 p.m. Central Time, and late proposals will not be considered.

Solicitation Schedule

Public Notice of RFP Published:	July 28, 2021
Pre-proposal Conference:	August 25, 2021, 10:00 a.m., Central Time
Question Submission Deadline:	September 8, 2021, 4:30 p.m., Central Time
Proposal Due Date:	**September 15, 2021**, 4:30 p.m., Central Time Late responses will not be considered.
Opening:	September 15, 2021, 6:30 p.m., Central Time See RFP Section V.G. "Opening"

I. ABOUT SOURCEWELL

A. SOURCEWELL

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that facilitates a competitive public solicitation and contract award process for the benefit of its 50,000+ participating entities across the United States and Canada. Sourcewell's solicitation process complies with State of Minnesota law and policies, conforms to Canadian trade agreements, and results in cooperative purchasing solutions from which Sourcewell's Participating Entities procure equipment, products, and services.

Cooperative purchasing provides participating entities and suppliers increased administrative efficiencies and the power of combined purchasing volume that result in overall cost savings. At times, Sourcewell also partners with other purchasing cooperatives to combine the purchasing volume of their membership into a single solicitation and contract expanding the reach of contracted suppliers' potential pool of end users.

Sourcewell uses a website-based platform, the Sourcewell Procurement Portal, through which all proposals to this RFP must be submitted.

B. USE OF RESULTING CONTRACTS

In the United States, Sourcewell's contracts are available for use by:

- Federal and state government entities[1];
- Cities, towns, and counties/parishes;
- Education service cooperatives;
- K-12 and higher education entities;
- Tribal government entities;
- Some nonprofit entities; and
- Other public entities.

In Canada, Sourcewell's contracts are available for use by:

- Provincial and territorial government departments, ministries, agencies, boards, councils, committees, commissions, and similar agencies;
- Regional, local, district, and other forms of municipal government, municipal organizations, school boards, and publicly-funded academic, health, and social service entities referred to as MASH sector (this should be construed to include but not be limited to the Cities of Calgary, Edmonton, Toronto, Ottawa, and Winnipeg), as well as any corporation or entity owned or controlled by one or more of the preceding entities;

[1] Pursuant to HAR §3-128-2, the State of Hawaii, Department of Accounting and General Services, State Procurement Office, on behalf of the State of Hawaii and participating jurisdictions, has provided notice of its Intent to Participate in the solicitation as a participating entity.

- Crown corporations, government enterprises, and other entities that are owned or controlled by these entities through ownership interest;

- Members of the Rural Municipalities of Alberta (RMA) and their represented Associations: MASH (municipalities, academic institutions, schools and hospitals) and MUSH (municipalities, universities, schools and hospitals) sectors, and other governmental agencies eligible to use the Sourcewell contracts. MASH and MUSH sector refers to regional, local, district or other forms of municipal government, school boards, publicly-funded academic, health and social service entities, as well as any corporation or entity owned or controlled by one or more of the preceding entities, including but not limited to represented associations, Saskatchewan Association of Rural Municipalities ("SARM"), Association of Manitoba Municipalities ("AMM"), Local Authorities Services/Association of Municipalities Ontario ("LAS/AMO", excluding the cities of Toronto and Ottawa), Nova Scotia Federation of Municipalities ("NSFM"), Federation of Prince Edward Island Municipalities ("FPEIM"), Municipalities Newfoundland Labrador ("MNL"), Union of New Brunswick Municipalities ("UNBM"), North West Territories Association of Communities ("NWTAC") and their members. RMA Participants may include all not-for-profit agencies for Canadian provinces and territories.

For a listing of current United States and Canadian Participating Entities visit Sourcewell's website (note: there is a tab for each country): https://www.sourcewell-mn.gov/sourcewell-for-vendors/agency-locator.

Participating Entities typically access contracted equipment, products, or services through a purchase order issued directly to the contracted supplier. A Participating Entity may request additional terms or conditions related to a purchase. Use of Sourcewell contracts is voluntary and Participating Entities retain the right to obtain similar equipment, products, or services from other sources.

To meet Participating Entities' needs, Sourcewell broadly publishes public notice of all solicitation opportunities, including this RFP. In the United States each state-level procurement department receives notice for possible re-posting.

Proof of publication will be available at the conclusion of the solicitation process.

II. SOLICITATION DETAILS

A. SOLUTIONS-BASED SOLICITATION

This RFP and contract award process is a solutions-based solicitation; meaning that Sourcewell is seeking equipment, products, or services that meet the general requirements of the scope of this RFP and that are commonly desired or are required by law or industry standards.

B. REQUESTED EQUIPMENT, PRODUCTS, OR SERVICES

It is expected that proposers will offer a wide array of equipment, products, or services at lower prices and with better value than what they would ordinarily offer to a single government entity, a school district, or a regional cooperative.

1. Sourcewell is seeking proposals for Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories, including, but not to be limited to:

a. Vehicles of the following types and classifications:
    i. Automobiles: mini, subcompact, compact, coupe, sedan, and full-size;
    ii. Sport Utility Vehicles: cross-over, light duty, and heavy duty;
    iii. Vans: passenger and cargo;
    iv. Trucks: light duty, half ton, three-quarter ton, and one ton; and
    v. Vehicles of the varieties described in subsections 1. a. i – iv. above, with upfitting designed for Public Safety applications, such as equipment, lighting, technology, and accessories.

b. A wide range of vehicles by: 1) engine type, to include conventional internal combustion, natural gas or propane autogas, hybrid or alternative fuel, and electric powered solutions; 2) seating or cargo configurations, drive train options, and trim levels; and, 3) optional equipment offerings.

c. Proposers may include related equipment, accessories, supplies, parts, and services to the extent that the solutions are an incidental portion of the response.

2. This solicitation does not include those equipment, products, or services covered under categories included in contracts currently maintained by Sourcewell:

a. Ambulance and Emergency Medical Transport Vehicles, with Related Equipment, Accessories, And Supplies (RFP #022118);
b. Firefighting Apparatus, with Related Equipment, Accessories, and Supplies (RFP #022818);
c. Class 4-8 Chassis with Related Equipment, Accessories, and Services (RFP #060920);
d. School Buses with Related Accessories, Supplies, Parts, and Services (RFP #063020); and,
e. Electric Vehicle Supply Equipment and Related Services (RFP #042221).

Generally, the solutions for Participating Entities are turn-key solutions, providing a combination of equipment, products and services, delivery, and installation to a properly operating status. However, equipment or products only solutions may be appropriate for situations where Participating Entities possess the ability, either in-house or through local third-party contractors, to properly install and bring to operation the equipment or products being proposed.

Sourcewell prefers suppliers that provide a sole source of responsibility for the equipment, products, and services provided under a resulting contract If proposer is including the equipment, products, and services of its subsidiary entities, the proposer must also identify all included subsidiaries in its proposal. If proposer requires the use of distributors, dealers, resellers, or subcontractors to provide the equipment, products, or services, the proposal must address how the equipment, products or services will be provided to Participating Entities, and describe the network of distributors, dealers, resellers, and/or subcontractors that will be available to serve Participating Entities under a resulting contract.

Sourcewell desires the broadest possible selection of equipment, products, and services being proposed over the largest possible geographic area and to the largest possible cross-section of Sourcewell current and future Participating Entities.

C. REQUIREMENTS

It is expected that proposers have knowledge of all applicable industry standards, laws, and regulations and possess an ability to market and distribute the equipment, products, or services to Participating Entities.

1. Safety Requirements. All items proposed must comply with current applicable safety or regulatory standards or codes.
2. Deviation from Industry Standard. Deviations from industry standards must be identified with an explanation of how the equipment, products, and services will provide equivalent function, coverage, performance, and/or related services.
3. New Equipment and Products. Proposed equipment and products must be for new, current model; however, proposer may offer certain close-out equipment or products if it is specifically noted in the Pricing proposal.
4. Delivered and operational. Unless clearly noted in the proposal, equipment and products must be delivered to the Participating Entity as operational.
5. Warranty. All equipment, products, supplies, and services must be covered by a warranty that is the industry standard or better.

D. ANTICIPATED CONTRACT TERM

Sourcewell anticipates that the term of any resulting contract(s) will be four years, with an optional one year extension that may be offered based on the best interests of Sourcewell and its Participating Entities.

E. ESTIMATED CONTRACT VALUE AND USAGE

Based on past volume of similar contracts, the estimated annual value of all transactions from contracts resulting from this RFP are anticipated to be USD $300 Million; therefore, proposers are expected to propose volume pricing. Sourcewell anticipates considerable activity under the

contract(s) awarded from this RFP; however, sales and sales volume from any resulting contract are not guaranteed.

F. MARKETING PLAN

Proposer's sales force will be the primary source of communication with Participating Entities. The proposer's Marketing Plan should demonstrate proposer's ability to deploy a sales force or dealer network to Participating Entities, as well as proposer's sales and service capabilities. It is expected that proposer will promote and market any contract award.

G. ADDITIONAL CONSIDERATIONS

1. Contracts will be awarded to proposers able to best meet the need of Participating Entities. Proposers should submit their complete line of equipment, products, or services that are applicable to the scope of this RFP.
2. Proposers should include all relevant information in its proposal, since Sourcewell cannot consider information that is not included in the proposal. Sourcewell reserves the right to verify proposer's information and may request clarification from a proposer, including samples of the proposed equipment or products.
3. Depending upon the responses received in a given category, Sourcewell may need to organize responses into subcategories in order to provide the broadest coverage of the requested equipment, products, or services to Participating Entities. Awards may be based on a subcategory.
4. A proposer's documented negative past performance with Sourcewell or its Participating Entities occurring under a previously awarded Sourcewell contract may be considered in the evaluation of a proposal.

III. PRICING

A. REQUIREMENTS

All proposed pricing must be:

1. Either Line-Item Pricing or Percentage Discount from Catalog Pricing, or a combination of these:
   a. **Line-item Pricing** is pricing based on each individual product or services**.** Each line must indicate the proposer's published "List Price," as well as the "Contract Price."
   b. **Percentage Discount from Catalog or Category** is based on a percentage discount from a catalog or list price, defined as a published Manufacturer's Suggested Retail Price (MSRP) for the products or services. Individualized percentage discounts can be applied to any number of defined product groupings. Proposers will be responsible for providing and maintaining current published MSRP with Sourcewell, and this pricing must be included in its proposal and provided throughout the term of any Contract resulting from this RFP.

2. The proposer's not to exceed price. A not to exceed price is the highest price for which equipment, products, or services may be billed to a Participating Entity. However, it is permissible for suppliers to sell at a price that is lower than the contracted price.
3. Stated in U.S. and Canadian dollars (as applicable).
4. Clearly understandable, complete, and fully describe the total cost of acquisition (e.g., the cost of the proposed equipment, products, and services delivered and operational for its intended purpose in the Participating Entity's location).

Proposers should clearly identify any costs that are NOT included in the proposed product or service pricing. This may include items such as installation, set up, mandatory training, or initial inspection. Include identification of any parties that impose such costs and their relationship to the proposer. Additionally, proposers should clearly describe any unique distribution and/or delivery methods or options offered in the proposal.

B. ADMINISTRATIVE FEES

Proposers are expected to pay to Sourcewell an administrative fee in exchange for Sourcewell facilitating the resulting contracts. The administrative fee is normally calculated as a percentage of the total sales to Participating Entities for all contracted equipment, products, or services made during a calendar quarter, and is typically one percent (1%) to two percent (2%). In some categories, a flat fee may be an acceptable alternative.

IV. CONTRACT

Proposers awarded a contract will be required to execute a contract with Sourcewell (see attached template). Only those modifications the proposer indicates in its proposal will be available for discussion. Much of the language in the Contract reflects Minnesota legal requirements and cannot be altered. Numerous and/or onerous exceptions that contradict Minnesota law may result in the proposal being disqualified from further review and evaluation.

To request a modification to the template Contract, a proposer must submit the Exceptions to Terms, Conditions, or Specifications table with its proposal. Only those exceptions noted at the time of the proposal submission will be considered.
Exceptions must:

1. Clearly identify the affected article and section.
2. Clearly note the requested modification; and as applicable, provide requested alternative language.

Unclear requests will be automatically denied.

Only those exceptions that have been accepted by Sourcewell will be included in the contract document provided to the awarded supplier for signature.

If a proposer receives a contract award resulting from this solicitation it will have up to 30 days to sign and return the contract. After that time, at Sourcewell's sole discretion, the contract award may be revoked.

V. RFP PROCESS

A. PRE-PROPOSAL CONFERENCE

Sourcewell will hold an optional, non-mandatory pre-proposal conference via webcast on the date and time noted in the Solicitation Schedule for this RFP and on the Sourcewell Procurement Portal. The purpose of this conference is to allow potential proposers to ask questions regarding this RFP and Sourcewell's competitive contracting process. Information about the webcast will be sent to all entities that have registered for this solicitation opportunity through their Sourcewell Procurement Portal Supplier Account. Pre-proposal conference attendance is optional.

B. QUESTIONS REGARDING THIS RFP AND ORAL COMMUNICATION

All questions regarding this RFP must be submitted through the Sourcewell Procurement Portal. The deadline for submission of questions is found in the Solicitation Schedule and on the Sourcewell Procurement Portal. Answers to questions will be issued through an addendum to this RFP. Repetitive questions will be summarized into a single answer and identifying information will be removed from the submitted questions.

All questions, whether specific to a proposer or generally related to the RFP, must be submitted using this process. Do not contact individual Sourcewell staff to ask questions or request information as this may disqualify the proposer from responding to this RFP. Sourcewell will not respond to questions submitted after the deadline.

C. ADDENDA

Sourcewell may modify this RFP at any time prior to the proposal due date by issuing an addendum. Addenda issued by Sourcewell become a part of the RFP and will be delivered to potential proposers through the Sourcewell Procurement Portal. Sourcewell accepts no liability in connection with the delivery of any addenda.

Before a proposal will be accepted through the Sourcewell Procurement Portal, all addenda, if any, must be acknowledged by the proposer by checking the box for each addendum. It is the responsibility of the proposer to check for any addenda that may have been issued up to the solicitation due date and time.

If an addendum is issued after a proposer submitted its proposal, the Sourcewell Procurement Portal will WITHDRAW the submission and change the proposer's proposal status to INCOMPLETE. The proposer can view this status change in the "MY BIDS" section of the

Sourcewell Procurement Portal Supplier Account. The proposer is solely responsible to check the "MY BIDS" section of the Sourcewell Procurement Portal Supplier Account periodically after submitting its proposal (and up to the Proposal Due Date). If the proposer's proposal status has changed to INCOMPLETE, the proposer is solely responsible to:

i) make any required adjustments to its proposal;
ii) acknowledge the addenda; and
iii) ensure the re-submitted proposal is received through the Sourcewell Procurement Portal no later than the Proposal Due Date and time shown in the Solicitation Schedule above.

D. PROPOSAL SUBMISSION

Proposer's complete proposal must be submitted through the Sourcewell Procurement Portal no later than the date and time specified in the Solicitation Schedule. Any other form of proposal submission, whether electronic, paper, or otherwise, will not be considered by Sourcewell. **Late proposals will not be considered.** It is the proposer's sole responsibility to ensure that the proposal is received on time.

It is recommended that proposers allow sufficient time to upload the proposal and to resolve any issues that may arise. The time and date that a proposal is received by Sourcewell is solely determined by the Sourcewell Procurement Portal web clock.

In the event of problems with the Sourcewell Procurement Portal, follow the instructions for technical support posted in the portal. It may take up to 24 hours to respond to certain issues.

Upon successful submission of a proposal, the Sourcewell Procurement Portal will automatically generate a confirmation email to the proposer. If the proposer does not receive a confirmation email, contact Sourcewell's support provider at support@bidsandtenders.ca.

To ensure receipt of the latest information and updates via email regarding this solicitation, or if the proposer has obtained this solicitation document from a third party, the onus is on the proposer to create a Sourcewell Procurement Portal Supplier Account and register for this solicitation opportunity.

Within the Sourcewell Procurement Portal, all proposals must be digitally acknowledged by an authorized representative of the proposer attesting that the information contained in in the proposal is true and accurate. By submitting a proposal, proposer warrants that the information provided is true, correct, and reliable for purposes of evaluation for potential contract award. The submission of inaccurate, misleading, or false information is grounds for disqualification from a contract award and may subject the proposer to remedies available by law.

E. GENERAL PROPOSAL REQUIREMENTS

Proposals must be:

- In substantial compliance with the requirements of this RFP or it will be considered nonresponsive and be rejected.
- Complete. A proposal will be rejected if it is conditional or incomplete.
- Submitted in English.
- Valid and irrevocable for 90 days following the Proposal Due Date.

Any and all costs incurred in responding to this RFP will be borne by the proposer.

F. PROPOSAL WITHDRAWAL

Prior to the proposal deadline, a proposer may withdraw its proposal.

G. OPENING

The Opening of proposals will be conducted electronically through the Sourcewell Procurement Portal. A list of all proposers will be made publicly available in the Sourcewell Procurement Portal after the Proposal Due Date, but no later than the Opening time listed in the Solicitation Schedule.

To view the list of proposers, verify that the Sourcewell Procurement Portal opportunities list search is set to "All" or "Closed." The solicitation status will automatically change to "Closed" after the Proposal Due Date and Time.

VI. EVALUATION AND AWARD

A. EVALUATION

It is the intent of Sourcewell to award one or more contracts to responsive and responsible proposers offering the best overall quality, selection of equipment, products, and services, and price that meet the commonly requested specifications of Sourcewell and its Participating Entities. The award(s) will be limited to the number of proposers that Sourcewell determines is necessary to meet the needs of its Participating Entities. Factors to be considered in determining the number of contracts to be awarded in any category may include the following:

- The number of and geographic location of:
  - Proposers necessary to offer a comprehensive selection of equipment, products, or services for Participating Entities' use.
  - A proposer's sales and service network to assure availability of product supply and coverage to meet Participating Entities' anticipated needs.
- Total evaluation scores.
- The attributes of proposers, and their equipment, products, or services, to assist Participating Entities achieve environmental and social requirements, preferences, and goals.

Information submitted as part of a proposal should be as specific as possible when responding to the RFP. Do not assume Sourcewell has any knowledge about a specific supplier or product.

B. AWARD(S)

Award(s) will be made to the proposer(s) whose proposal conforms to all conditions and requirements of the RFP, and consistent with the award criteria defined in this RFP.

Sourcewell may request written clarification of a proposal at any time during the evaluation process.

Proposal evaluation will be based on the following scoring criteria and the Sourcewell Evaluator Scoring Guide (a copy is available in the Sourcewell Procurement Portal):

Conformance to RFP Requirements	50
Financial Viability and Marketplace Success	75
Ability to Sell and Deliver Service	100
Marketing Plan	50
Value Added Attributes	75
Warranty	50
Depth and Breadth of Offered Equipment, Products, or Services	200
Pricing	400
TOTAL POINTS	**1000**

C. PROTESTS OF AWARDS

Any protest made under this RFP by a proposer must be in writing, addressed to Sourcewell's Executive Director, and delivered to the Sourcewell office located at 202 12th Street NE, P.O. Box 219, Staples, MN 56479. All documents that comprise the complete protest package must be received no later than 10 calendar days' following Sourcewell's notice of contract award(s) or non-award and must be time stamped by Sourcewell no later than 4:30 p.m., Central Time. A protest must allege a procedural, technical, or legal defect, with supporting documentation. A protest that merely requests a re-evaluation of a proposal's content will not be entertained

A protest must include the following items:

- The name, address, and telephone number of the protester;
- Identification of the solicitation by RFP number;
- A precise statement of the relevant facts;
- Identification of the alleged procedural, technical, or legal defect;
- Analysis of the basis for the protest;
- Any additional supporting documentation;
- The original signature of the protester or its representative; and
- Protest bond in the amount of $20,000 (except where prohibited by law or treaty).

Protests that do not address these elements will not be reviewed.

D. RIGHTS RESERVED

This RFP does not commit Sourcewell to award any contract, and a proposal may be rejected if it is nonresponsive, conditional, incomplete, conflicting, or misleading. Proposals that contain false statements or do not support an attribute or condition stated by the proposer may be rejected.

Sourcewell reserves the right to:

- Modify or cancel this RFP at any time;
- Reject any and all proposals received;
- Reject proposals that do not comply with the provisions of this RFP;
- Select, for contracts or for discussion, a proposal other than that with the lowest cost;
- Independently verify any information provided in a proposal;
- Disqualify any proposer that does not meet the requirements of this RFP, is debarred or suspended by the United States or Canada, State of Minnesota, Participating Entity's state or province; has an officer, or other key personnel, who have been charged with a serious crime; or is bankrupt, insolvent, or where bankruptcy or insolvency are a reasonable prospect;
- Waive or modify any informalities, irregularities, or inconsistencies in the proposals received;
- Clarify any part of a proposal and discuss any aspect of the proposal with any proposer; and negotiate with more than one proposer;
- Award a contract if only one responsive proposal is received if it is in the best interest of Participating Entities; and
- Award a contract to one or more proposers if it is in the best interest of Participating Entities.

E. DISPOSITION OF PROPOSALS

All materials submitted in response to this RFP will become property of Sourcewell and will become public record in accordance with Minnesota Statutes Section 13.591, after negotiations are complete. Sourcewell considers that negotiations are complete upon execution of a resulting contract. It is the proposer's responsibility to clearly identify any data submitted that it considers to be protected. Proposer must also include a justification for the classification citing the applicable Minnesota law. Sourcewell may reject proposals that are marked confidential or nonpublic, either substantially or in their entirety.

Sourcewell will not consider the prices submitted by the proposer to be confidential, proprietary, or trade secret materials. Financial information, including financial statements, provided by a proposer is not considered trade secret under the statutory definition.

8/5/2021

Addendum No. 1
Solicitation Number: RFP 091521
Solicitation Name: Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

We manufacture service bodies and do not sell complete vehicles. Can we bid our product as an accessory to the bid?

Answer 1:

Refer to RFP Section II. B. 1. c., “Proposers may include related equipment, accessories, supplies, parts, and services to the extent that the solutions are an incidental portion of the response.” A proposal that does not include complete vehicles, of the types described in RFP Section II. B. 1. a., will be deemed non-responsive.

End of Addendum

Acknowledgement of this Addendum to RFP 091521 posted to the Sourcewell Procurement Portal on 8/5/2021, is required at the time of proposal submittal.

8/8/2021

Addendum No. 2
Solicitation Number: RFP 091521
Solicitation Name: Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Are you accepting leasing options for this bid?

Answer 1:

Refer to RFP Section II. B. for the description of the requested equipment, products, and services. Sourcewell is seeking equipment, products, or services that meet the general requirements of the scope of this RFP and that are commonly desired by participating entities. A proposer may submit their complete line of equipment, products, or services that are applicable to the scope of this RFP. It is left to the discretion of each proposer to articulate their ability to serve Sourcewell participating entities.

End of Addendum

Acknowledgement of this Addendum to RFP 091521 posted to the Sourcewell Procurement Portal on 8/8/2021, is required at the time of proposal submittal.

8/23/2021
Addendum No. 3
Solicitation Number: RFP 091521
Solicitation Name: Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

I would like to see an example of line-item pricing for Sourcewell. Please provide.

Answer 1:

In the competitive process, Sourcewell cannot conduct research for, or expressly identify resources that may be relevant to, a proposer. A proposer may review a sampling of past pricing proposals within the current awarded contract documentation available on the Sourcewell website. Navigate to the following address: https://www.sourcewell-mn.gov/contract-search and use the list or search functions.

Question 2:

Where can I get a copy of the current contract pricing for the brand of vehicles that I offer?

Answer 2:

Each Sourcewell solicitation represents a separate and distinct opportunity. For examples of current Sourcewell-awarded contracts, refer to the link provided in Answer No. 1 above. Currently active contracts offering similar solutions were awarded under solicitation numbers 120716 and 060920.

End of Addendum
Acknowledgement of this Addendum to RFP 091521 posted to the Sourcewell Procurement Portal on 8/23/2021, is required at the time of proposal submittal.

8/26/2021

Addendum No. 4
Solicitation Number: RFP 091521
Solicitation Name: Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

The manufacturer that I represent has not developed pricing for the 2022 model year vehicles. Should pricing be presented for 2021 and 2022 models that have pricing, and a TBD associated with 2022 models that have yet to be priced by the manufacturer?

Answer 1:

In the competitive process, Sourcewell will not advise a proposer on the content of the proposal. It is left to the discretion of each proposer to articulate and propose the pricing approach that aligns with its business methods and satisfies the requirements of RFP Section III. – Pricing. Proposals are evaluated based on the criteria stated in the RFP.

Refer also to the Sourcewell contract template for additional details on the process for requesting a product or pricing change during the term of an awarded contract. A downloadable version of the contract template is found on the Bid Details page for this solicitation within the Sourcewell Procurement Portal.

End of Addendum

Acknowledgement of this Addendum to RFP 091521 posted to the Sourcewell Procurement Portal on 8/26/2021, is required at the time of proposal submittal.

9/7/2021

Addendum No. 5
Solicitation Number: RFP 091521
Solicitation Name: Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

We are requesting a clarification on Table 4 and Table 5. Could we include a reference from a fleet management company or a supplier we use?

Answer 1:

In the competitive process, Sourcewell will not advise a proposer on the content of the proposal. It is left to the discretion of each proposer to determine how to best demonstrate the ability to serve Sourcewell participating entities and satisfy all requirements of the questionnaire tables.

Question 2:

Is it acceptable to provide a redline of the entire Sourcewell template contract?

Answer 2:

A request for modification to the Sourcewell contract template may only be submitted with a proposal. To request a modification to the template Contract terms, conditions, or specifications, a Proposer must complete and submit the Exceptions to Terms, Conditions, or Specifications Form, which is found as the final Table of Step 1 in the proposal submission process. A proposer may elect to include additional supporting materials in its discretion.

Question 3:

Could a video be uploaded as additional content?

Answer 3:

It is left to the discretion of each proposer to determine the method it deems best suited to submit its relevant information in a timely fashion through the Sourcewell Procurement Portal. Proposer's complete proposal must be submitted through the Sourcewell Procurement Portal no later than the date and time specified in the Solicitation Schedule (RFP Section V. D.), and all relevant information should be included in the proposal (RFP Section II., G.).

Question 4:

Can you elaborate on line item 71? Is there a list of subcategory titles that can be used for reference?

Answer 4:

It is left to the discretion of the proposer to identify subcategory descriptors that may be relevant to the proposer's offered equipment, products, and services.

End of Addendum

Acknowledgement of this Addendum to RFP 091521 posted to the Sourcewell Procurement Portal on Tuesday, September 7, 2021 6:58 PM, is required at the time of proposal submittal.

9/8/2021

Addendum No. 6
Solicitation Number: RFP 091521
Solicitation Name: Automobiles, SUVs, Vans, and Light Trucks with Related Equipment and Accessories

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

With the ongoing supply chain delays related to Covid, microchip shortages, and across-the-industry shortages of raw materials, we respectfully request an extension to the submittal deadline.

Answer 1:

No extension of the due date is contemplated at this time.

Question 2:

In what format would you like financial stability to be verified?

Answer 2:

In the competitive process, Sourcewell will not advise a proposer on the content of the proposal. It is left to the discretion of each proposer to determine how to best demonstrate its financial stability and satisfy all requirements of the questionnaire tables.

End of Addendum

Acknowledgement of this Addendum to RFP 091521 posted to the Sourcewell Procurement Portal on 9/8/2021, is required at the time of proposal submittal.

2023 CHARGER POLICE AWD V-6 (PATROL)

Order No: **5PS088** **FAN#**

LDEE48	CHARGER POLICE AWD	**LNF**	**D/S LED SPOT LIGHT**
29A	PREFERRED PKG	LNX	LED SPOT LAMP
COLORS AVAILABLE ON GROUND:	**BLACK ONLY**		
X5	CLTH FRT BKT / VNL R		
X9	BLACK		
ERB	**3.6L V6 24V ENGINE**		
DFT	8-SPD AUTO		

$ 37,105.00

Items included in the build			
245/55R18 BSW PERFORMANCE TIRES	TYL	$200.00	$ 200.00
CONVENIENCE GROUP I	AHM	$540.00	$ 540.00
DEACTIVATE REAR DOORS/WINDOWS	CW6	$85.00	$ 85.00
POWER HEATED MIRRORS W/MAN FOLD AW	GUK	$70.00	$ 70.00
DELIVERY TO CA	DEALER	$2,000.00	$ 2,000.00
TITLE FEE	DEALER	$ 15.00	INCLUDED

0

Attn:

Derek Powers
Fleet/Gvmt. Sales Mgr.
Montrose Ford

TOTAL QUOTE FOR UNIT W/ ADDED ITEMS FROM ABOVE	**$ 40,000.00**
TOTAL FOR UPFIT PROVIDED VIA MONTROSE FORD	**$ 14,600.00**
TOTAL FOR SECOND SPOTLIGHT (PS)	**$ 1,000.00**
TOTAL FOR CHANGING LIGHTS TO RED (front of light bar only)	**$ 500.00**
TOTAL FOR SINGLE UNIT QUOTED / ORDERED	**$ 56,100.00**
1 unit/s requested	***$ 56,100.00***

QUOTED
ORDERED 1/5/2023

QUOTE ACCEPTED BY: Date:

Item & Description	Qty
Whelen 48" Legacy DUO WeCanX Lightbar- Red/Blue with white front and amber rear SKU : EB8SP3J	1.00 EA
Whelen Lightbar Mount Kit for 11-21 Charger SKU : MKEZ82	1.00 EA
Whelen Cencom Core Amplifier Control Module SKU : C399	1.00 EA
Whelen Core controller 8 push buttons, 4 position slide switch, 7 position rotary knob and traffic advisor buttons SKU : CCTL6	1.00 EA
Whelen Installation Kit for Cencom Core for 18-23 Durango and Charger SKU : C399K3	1.00 EA
Whelen WeCanX 16 Output Expansion Module SKU : CEM16	1.00 EA
Whelen Vehicle to Vehicle Module, Includes Internal Antenna SKU : CV2V	1.00 EA
Whelen compact 100 Watt Composite Speaker SKU : SA315U	1.00 EA
Whelen SA315 Mount Kit, 11-21 Charger SKU : SAK37	1.00 EA
Whelen ION Duo Red/Blue SKU : I2J Rear deck	2.00 EA
Whelen ION-T Series Linear DUO Red/White SKU : TLI2D Lower fog area	1.00 EA
Whelen ION T-Series Linear DUO Blue/White SKU : TLI2E Lower fog area	1.00 EA
Havis Vehicle-Specific 17" Angled Console for 2021-2023 Dodge Charger Police SKU : C-VS-0809-CHGR-2	1.00 EA
Havis 1 piece equipment bracket for Whelen Carbide SKU : C-EB40-CCS-1P	1.00 EA
Havis 1 piece equipment bracket for XTL2500, GM300, APX6500 (SC)	1.00

SKU : C-EB25-MMT-1P

EA

Havis Internal Adjustable Dual Cup Holder SKU : CUP2-1001	1.00 EA
Havis large pad flip arm rest SKU : C-ARM-103	1.00 EA
Havis Universal Rugged Cradle for 11'-14' Computing Devices SKU : UT-1001	1.00 EA
Setina Partition for SUV with recess panel, coated polycarb Horizontal Sliding Window SKU : 10-VS-RP	1.00 EA
Setina Dual Vertical Gun Rack with 2 X-Large Universal Locks and Handcuff Key SKU : GK10342UHK	1.00 EA
Setina Aluminum Push Bumper with 4 ION TRIO LED lights for Sedans SKU : PB450L4D-C	1.00 EA
Setina Vertical Steel Window Bars for 11-23 Dodge Charger SKU : WK0513CGR11	1.00 EA
Setina Full Width Aluminum Trunk Tray For 11-23 Charger SKU : TK1189CGR11	1.00 EA
Havis 11" Slide Out Locking Swing Arm with Motion Adapter SKU : C-MD-112	1.00 EA
Havis 8.5" Telescoping Pole, side mount, short handle SKU : C-HDM-204	1.00 EA
Two way radio antenna and cable SKU : Antenna	2.00 EA
Circuit breaker Safety circuit breaker	1.00 EA
Data control harness and cables SKU : Data control	1.00 EA
Misc. wires, connectors, supplies and hardware SKU : Misc. wires	1.00 EA

CITY COUNCIL AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Tyler Button
John Cale — Brian Raymond

MEETING DATE: July 8, 2024
TO: Mayor and City Council
FROM: Greg Thompson, Deputy City Manager/Community Development Director
PREPARED BY: John Seymour, City Engineer
SUBJECT: **Approving Budget Amendment for PA&ED Services with Mark Thomas and De Novo Planning Group** (Deputy City Manager Thompson)

RECOMMENDED COUNCIL ACTION

Adoption of Resolution No. 3473-24 approving Budget Amendment No. 1 amending Fiscal Year 2024-25 Budget regarding the Bellevue Road Realignment Project.

I. BACKGROUND/ANALYSIS:

On November 13, 2023 City Council approved Amendment No. 1 to the Professional Services Agreement with De Novo Planning Group, of El Dorado Hills, California, for the preparation of the environmental documentation for the Bellevue Road Rehabilitation and Realignment Project for an amount not to exceed $202,881.50;

On March 11, 2024 City council approved Amendment 1 of the Professional Services Agreement with Mark Thomas and Company of Fresno, California for the preparation of the support environmental documentation for the Bellevue Road Rehabilitation and Realignment Project for an amount not to exceed $150,958.00.

The Budget Amendment encumbers funding from General Plan Fund 1041-1080-V017 for environmental documentation and environmental documentation support for the Bellevue Road Rehablitation and Realignment project.

II. FISCAL IMPACTS:

Upon approval of the budget amendment, funds will be appropriated to the Bellevue Road Rehabilitation and Realignment Project from the General Plan Fund, 1041-1080-V017.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office.

IV. EXISTING POLICY:

This item is consistent with the General Plan.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item was routed to all appropriate departments for review.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to comment on this item prior to City Council Approval.

VIII. ENVIRONMENTAL REVIEW:

The contracts approved by City council will provide environmental analysis and review for the subject project.

IX. STEPS FOLLOWING APPROVAL:

Upon City Council adoption of Resolution No.3473-24, staff will execute Budget Amendment No. 1 to appropriate funds from account 1041-1080-V017.

Submitted by:



Greg Thompson, Deputy City Manager/Community Development Manager

Approved by: /s/ Chris Hoem

Chris Hoem, City Manager

Attachments:

1. 3473-24 Budget Amendment No. 1 Bellevue

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. 3473-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER APPROVING BUDGET AMENDMENT NO. 1 AMENDING FISCAL YEAR 2024-25 BUDGET TO ESTABLISH BUDGET IN THE GENERAL PLAN FUND REGARDING BELLEVUE ROAD REHABILITATION/REALIGNMENT PROJECT APPROVAL & ENVIRONMENTAL DOCUMENT (PA&ED)

WHEREAS, the City Council of the City of Atwater adopted Resolution No. 3462-24 adopting the Fiscal Year 2024-25 Budget on June 10, 2024; and

WHEREAS, from time to time, and in order to operate effectively, it is necessary to amend said budget.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Atwater does hereby approve Budget Amendment No.1 to the Fiscal Year 2024-25 Budget as follows:

SECTION 1: Establishing Budget in the General Plan Update Fund for Fiscal Year 2024-25 regarding Bellevue Road Rehabilitation/Realignment Project Approval & Environmental Document (PA&ED) increasing the budget by the values shown below.

Establish Budget (Expense)	1041-1080-V017	Measure V Regional – Bellevue Road PA&ED	$202,881.50
Establish Budget (Expense)	1041-1080-V017	Measure V Regional – Bellevue Road PA&ED	$150,958.00

BE IT FURTHER RESOLVED that a copy of this resolution appends to the original budget document that is available in the Finance Department and the City Clerk's office.

The foregoing resolution is hereby adopted this 8th day of July 2024.

AYES:
NOES:
ABSENT:

APPROVED:

_____
MIKE NELSON, MAYOR

ATTEST:

_____
KORY J. BILLINGS, CITY CLERK

CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Tyler Button
John Cale — Brian Raymond

MEETING DATE: July 8, 2024
TO: Mayor and City Council
FROM: Greg Thompson, Deputy City Manager/Community Development Director
PREPARED BY: Kayla Rashad, Administrative Assistant
SUBJECT: **Approving the Plans and Specifications for the Pre-approved Accessory Dwelling Units (ADUs) and to Initiate the ADU program** (Deputy City Manager Thompson)

RECOMMENDED COUNCIL ACTION

Open the public hearing and take any testimony given;

Close the public hearing;

Adopt Resolution No. 3472-24 approving the plans and specifications for the pre-approved ADU plans and initiate the ADU program; or

Motion to approve staff's recommendation as presented.

I. BACKGROUND/ANALYSIS:

BACKGROUND:

Government code section 65852.2 is a California law that allows local agencies to create ordinances for accessory dwelling units (ADUs) in residential zones (instead of defautling to the State's ADU laws). ADUs are secondary units that can be attached or detached from the primary dwelling.

AB 1332 is a new bill that requires each local agency, by January 1, 2025, to develop a program for the preapproval of accessory dwelling unit plans, whereby the local agency accepts accessory dwelling unit plan submissions for preapproval and approves or denies the preapproval applications, as specified.

ANALYSIS:

The City of Atwater contracted Precision Civil Engineering to design pre-approved ADU plans for its ADU program previously established by ordinance. The preapproved ADU

plans will consist of four different detached designs including a 375 square foot studio layout (Figure 1), a 550 square foot 1 bed, 1 bath layout (Figure 2), a 743 square foot 2 bed, 1 bath layout (Figure 3), and a 908 square foot 2 bed, 1 bath layout (Figure 4). These preapproved plans are meant to streamline the ADU permitting process. However, an applicant can still choose to provide their own sets of plans. Pursuant to Government code section 65852.27 (a)(4)(A), the preapproved plans will be posted on the City's website. Pursuant to Government Code 65852.27 (b), the City shall approve or deny an application for a detached accessory dwelling unit ministerially without discretionary review pursuant to Government Codes 66317 and 66320, except that the local agency shall either approve or deny the application within 30 days from the date the local agency receives a completed application, if the application utilizes a plan for an accessory dwelling unit that has been preapproved by the local agency.

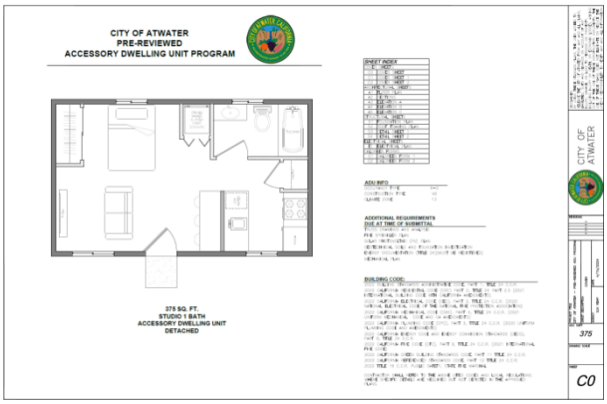


Figure 1 – 375 Sq. Ft. Studio, 1 bath

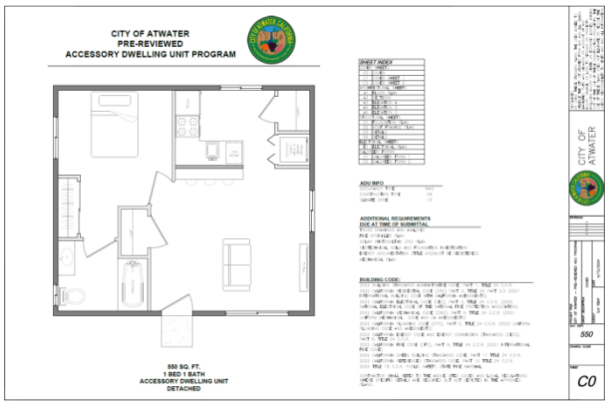


Figure 2 – 550 Sq. Ft. 1 bed, 1 bath

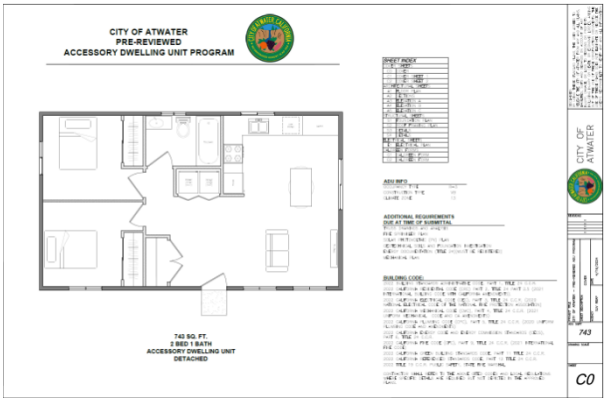


Figure 3 – 743 Sq. Ft. 2 bed, 1 bath

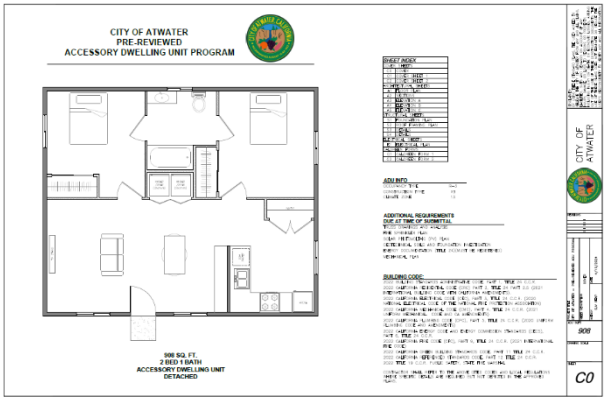


Figure 4 – 908 Sq. Ft. 2 bed, 1 bath

II. FISCAL IMPACTS:

No negative fiscal impacts are anticipated with the approval of this project. This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office

IV. EXISTING POLICY:

None

V. ALTERNATIVES:

Not required for all staff reports but should be included in most reports where the Council should be considering options, or discussion of options already investigated.

If there are Policy options for consideration, the discussion should be specific and detailed.

VI. INTERDEPARTMENTAL COORDINATION:

An interdepartmental routing sheet was sent to all required departments and affected agencies for review and their comments and conditions have been incorporated.

VII. PUBLIC PARTICIPATION:

The public hearing was adequately noticed and advertised for the regularly scheduled Planning Commission hearing. The public will have the opportunity to provide comments on this item prior to Planning Commission action.

VIII. ENVIRONMENTAL REVIEW:

This item is not a "project" under the California Environmental Quality Act (CEQA) as this activity does not cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to Public Resources Code section 21065.

IX. STEPS FOLLOWING APPROVAL:

Following the adoption of Resolution No. 3472-24, the City Clerk's office will certify the Resolution.

Submitted by:



Greg Thompson, Deputy City Manager/Community Development Manager

Approved by: /s/ Chris Hoem

Chris Hoem, City Manager

Attachments:

1. 3472-24 Preapproved Plans and Specs ADUs
2. SJV REAP ADU - CITY OF ATWATER (375)
3. SJV REAP ADU - CITY OF ATWATER (550)
4. SJV REAP ADU - CITY OF ATWATER (743)
5. SJV REAP ADU - CITY OF ATWATER (908)

CITY COUNCIL
OF THE
CITY OF ATWATER

RESOLUTION NO. 3472-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ATWATER APPROVING THE PLANS AND SPECIFICATIONS FOR THE PRE-APPROVED ACCESSORY DWELLING UNITS (ADUs) AND TO INITIATE THE ADU PROGRAM OUTLINED IN GOVERNMENT CODE SECTION 65852.2

WHEREAS, on June 20, 2024, the City of Atwater Planning Commission adopted Resolution No. 0249-24 recommending the City Council of Atwater approve the plans and specifications for the pre-approved ADU plans and initiate the ADU program as outlined in Government Code Section 65852.2; and,

WHEREAS, this action consists of approving the plans and specifications for the pre-approved ADU plans and initiating the ADU program outlined in Government Code Section 65852.2; and,

WHEREAS, the proposed plans and specifications for the pre-approved ADU plans and program would not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have any adverse effect on the community; and,

WHEREAS, the City Council finds that the following findings can be made for the plans and specifications for the pre-approved ADU plans and program in support of the project:

1. The public hearing for these plans and specifications for the pre-approved ADU plans and program was adequately noticed and advertised.

2. Adoption of the resolution will not have a detrimental effect on the health, safety, and welfare of the neighborhood or any adverse effects on the community.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Atwater does hereby approve Resolution No. 3472-24 approving the plans and specifications for the pre-approved ADU plans and initiate the ADU program as outlined in Government Code Section 65852.2.

The foregoing resolution is hereby adopted this 8th day of July 2024.

AYES:
NOES:
ABSENT:

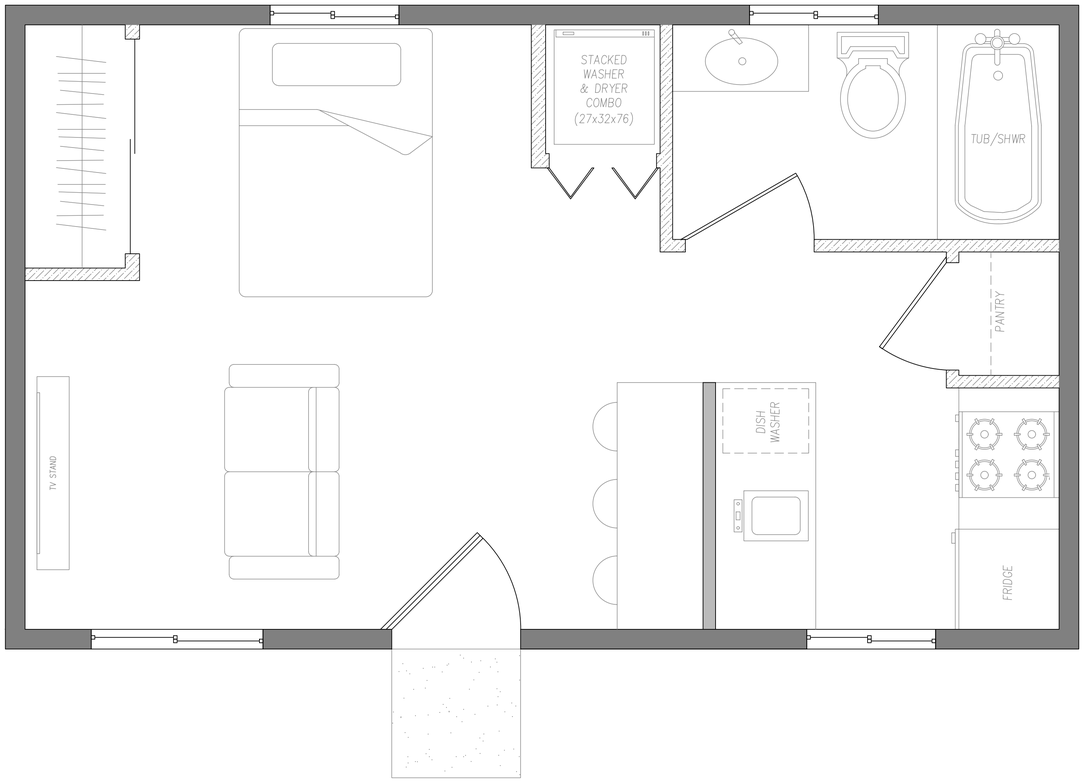
APPROVED:

_____
MIKE NELSON, MAYOR

ATTEST:

_____
KORY J. BILLINGS, CITY CLERK

CITY OF ATWATER
PRE-REVIEWED
ACCESSORY DWELLING UNIT PROGRAM



375 SQ. FT.
STUDIO 1 BATH
ACCESSORY DWELLING UNIT
DETACHED

SHEET INDEX	
COVER SHEETS	
C0	COVER SHEET
C1	COVER SHEET 1
C2	COVER SHEET 2
ARCHITECTURAL SHEETS	
A1	FLOOR PLAN
A2	SECTIONS
A3	ELEVATION A
A4	ELEVATION B
A5	ELEVATION C
STRUCTURAL SHEETS	
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	DETAIL SHEET 1
S4	DETAIL SHEET 2
ELECTRICAL SHEETS	
E1	ELECTRICAL PLAN
CALGREEN FORMS	
G1	CALGREEN FORM 1
G2	CALGREEN FORM 2

ADU INFO

OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	VB
CLIMATE ZONE	13

ADDITIONAL REQUIREMENTS DUE AT TIME OF SUBMITTAL

TRUSS DRAWINGS AND ANALYSIS
FIRE SPRINKLER PLAN
SOLAR PHOTOVOLTAIC (PV) PLAN
GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION
ENERGY DOCUMENTATION (TITLE 24)(MUST BE REGISTERED)
MECHANICAL PLAN

BUILDING CODE:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 PART 2.5 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
1
2
3
4
5

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: COVER
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT: 375

DRAWING SCALE:

SHEET: C0

1. GENERAL

1. NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.

A. ELECTRICAL, PLUMBING, AND MECHANICAL

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
2. DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP [CRC R314.1]
   2.1. SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R314.3)
   2.2. CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R315.3)
3. WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4–INCH–BY–24–GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4–INCH–BY–3–INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. (CPC 507.2)
4. WATER CLOSET CLEARANCE. MINIMUM 30–INCH–WIDE BY 24–INCH–DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
5. SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30–INCH–DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22–INCH UNOBSTRUCTED WIDTH. (CPC 408.5 AND CPC 408.6)

C. MECHANICAL VENTILATION AND INDOOR AIR QUALITY (ASHRAE 62.2-2010)

1. TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. (CBEES 150.0(O))
2. INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. (CBEES 150.0(O))
3. COMBUSTION AND SOLID–FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. (CBEES 150.0(O))
4. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(O))
5. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))
6. AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE–BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. (CBEES 150.0(O))
   6.A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.B. INTERMITTENTLY OPERATED WHOLE–BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
   6.D. REMOTELY LOCATED AIR–MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.
7. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
8. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE–BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
9. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
10. STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

1. PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION [CBC 1803.2 & 1803.5.12] UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS FOR CONFORMANCE WITH THE RECOMMENDATIONS OF HIS SOILS REPORT AND SHALL SIGNIFY HIS REVIEW BY CERTIFYING THE FIRST SHEET OF SAID PLANS [CRC R301.1.3.1].
   1.1. SAMPLE CERTIFICATION.
   THESE PLANS CONFORM TO THE GEOTECHNICAL REPORT #_____ DATED _____ AS PREPARED UNDER MY SUPERVISION. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
2. FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. (CRC R403.1.3.3)
3. INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
4. HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE–FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES [SEE FIGURER608.5.4(1)]
5. ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING (CRC R403.1.6 AND CRC R602.11.1):
   5.A. MINIMUM 1/2–INCH–DIAMETER STEEL BOLTS, ASTM F1554, GR36
   5.B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
   5.C. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
   5.D. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
   5.E. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE
   5.F. MINIMUM 3–INCH BY 3–INCH BY 0.229–INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{8}$ INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1–3/4 INCHES, PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
6. HOLD–DOWNS. ALL HOLD–DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. FASTENERS FOR PRESSURE–PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT–DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER (CRC R317.3)

E. WOOD FRAMING

1. FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R602.3)
2. SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2–INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
3. BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3) EXCETPTION: THE TOP PLATES ARE TWO 2–INCH BY 6–INCH OR TWO 3–INCH BY 4– INCH MEMBERS.
4. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6) EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
5. TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
6. TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE–NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
7. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD–BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054–INCH THICK AND 1–1/2–INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1–1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)
8. SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). (CRC R604.3)
9. SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1–1/2–INCH–THICK BLOCKING. (CRC R602.10.10)
10. FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD–BEARING WALLS AND PARTITIONS. (CBC 2304.3.2).
11. ROOF TRUSSES TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
12. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
13. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
14. BLOCKING OF ROOF TRUSSES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
15. TRUSS CLEARANCE. MINIMUM 1/2–INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON–BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
16. FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
   16.A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      16.A.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
      16.A.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   16.B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
   16.C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
   16.D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
   16.E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
   16.F. CORNICES OF A TWO–FAMILY DWELLING AT THE LINE OF DWELLING–UNIT SEPARATION
17. FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1):
   17.A. TWO–INCH NOMINAL LUMBER
   17.B. TWO THICKNESSES OF ONE–INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
   17.C. ONE THICKNESS OF 23/32–INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32–INCH WOOD STRUCTURAL PANEL
   17.D. ONE THICKNESS OF 3/4–INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4–INCH PARTICLEBOARD
   17.E. 1/2–INCH GYPSUM BOARD
   17.F. 1/4–INCH CEMENT–BASED MILLBOARD
   17.G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON–RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10–FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS–SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE–FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
18. FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
19. FIREBLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF–SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
20. DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
   20.A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
   20.B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS–TYPE OPEN–WEB OR PERFORATED MEMBERS
21. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2–INCH GYPSUM BOARD, 3/8–INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)
22. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT–PRODUCING DEVICES. (CRC R302.14)
23. PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):
   23.A. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER
   23.B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD
   23.C. WOOD FRAMING, SHEATHING, AND SIDING ON THE EXTERIOR OF THE BUILDING AND HAVING CLEARANCE LESS THAN 6 INCHES FROM THE EXPOSED GROUND OR LESS THAN 2 INCHES VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACE EXPOSED TO WEATHER
   23.D. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER

F. BASIS OF DESIGN

NOTE: WINTER DESIGN TEMP., FLOOD HAZARDS, AIR FREEZING INDEX AND MEAN ANNUAL TEMP SECTIONS ARE REQUIRED BY APPLICANT AT TIME OF SUBMITTAL.

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topo graphic effects		Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000'=NEG	<5000'=12"	YES		<5000' = NO			

G. GENERAL MATERIAL SPECIFICATIONS

1. LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS SHALL BE NO. 2 GRADE DOUGLAS FIR–LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD–GRADE DOUGLAS FIR–LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR–LARCH OR BETTER.
2. STUCTURAL PLYWOOD SHALL CONFORM TO COMMERIAL STANDARD DOC PS 1–09 AND HAVE A PANEL GRADE OF C–D. WOOD BASED STRUCTURAL –USE PANELS (I.E. ORIENTED STRAND BOARD) SHALL CONFORM TO THE APA PRP–108 PERFORMANCE STANDARD OF THE VOLUNTARY PRODUCT STANDARD DOC PS 2–10. "PERFORMANCE STANDARD FOR WOOD–BASED STRUCTURAL–USE PANELS". PUBLISHED BY THE DEPARTMENT OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD AND STRUCTURAL–USE PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. SHEATHING EXPOSED TO WEATHER SHALL BE GRADE C–C EXTERIOR WITH A RANGE INDEX AS TO MATCH BODY OF DIAGRAM SPECIFIED.
3. CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THERIN SHALL ALSO CONFORM TO ACI 318–14.
   CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
4. REINFORCING STEEL. REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615., GRADE 40 (CRC R403.1.3.5.1)
5. FASTENERS FOR PRESERVATIVE–TREATED WOOD. FASTENERS FOR PRESERVATIVE–TREATED AND FIRE–RETARDANT–TREATED WOOD – INCLUDING NUTS AND WASHERS –– SHALL BE OF HOT DIPPED ZINC–COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.1)
   EXCEPTION: 1/2–INCH DIAMETER OR GREATER STEEL BOLTS
   EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY DEPOSITED ZINC–COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM
   EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE–TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT
6. FASTENERS FOR FIRE–RETARDANT–TREATED WOOD. FASTENERS FOR FIRE–RETARDANT–TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC–COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.3)
7. WALL FLASHING. APPROVED CORROSION–RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.8):
   7.A. EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER–RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
   7.B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
   7.C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
   7.D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
   7.E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD–FRAME CONSTRUCTION
   7.F. AT WALL AND ROOF INTERSECTIONS
   7.G. AT BUILT–IN GUTTERS

H. *LIGHTING*

RESIDENTIAL LIGHTING. CA ENERGY CODE 150.0(K)

1. *LUMINAIRE REQUIREMENTS.*
   1.A. *LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0–A.*
   EXCEPTION 1 TO SECTION 150.0(K)1A: INTEGRATED DEVICE LIGHTING. LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS.
   EXCEPTION 2 TO SECTION 150.0(K)1A: NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS.
   EXCEPTION 3 TO SECTION 150.0(K)1A: CABINET LIGHTING. LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.
   1.B. *SCREW–BASED LUMINAIRES. SCREW–BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.*
   1.C. *RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:*
      i. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
      ii. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
      iii. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
      iv. MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
   EXCEPTION TO SECTIONS 150.0(K)1CII AND III: RECESSED LUMINAIRES MARKED FOR USE IN FIRE–RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
   1.A. *LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JA8 ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.*
   1.B. *BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.*
2. *INDOOR LIGHTING CONTROLS.*
   2.A. *LIGHTING SHALL HAVE READILY ACCESSIBLE WALL–MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.*
   EXCEPTION TO SECTION 150.0(K)2A: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
   2.B. *NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).*
   2.C. *LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.*
   2.D. *AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.*

I. ROOFING AND WEATHERPROOFING

1. ROOF COVERING. ALL ROOF COVERING SHALL BE INSTAL

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, e]	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or $1^1/_4$″ × 20 gage ridge strap	3-10d (3″ × 0.128″)	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails ($3^1/_2$″ × 0.135″) or 3-10d common nails (3″ × 0.148″)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d ($3^1/_2$″ × 0.135″) 3-16d ($3^1/_2$″ × 0.135″)	—	
	Wall			
7	Built-up studs-face nail	10d (3″ × 0.128″)	24″ o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½″ x 0.135″)	12″ o.c.	
9	Built-up header, two pieces with $^1/_2$″ spacer	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge	
10	Continued header, two pieces	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$″ × 0.113″)	—	
12	Double studs, face nail	10d (3″ × 0.128″)	24″ o.c.	
13	Double top plates, face nail	10d (3″ × 0.128″)	24″ o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$″ × 0.135″)	—	
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$″ × 0.135″)	16″ o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$″ × 0.135″)	16″ o.c.	
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$″ × 0.113″) or 2-16d ($3^1/_2$″ × 0.135″)	— —	
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$″ × 0.135″)	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3″ × 0.128″)	—	
20	1″ brace to each stud and plate, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
21	1″ × 6″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
22	1″ × 8″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 3 staples $1^3/_4$″	— —	
23	Wider than 1″ × 8″ sheathing to each bearing, face nail	3-8d ($2^1/_2$″ × 0.113″) 4 staples $1^3/_4$″	— —	
	Floor			
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$″ × 0.113″)	6″ o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½″ × 0.113″)	6″ o.c.	
27	1″ × 6″ subfloor or less to each joist, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
28	2″ subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$″ × 0.135″)	—	
29	2″ planks (plank & beam - floor & roof)	2-16d ($3^1/_2$″ × 0.135″)	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3″ × 0.128″)	Nail each layer as follows: 32″ o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d ($3^1/_2$″ × 0.135″)	At each joist or rafter.	
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	$^3/_8$″ - $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common ($2^1/_2$″ × 0.131″) nail (roof)[j]	6	12[g]
33	$^{19}/_{32}$″ - 1″	8d common nail ($2^1/_2$″ × 0.131″)	6	12[g]
34	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
	Other wall sheathing[h]			
35	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_4$″ long	3	6
36	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_2$″ long	3	6
37	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$ screws, Type W or S	7	7
38	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^3/_4$″ long; $1^5/_8$″ screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
40	$^7/_8$″ - 1″	8d common ($2^1/_2$″ × 0.131″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
41	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.

g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

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CITY OF ATWATER

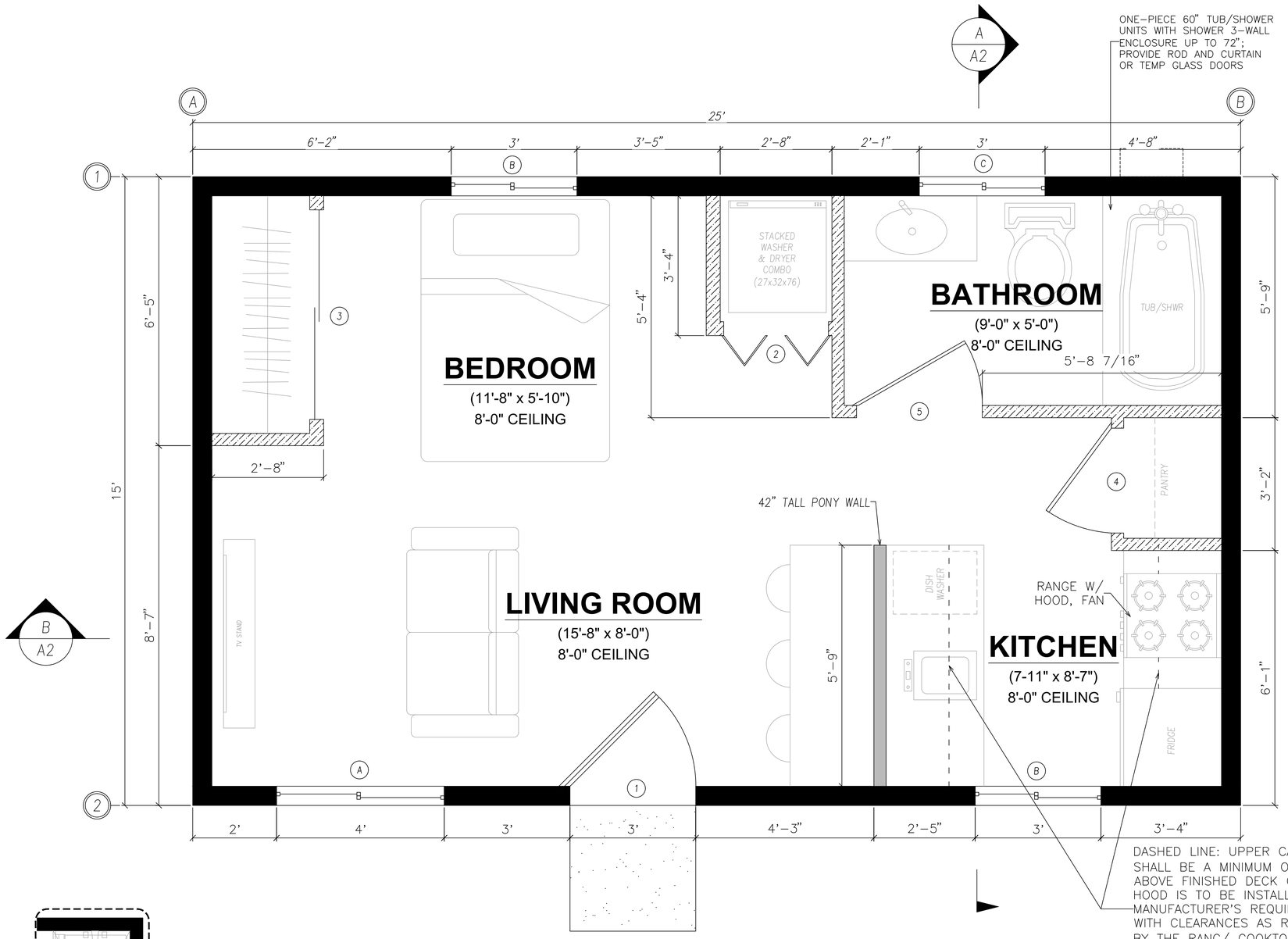
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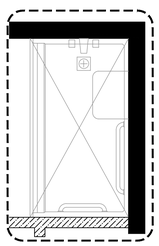
PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: COVER
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT
375

DRAWING SCALE

SHEET
C2





OPTIONAL
ROLL-IN SHOWER

WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
Ⓐ	4'-0" x 4'-0"	SLIDING	–	–
Ⓑ	3'-0" x 3'-0"	SLIDING	–	–
Ⓒ	3'-0" x 1'-0"	SLIDING	TEMPERED GLAZING	6' ABOVE FLOOR

MINIMUM LI = 0.32 SHGC = 0.28

THE BOTTOM OF THE CLEAR OPENING OF WINDOWS IN SLEEPING ROOMS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR (CRC R310.2.3)

DOOR SCHEDULE

MARK	DIMENSION	TYPE	NOTES
①	3'-0" x 6'-8"	SWINGING	1-3/8" SOLID CORE
②	2'-6" x 6'-8"	BI-FOLD	LAUNDRY COVERING w/VENTILATION SLATS
③	5'-0" x 6'-8"	SLIDING	5'-6" CLOSET
④	2'-6" x 6'-8"	SWINGING	1-3/8" HOLLOW CORE
⑤	3'-0" x 6'-8"	SWINGING	1-3/8" HOLLOW CORE

LEGEND

EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL COVERINGS; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; 2 LAYERS NO. 15 BUILDING PAPER OVER PLWD R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING.

INTERIOR NON-LOAD-BEARING WALL 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR

EXCERPT FROM R602.3.3 – BEARING STUDS
WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES (406 MM) ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES (610 MM) ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES (127 MM) OF THE STUDS BENEATH.

AGING-IN-PLACE

AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.PAGE

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. [CRC R327.1.1]

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.[CRC R327.1.1.1]

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

EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3]

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. [CRC R327.1.4]

OPTIONAL ROLL-IN SHOWER PLAN NOTES

NOTE: OPTIONAL ROLL IN SHOWERS OFFERED FOR CONVENIENCE NOT FOR COMPLIANCE WITH ACCESSIBILITY STANDARDS.

1. SHOWER COMPARTMENT SEAT
   - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
   - LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
   - MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR.
   - SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
2. SHOWER GRAB BARS
   - MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
   - NOT EXTENDING OVER SHOWER SEAT
   - IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
   - IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION
   - GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
   - MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS
   - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
   - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
   - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
   - REINFORCEMENT SHALL BE A SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY
   - REINFORCEMENT SHALL NOT BE LESS THAN 2"x8" NOMINAL LUMBER (1-1/2"x7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   - SHOWER REINFORCEMENTS SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
3. OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
   - INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
   - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   - LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
   - CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
   - SINGLE-LEVER DESIGN
   - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
   - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
4. SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
   - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
   - MINIMUM 59 INCH LONG HOSE
   - CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
   - ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
   - ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
5. WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
7. MAXIMUM ½" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
8. WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM ¼" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

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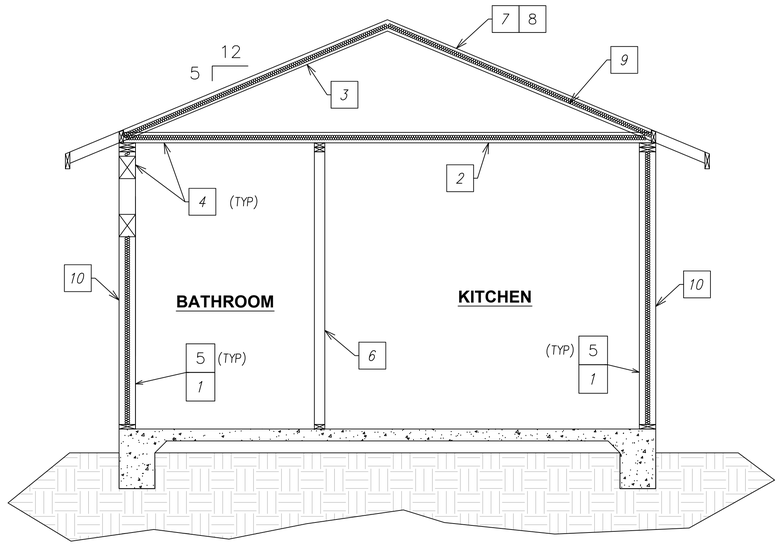
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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FLOOR PLAN
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT
375

DRAWING SCALE
¾" = 1'

SHEET
A1

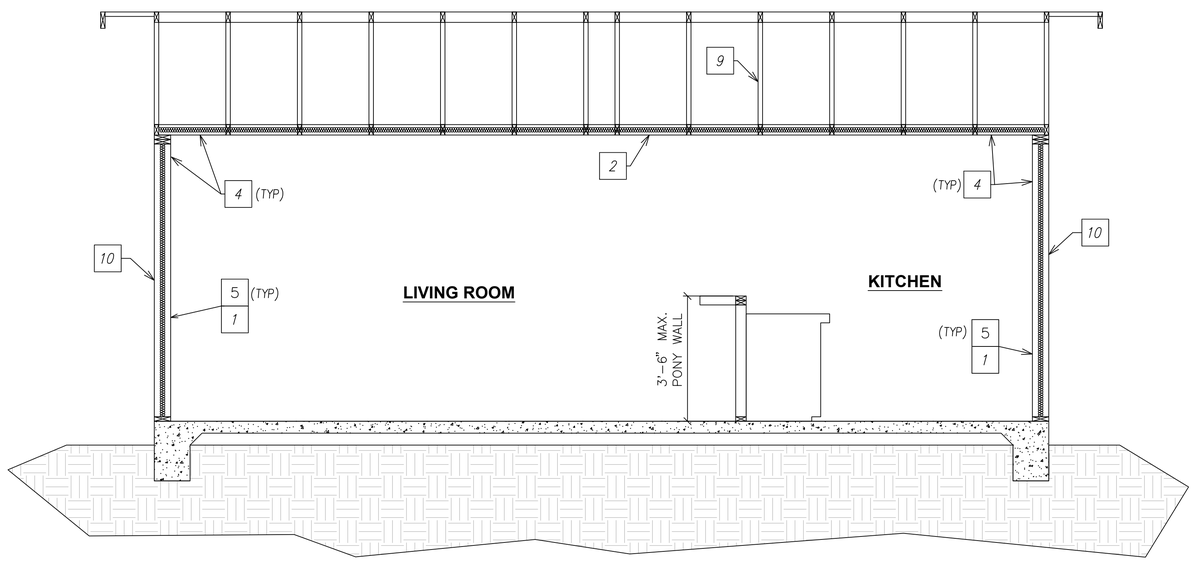


SECTION A - A

SECTION KEYNOTES

1	WALL INSULATION: R19
2	CEILING INSULATION: R38
3	ROOF INSULATION: R19
4	INTERIOR FINISH: ½" GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLE)
5	EXTERIOR WALL: 2x6 STUD WALL @ 24" O.C.
6	INTERIOR WALL: 2x4 STUD WALL @ 24" O.C.
7	RADIANT BARRIER IS REQUIRED
8	ROOFING: REFER TO ELEVATIONS
9	PRE–ENGINEERED, PRE–FABRICATED ROOF TRUSSES (REQUIRED BY APPLICANT AT TIME OF SUBMITTAL)
10	EXTERIOR WALL COVERING AS DENOTED AT EXTERIOR ELEVATION. ALL WALL COVERINGS SHALL BE APPLIED OVER WATER RESISTIVE BARRIER APPLIED TO WOOD SHEATHING PER (CRC 703.7.3.1)

NOTE:
1. DESIGN OF ROOF TRUSSES SHALL ACCOMMODATE PHYSICAL DIMENSIONS AND GRAVITY LOAD OF ATTIC MOUNTED AIR HANDLER, AND PV PANEL WEIGHT.
2. VERIFY INSULATION VALUES WITH ENERGY COMPLIANCE REPORT.
3. FOR 1–HOUR FIRE RATED ASSEMBLY" AND "1–HOUR FIRE RATED GABLE END" DETAIL ON SHEETS S4 WHERE REQUIRED.



SECTION B - B

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PROJECT TITLE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

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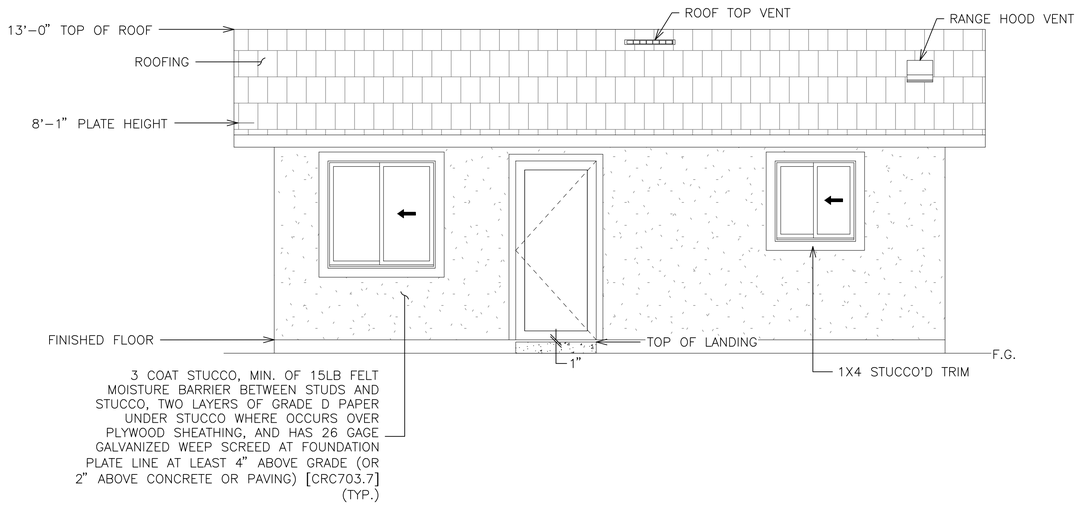
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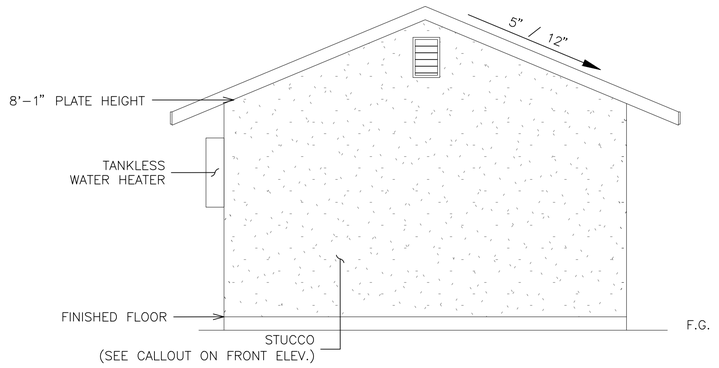
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DRAWING SCALE
½" = 1'

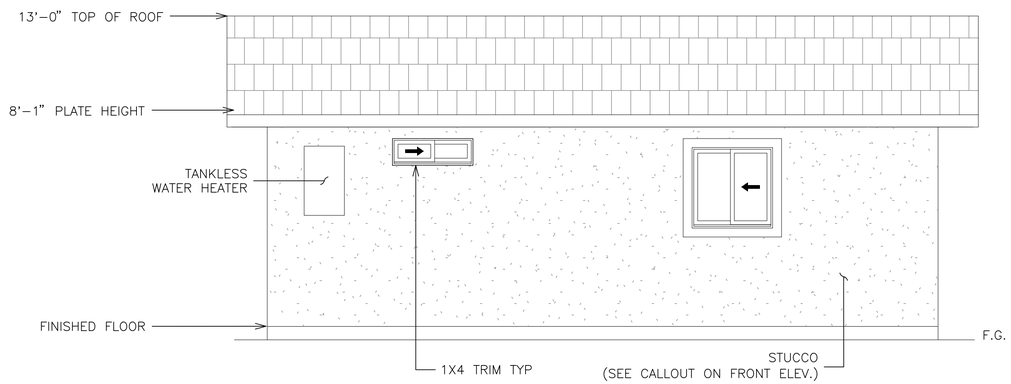
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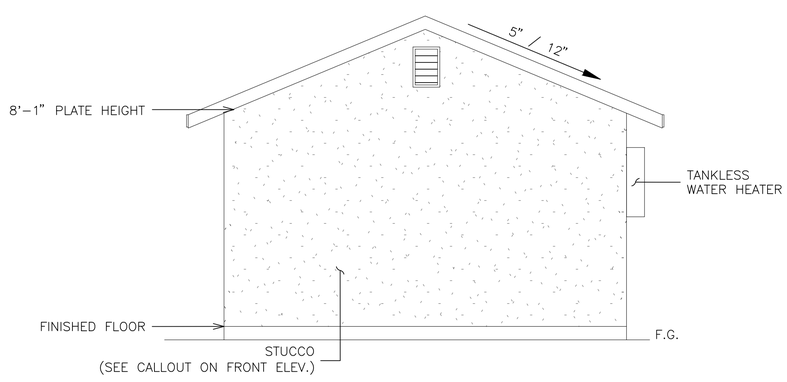
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

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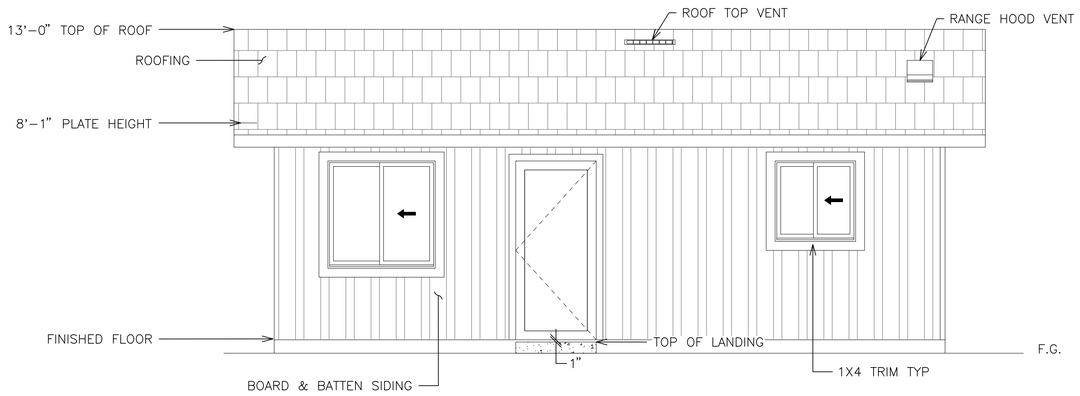
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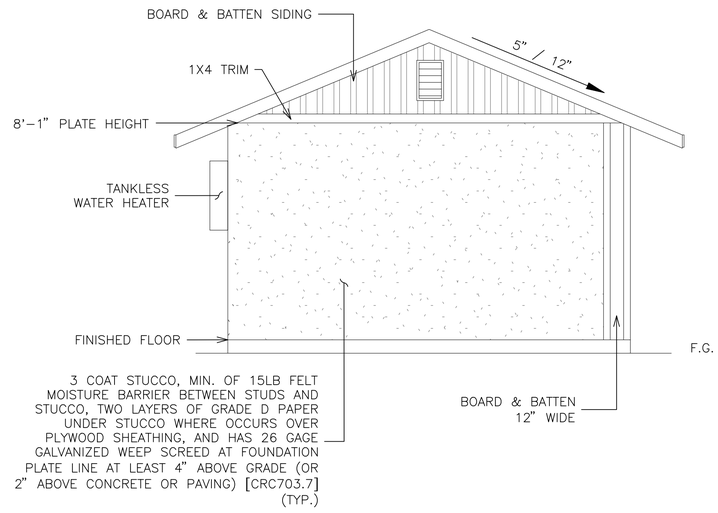
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DRAWING SCALE
$\frac{3}{8}$" = 1'

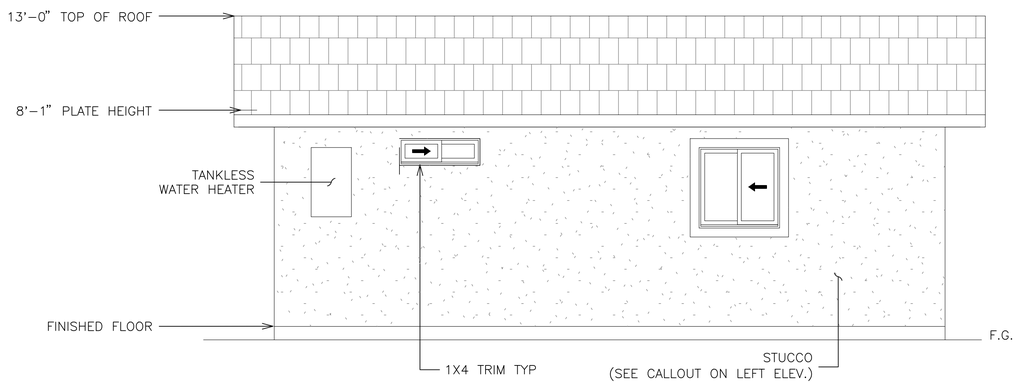
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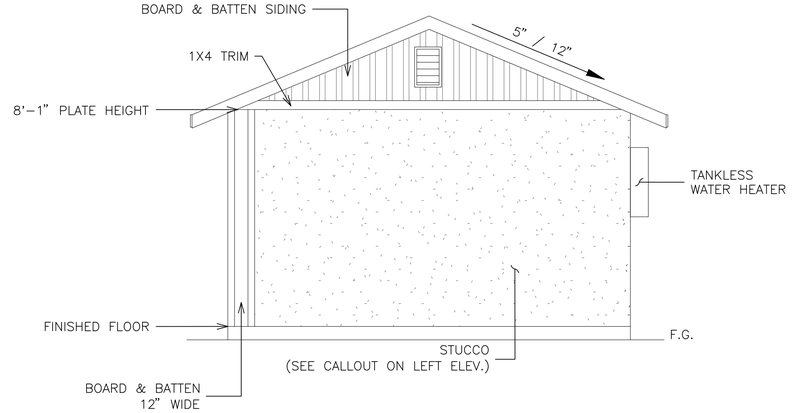
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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
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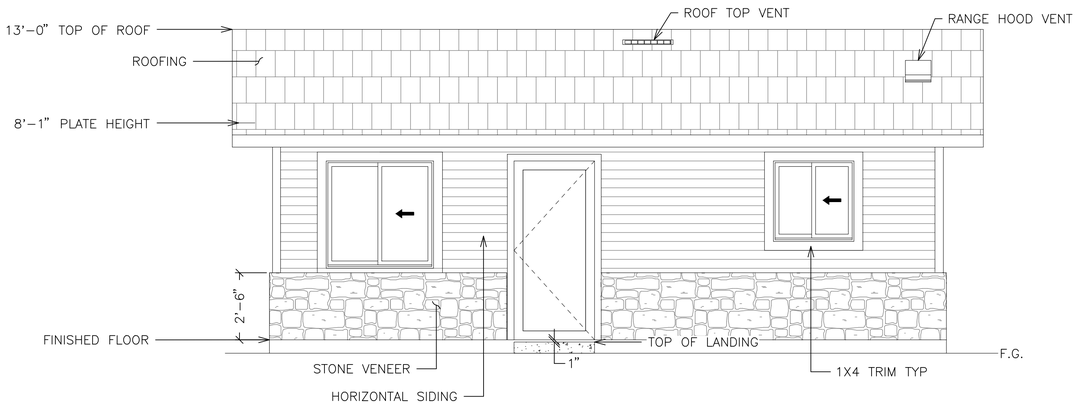
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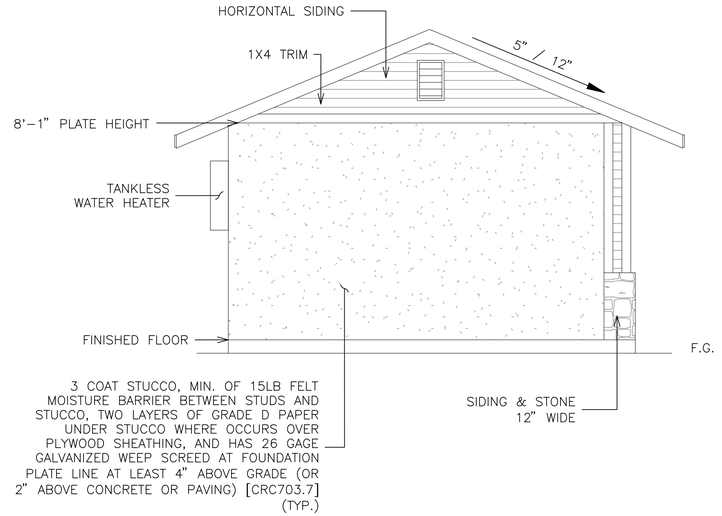
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DRAWING SCALE
3/8" = 1'

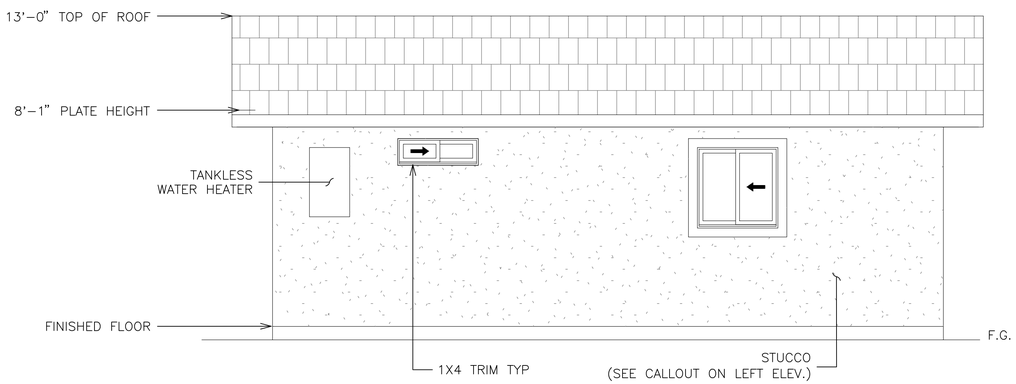
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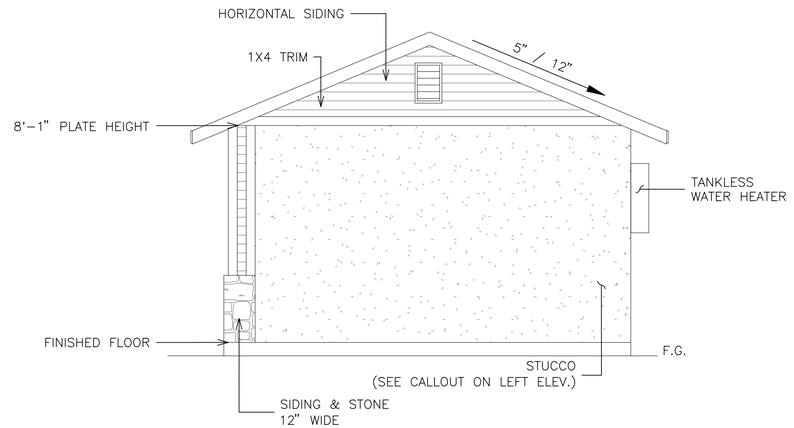
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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REVISIONS

PROJECT TITLE	SHEET DESCRIPTION	DATE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM	ELEVATION C	4/15/2024
AGENCY		
SJV REAP		

ADU SQFT

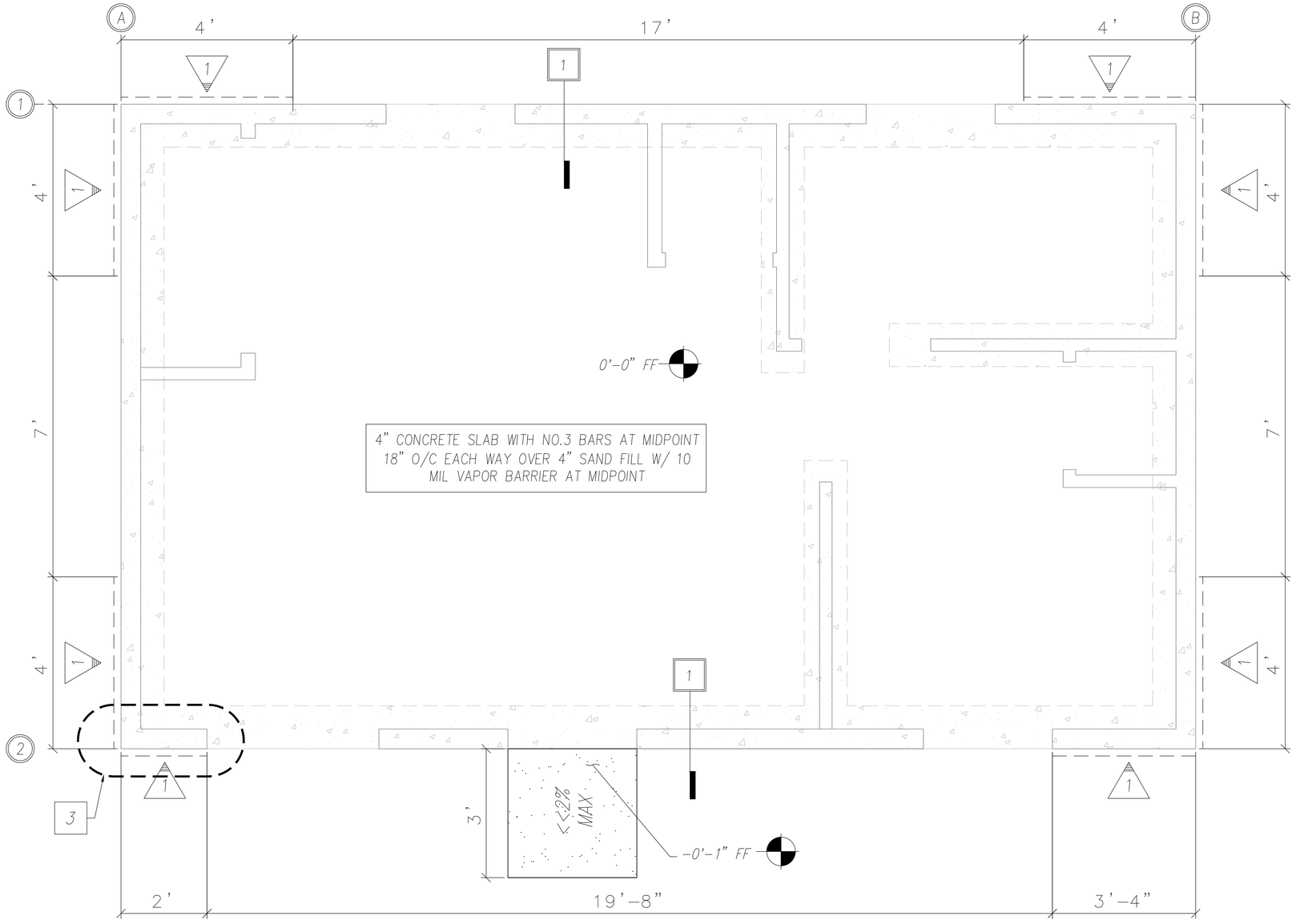
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DRAWING SCALE

$\frac{3}{8}$" = 1'

SHEET

A5



KEYNOTES/LEGEND

(#) BRACED WALL LINE

[#] FOUNDATION PLAN DETAIL FOUND ON SHEET S3

INDICATES CONCRETE FOOTING AREA

WALL BRACING SCHEDULE		
TYPE	MATERIAL	NAILING/STAPLING
1	3/8" PLYWD[2]	6d NAILS; EDGES @ 6" O.C. , FIELD NAIL @ 12" O.C.

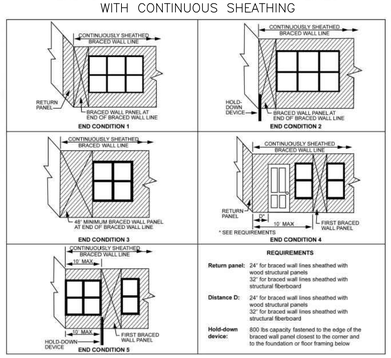
1. EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
2. STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES
WITH CONTINUOUS SHEATHING



WALL BRACING NOTES

1. FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH THIS SECTION.(CRC602.10.1)
2. THE LENGTH OF A BRACED WALL LINE SHALL BE THE DISTANCE BETWEEN ITS ENDS. THE END OF A BRACED WALL LINE SHALL BE THE INTERSECTION WITH A PERPENDICULAR BRACED WALL LINE, AN ANGLED BRACED WALL LINE AS PERMITTED IN SECTION R602.10.1.4 OR AN EXTERIOR WALL AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.1)
3. EACH BRACED WALL LINE SHALL BE LOCATED SUCH THAT NO MORE THAN TWO-THIRDS OF THE REQUIRED BRACED WALL PANEL LENGTH IS LOCATED TO ONE SIDE OF THE BRACED WALL LINE. BRACED WALL PANELS SHALL BE PERMITTED TO BE OFFSET UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE. BRACED WALL PANELS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1.
EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1.
INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.2)
4. THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED. (CRC602.10.1.3)

TABLE R602.10.1.3
BRACED WALL LINE SPACING

APPLICATION	CONDITION	BUILDING TYPE	BRACED WALL LINE SPACING CRITERIA	
			Maximum Spacing	Exception to Maximum Spacing
Wind bracing	Ultimate design wind speed 100 mph to < 140 mph	Detached, townhouse	60 feet	None
Seismic bracing	SDC A – C	Detached	Use wind bracing	
	SDC A – B	Townhouse	Use wind bracing	
	SDC C	Townhouse	35 feet	Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).
	SDC D_0, D_1, D_2	Detached, townhouses, one- and two-story only	25 feet	Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet.
	SDC D_0, D_1, D_2	Detached, townhouse	25 feet	Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2, 1 mile per hour = 0.447 m/s.

5. BRACED WALL LINES WITH A LENGTH OF 16 FEET (4877 MM) OR LESS SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS OF ANY LENGTH OR ONE BRACED WALL PANEL EQUAL TO 48 INCHES (1219 MM) OR MORE. BRACED WALL LINES GREATER THAN 16 FEET (4877 MM) SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS. (CRC602.10.2.3)
6. TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.2(2) (CRC602.10.3)

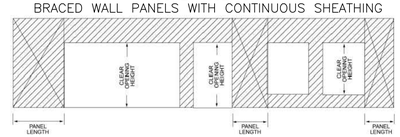
TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[b]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
			Method LIB[d]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D_0		10	NP	2.8	2.8	1.8	1.6
		20	NP	5.5	5.5	3.6	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
		10	NP	5.3	5.3	3.8	3.2
		20	NP	10.5	10.5	7.5	6.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
		50	NP	26.3	26.3	18.8	16.0
		10	NP	7.3	7.3	5.3	4.5
		20	NP	14.5	14.5	10.5	9.0
		30	NP	21.8	21.8	15.8	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.3	26.3	22.3

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
NP = Not Permitted.
a. Linear interpolation shall be permitted.
b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code*.
c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.
f. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING



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CITY OF ATWATER

REVISIONS
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2 –
3 –
4 –
5 –

PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
FOUNDATION PLAN

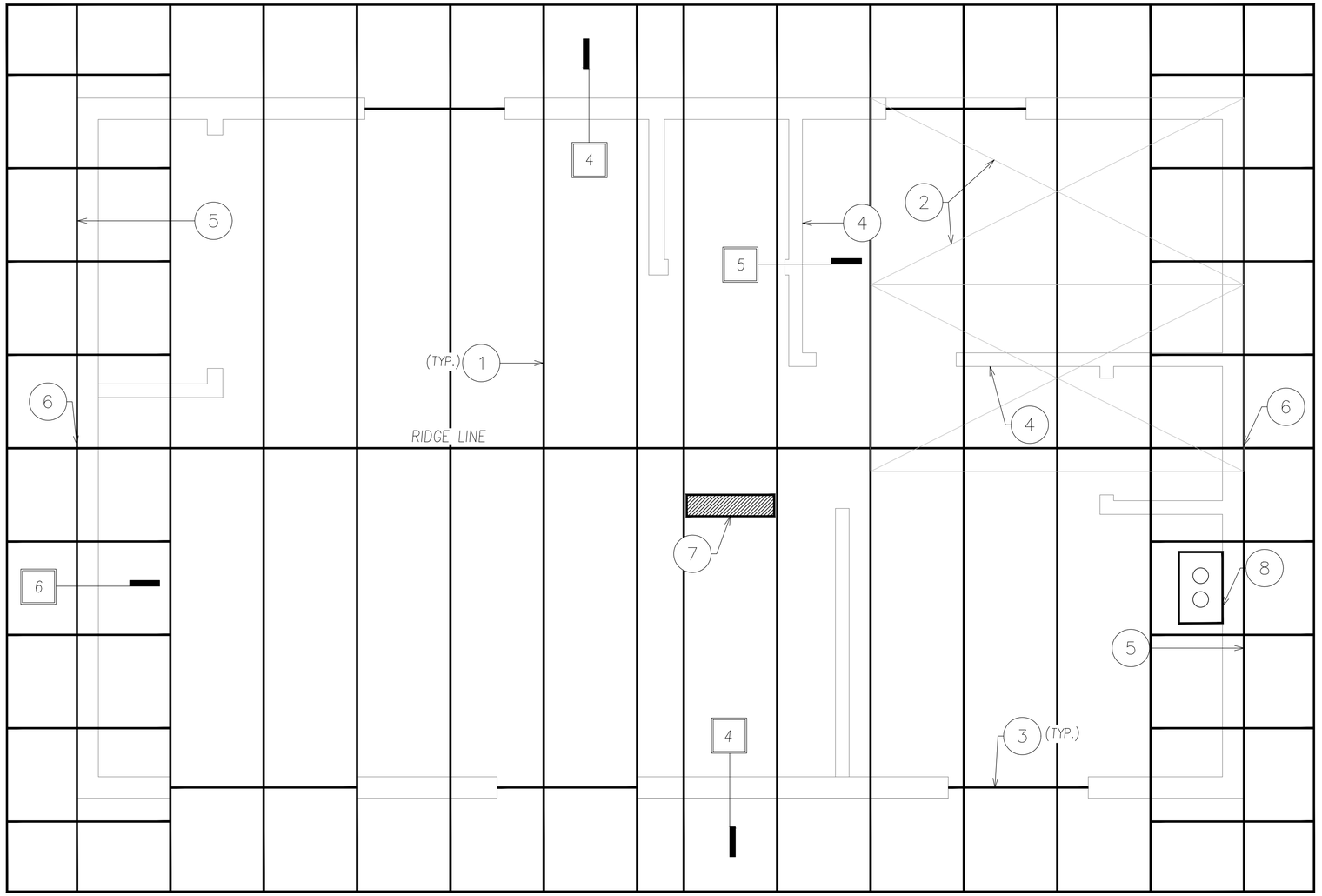
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
375

DRAWING SCALE
3/4" = 1'

SHEET
S1



KEYNOTES

1. PRE-MFR. TRUSSES @ 24" O.C.
2. 15/32" APA RATED PLYW'D OR OSB, P.I. 32/16, EDGE NAIL W/8D @ 6" O.C. & FIELD NAIL @ 6" O.C.
3. 6X8 D.F. # 2
4. TOP OF NON-BEARING, NON-BRACED WALL. SEE DETAIL 5.
5. SEE DETAIL 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
6. LOCATION OF 12"x18" GABLE END VENT
7. LOCATION OF 5 ½" x 22 ½" ROOF TOP VENT
8. LOCATION OF RANGE HOOD VENT
- [#] FRAMING PLAN DETAIL FOUND ON SHEET S3

NOTES

1. TRUSS CALCULATIONS (FROM THE TRUSS MANUFACTURER) SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO A REQUEST FOR ROOF AND SHEAR INSPECTION

ATTIC VENTILATION REQUIREMENTS

$$\frac{375\ \text{SQFT}}{150} \cdot 144\ \text{in/ft} = (360\ \text{in}^2)$$

PROVIDE:

2 – 12"x18" GABLE END VENT (140 in²) = (280 in²)

1 – 5-1/2" x 22-1/2" ROOF TOP VENT (83 in²) = (83 in²)

TOTAL PROVIDED: = (363 in²)

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CITY OF ATWATER

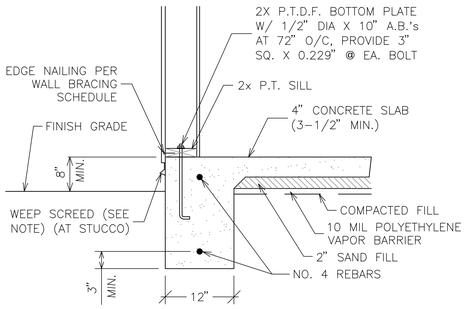
REVISIONS

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: ROOF FRAMING PLAN
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT: 375

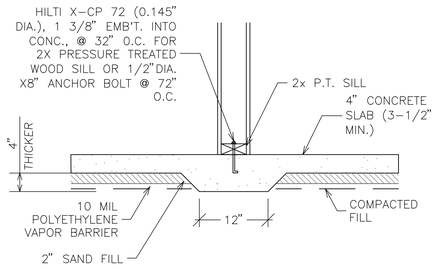
DRAWING SCALE: $\frac{3}{4}" = 1'$

SHEET: S2

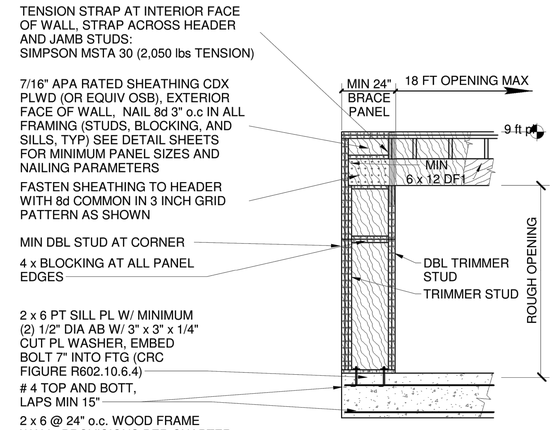


NOTE: STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED

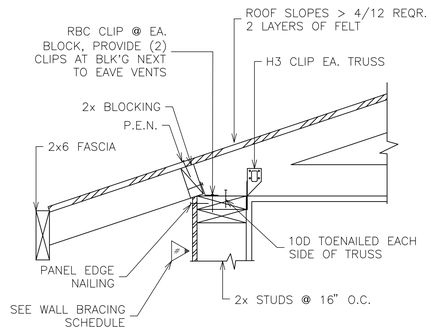
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N.T.S.



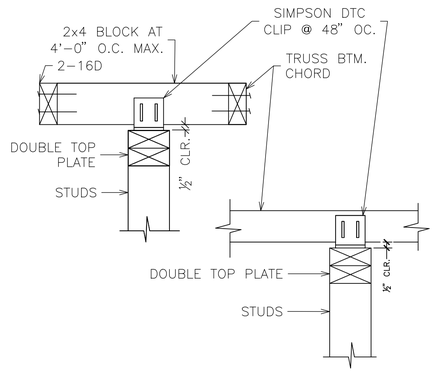
2 NON-BEARING INTERIOR FOOTING
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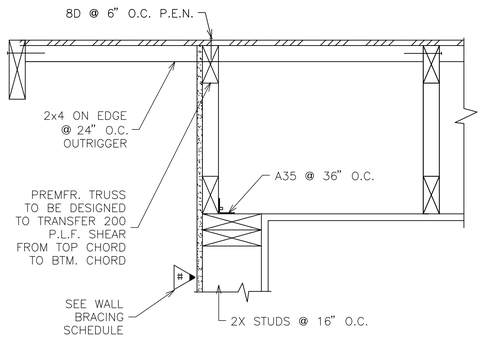
3 CS-PF DETAIL
N.T.S.



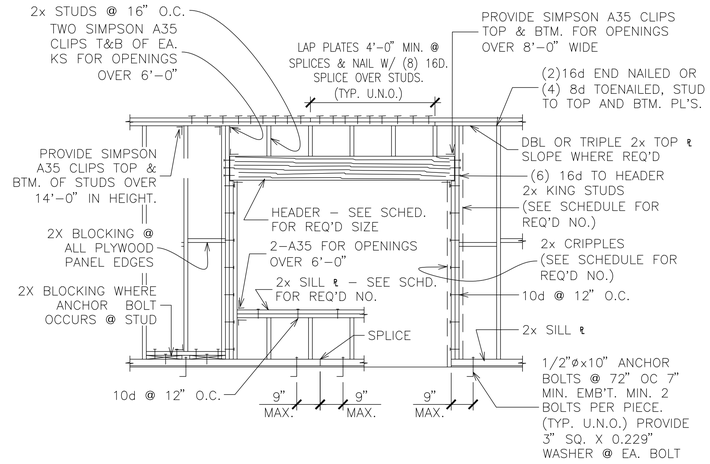
4 EAVE DETAIL
N.T.S.



5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



6 GABLE END DETAIL
N.T.S.



TYP. WALL FRAMING AT OPENING N.T.S.

HEADER SCHEDULE

CLEAR SPAN OF OPENING	HEADER SIZE NOTE 1		NUMBER OF CRIPPLES		NUMBER OF KING STUDS		NUMBER OF SILL PLATES	
	BEARING WALL	NON-BRG WALL	BRG WALL	NON-BRG WALL	EXTERIOR	INTERIOR	EXTERIOR	INTERIOR
UP TO 6'-0"	4 x 8	4 x 6	1	1	1	1	1	1

NOTES:

1. 4x HEADER SIZE SHOWN IS FOR 2x4 STUD WALL. REVISE TO 6x FOR 2x6 STUD WALLS AND 8x FOR 2x8 STUD WALLS.
2. DETAILS AND MEMBER SIZES ARE TYPICAL UNLESS OTHERWISE NOTED OR DETAILED.
3. NOTES AND MEMBER SIZES SHOWN ON FRAMING PLANS SHALL TAKE PRECEDENCE OVER SCHEDULE.

7 HEADER DETAIL
N.T.S.

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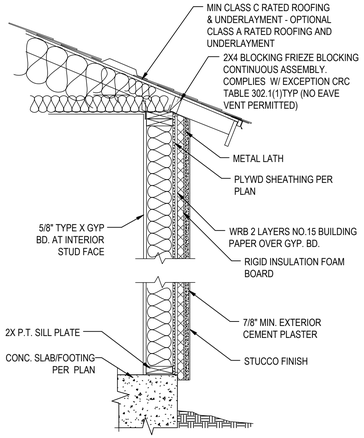
REVISIONS
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PROJECT TITLE: CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: DETAILS
DATE: 4/15/2024
AGENCY: SJV REAP

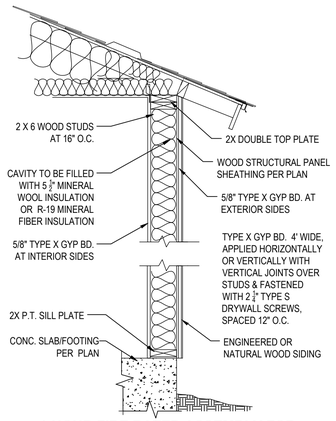
ADU SQFT
375

DRAWING SCALE

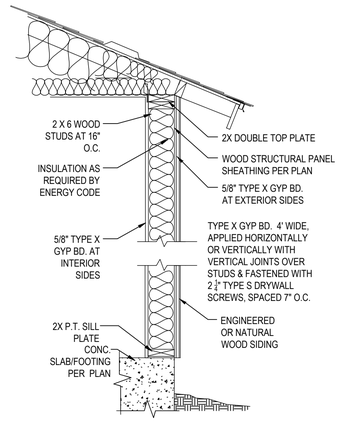
SHEET
S3



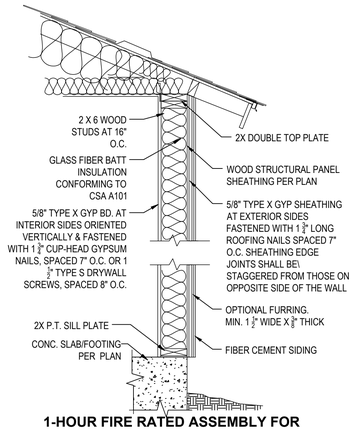
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N.T.S.



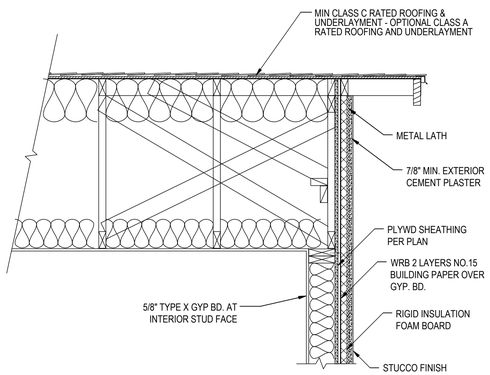
9 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



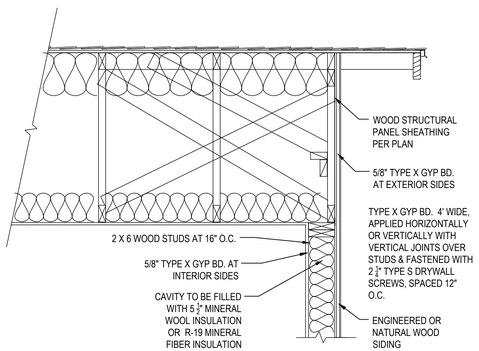
10 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



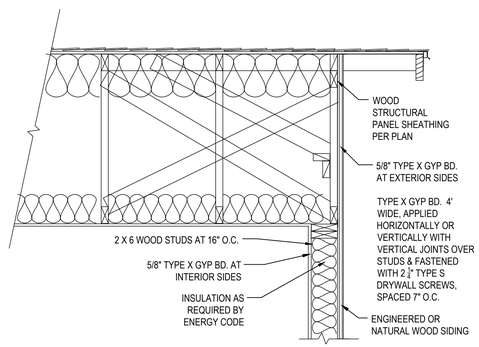
11 1-HOUR FIRE RATED ASSEMBLY FOR FIBER CEMENT SIDING
N.T.S.



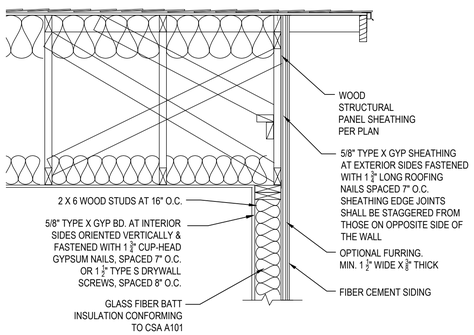
12 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



13 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



14 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



15 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING
N.T.S.

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CITY OF ATWATER

REVISIONS
– 1
– 2
– 3
– 4
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
DETAILS

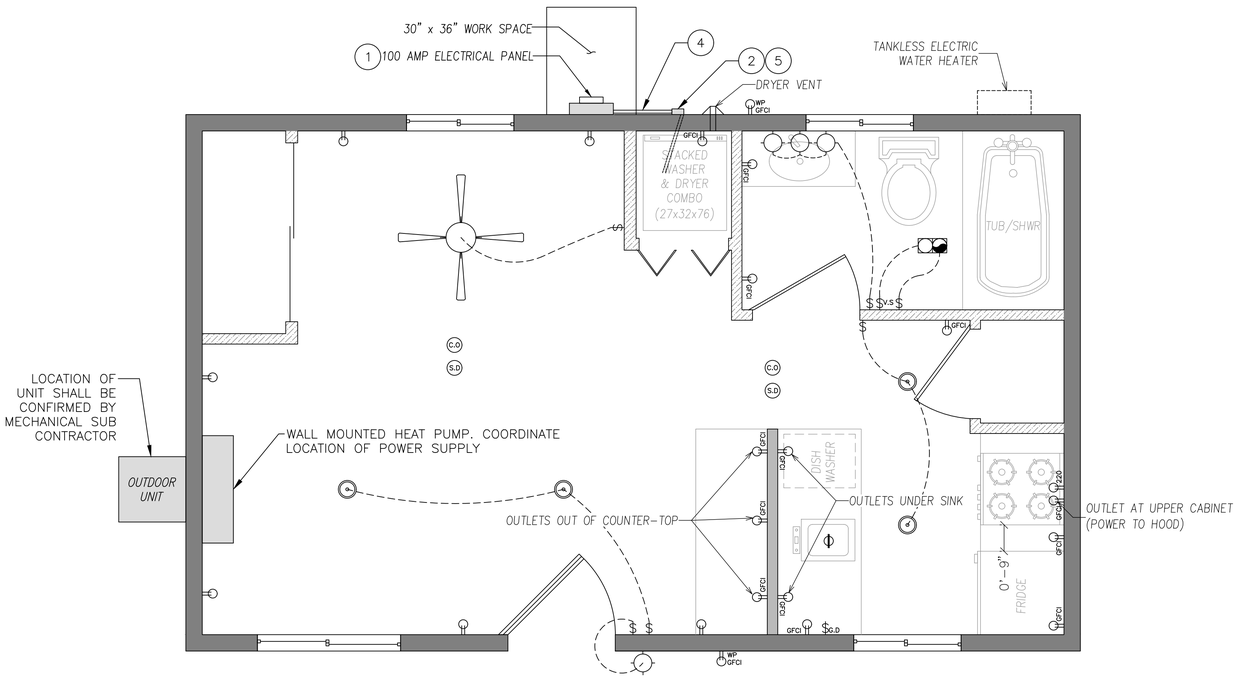
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
375

DRAWING SCALE

SHEET
S4



120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA-1 FLUSH MOUNT 30 CK

10KAIC

PANEL SCHEDULE -PANEL 'A'

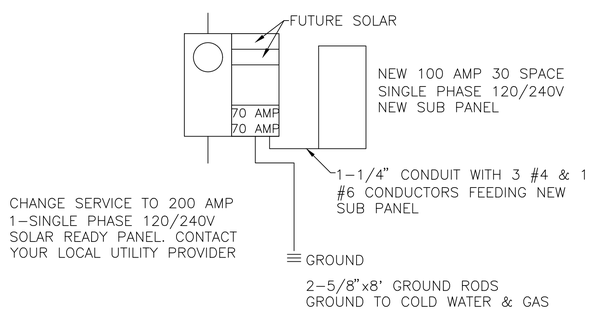
#498

DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	11	20 AMP	1800	1800	20 AMP	12	DISPOSAL
EF #1 AND EF #2	13	20 AMP	600	4000	50 AMP	14	COOK TOP
	15			4000	50 AMP	16	COOK TOP
WATER HEATER	17	30 AMP	2400	2400	30 AMP	18	FURNACE
WATER HEATER	19	30 AMP	2400	2400	30 AMP	20	FURNACE
SPACE	21					22	SPACE
SPACE	23					24	SPACE
SPACE	25					26	SPACE
SPACE	27					28	SPACE
SPACE	29					30	SPACE
SPACE	31					32	SPACE
SPACE	33					34	SPACE
SPACE	35					36	SPACE
SPACE	37					38	SPACE
SPACE	39					40	SPACE
SPACE	41					42	SPACE
		TOTAL VA LOAD	14150	11650			
		25% LCU/IML	3538	2913			
		TOTAL LOAD	17688	14563			
		TOTAL LOAD AMPS	64	53			

ELECTRICAL LEGEND

	DUPLEX OUTLET		FAN AND LIGHT COMBINATION (HE LIGHT)
GFCI	GFCI OUTLET		HIGH EFFICACY LIGHT FIXTURE
WP GFCI	WEATHERPROOF GFCI OUTLET		HIGH EFFICACY RECESSED LIGHT
$	WALL SWITCH		GARBAGE DISPOSAL
$G.D	GARBAGE DISPOSAL SWITCH		FAN & LIGHT COMBO
$V.S	VACANCY SENSOR		
S.D	SMOKE DETECTOR		
C.O	CARBON MONOXIDE ALARM		

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE N.T.S.



SOLAR READY KEYNOTES (#)

NOTE: SOLAR READY NOTES SHOWN TO DEMONSTRATE PLAN IS SOLAR READY. SEPARATE PERMIT AND FEES ARE REQUIRED. IF REQUIRED, CONTACT A PV/SOLAR PROVIDER FOR PLANS AND PERMITS.

1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
2. APPROVED MINIMUM 4-INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
3. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
5. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

CLOTHES DRYER VENT NOTES

1. 4" ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
2. SMALL APPLIANCE CIRCUIT LOAD
   IN EACH DWELLING UNIT, THE LOAD SHALL BE CALCULATED AT 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT AS COVERED BY 2010.11(C)(1). WHERE THE LOAD IS SUBDIVIDED THROUGH TWO OR MORE FEEDERS, THE CALCULATED LOAD FOR EACH SHALL INCLUDE NOT LESS THAN 1500 VOLT-AMPERES FOR EACH 2-WIRE SMALL APPLIANCE BRANCH CIRCUIT. THESE LOADS SHALL BE PERMITTED TO BE INCLUDED WITH THE GENERAL LIGHTING LOAD AND SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.
   2.1. THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO EB EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD
   A LOAD OF NOT LESS THAN 1500 VOLT-AMPERES SHALL IN INCLUDED FOR EACH 2-WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]
4. APPLIANCE LOAD-DWELLING UNITS
   IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED ¼ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE INA ONE-FAMILY,TWO-FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, ADN AIR-CONDITIONING EQUIPMENT. [CEC 220.53]
5. ELECTRIC CLOTHES DRYER
   THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS INA DWELLING UNIT SHALL BE EITHER 5,000 WATTS OR THE NAMEPLATE RATING, WHICHEVER IS LARGER, FOR EACH DRYER SERVED. THE USE OF THE DEMAND FACTORS IN TABLE 220.54 SHALL BE PERMITTED. WHERE TWO OR MORE SINGLE-PHASE DRYERS ARE SUPPLIED BY A 3-PHASE,4-WIRE FEEDER OR SERVICE, THE TOTAL LOAD SHALL BE CALCULATED ON THE BASIS OF TWICE THE MAX. NUMBER CONNECTED BETWEEN ANY TWO PHASES. KILOVOLT-AMPERES SHALL BE CONSIDERED EQUIVALENT TO KILOWATTS FOR LOADS CALCULATED IN THIS SECTION.

OUTLET NOTES

1. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.[CEC 210.52(A)(1)]
2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
3. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
4. RECEPTACLE OUTLETS SHALL BE LOCATED IN ONE OR MORE OF THE FOLLOWING:
   4.1. ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.
   4.2. IN COUNTERTOP OR WORK SURFACES: RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS OR WORK SURFACES.
   4.3. BELOW COUNTERTOP OR WORK SURFACES: NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. [CEC 210.52(C)(3)]
5. BATHROOMS
   AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
6. OUTDOOR OUTLETS
   ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED.
   FOR A ONE-FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6 ½ FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
7. LAUNDRY AREAS
   IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT. [210.52(F)]
8. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
9. AFCI OUTLETS. ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION IS REQUIRED THROUGHOUT ALL 15 AND 20-AMP 120V CIRCUITRY THAT IS NOT GFCI PROTECTED. (CEC 210.12)

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: ELECTRICAL PLAN
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT: 375

DRAWING SCALE: ½" = 1'

SHEET: E1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:

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

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

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

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

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

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

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

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

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

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

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

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

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

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

TABLE H-2

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

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

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

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

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

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

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

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

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

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

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

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

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

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

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

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

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

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

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT
375

DRAWING SCALE

SHEET
G1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

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

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

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

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

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

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

TABLE 4.504.2 - SEALANT VOC LIMIT

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

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

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

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

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

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

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

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

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

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

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

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

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

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

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

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DATE: 4/15/2024
AGENCY: SJV REAP

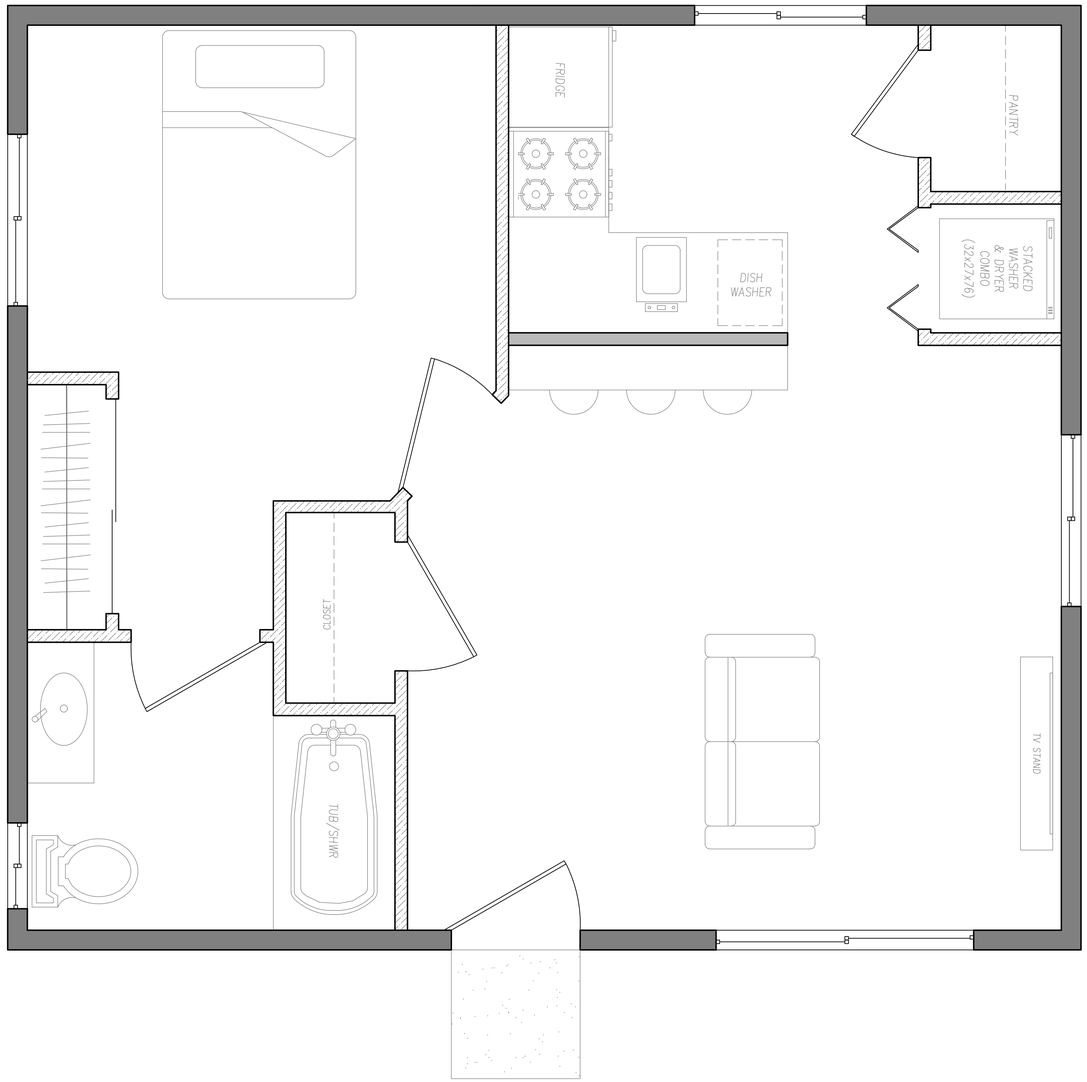
ADU SQFT
375

DRAWING SCALE

SHEET
G2

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

CITY OF ATWATER
PRE-REVIEWED
ACCESSORY DWELLING UNIT PROGRAM



550 SQ. FT.
1 BED 1 BATH
ACCESSORY DWELLING UNIT
DETACHED

SHEET INDEX	
COVER SHEETS	
C0	COVER
C1	COVER SHEET 1
C2	COVER SHEET 2
ARCHITECTURAL SHEETS	
A1	FLOOR PLAN
A2	SECTIONS
A3	ELEVATION A
A4	ELEVATION B
A5	ELEVATION C
STRUCTURAL SHEETS	
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	DETAILS
S4	DETAILS
ELECTRICAL SHEETS	
E1	ELECTRICAL PLAN
CALGREEN FORMS	
G1	CALGREEN FORM 1
G2	CALGREEN FORM 2

ADU INFO

OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	VB
CLIMATE ZONE	13

ADDITIONAL REQUIREMENTS DUE AT TIME OF SUBMITTAL

TRUSS DRAWINGS AND ANALYSIS
FIRE SPRINKLER PLAN
SOLAR PHOTOVOLTAIC (PV) PLAN
GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION
ENERGY DOCUMENTATION (TITLE 24)(MUST BE REGISTERED)
MECHANICAL PLAN

BUILDING CODE:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 PART 2.5 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
1 –
2 –
3 –
4 –
5 –

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: COVER
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT
550

DRAWING SCALE

SHEET
C0

1. GENERAL

1. NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.

A. ELECTRICAL, PLUMBING, AND MECHANICAL

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
2. DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP [CRC R314.1]
   2.1. SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R314.3)
   2.2. CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R315.3)
3. WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4–INCH–BY–24–GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4–INCH–BY–3–INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. (CPC 507.2)
4. WATER CLOSET CLEARANCE. MINIMUM 30–INCH–WIDE BY 24–INCH–DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
5. SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30–INCH–DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22–INCH UNOBSTRUCTED WIDTH. (CPC 408.5 AND CPC 408.6)

C. MECHANICAL VENTILATION AND INDOOR AIR QUALITY (ASHRAE 62.2-2010)

1. TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. (CBEES 150.0(O))
2. INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. (CBEES 150.0(O))
3. COMBUSTION AND SOLID–FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. (CBEES 150.0(O))
4. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(O))
5. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))
6. AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE–BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. (CBEES 150.0(O))
   6.A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.B. INTERMITTENTLY OPERATED WHOLE–BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
   6.D. REMOTELY LOCATED AIR–MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.
7. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
8. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE–BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
9. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
10. STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

1. PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION [CBC 1803.2 & 1803.5.12] UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS FOR CONFORMANCE WITH THE RECOMMENDATIONS OF HIS SOILS REPORT AND SHALL SIGNIFY HIS REVIEW BY CERTIFYING THE FIRST SHEET OF SAID PLANS [CRC R301.1.3.1].
   1.1. SAMPLE CERTIFICATION.
   THESE PLANS CONFORM TO THE GEOTECHNICAL REPORT #_____ DATED _____ AS PREPARED UNDER MY SUPERVISION. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
2. FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. (CRC R403.1.3.3)
3. INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
4. HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE–FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES [SEE FIGURER608.5.4(1)]
5. ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING (CRC R403.1.6 AND CRC R602.11.1):
   5.A. MINIMUM 1/2–INCH–DIAMETER STEEL BOLTS, ASTM F1554, GR36
   5.B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
   5.C. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
   5.D. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
   5.E. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE
   5.F. MINIMUM 3–INCH BY 3–INCH BY 0.229–INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{8}$ INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1–3/4 INCHES, PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
6. HOLD–DOWNS. ALL HOLD–DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. FASTENERS FOR PRESSURE–PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT–DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER (CRC R317.3)

E. WOOD FRAMING

1. FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R602.3)
2. SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2–INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
3. BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3) EXCETPTION: THE TOP PLATES ARE TWO 2–INCH BY 6–INCH OR TWO 3–INCH BY 4– INCH MEMBERS.
4. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6) EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
5. TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
6. TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE–NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
7. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD–BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054–INCH THICK AND 1–1/2–INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1–1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)
8. SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). (CRC R604.3)
9. SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1–1/2–INCH–THICK BLOCKING. (CRC R602.10.10)
10. FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD–BEARING WALLS AND PARTITIONS. (CBC 2304.3.2).
11. ROOF TRUSSES TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
12. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
13. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
14. BLOCKING OF ROOF TRUSSES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
15. TRUSS CLEARANCE. MINIMUM 1/2–INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON–BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
16. FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
   16.A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      16.A.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
      16.A.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   16.B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
   16.C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
   16.D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
   16.E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
   16.F. CORNICES OF A TWO–FAMILY DWELLING AT THE LINE OF DWELLING–UNIT SEPARATION
17. FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1):
   17.A. TWO–INCH NOMINAL LUMBER
   17.B. TWO THICKNESSES OF ONE–INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
   17.C. ONE THICKNESS OF 23/32–INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32–INCH WOOD STRUCTURAL PANEL
   17.D. ONE THICKNESS OF 3/4–INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4–INCH PARTICLEBOARD
   17.E. 1/2–INCH GYPSUM BOARD
   17.F. 1/4–INCH CEMENT–BASED MILLBOARD
   17.G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON–RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10–FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS–SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE–FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
18. FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
19. FIREBLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF–SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
20. DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
   20.A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
   20.B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS–TYPE OPEN–WEB OR PERFORATED MEMBERS
21. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2–INCH GYPSUM BOARD, 3/8–INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)
22. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT–PRODUCING DEVICES. (CRC R302.14)
23. PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):
   23.A. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER
   23.B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD
   23.C. WOOD FRAMING, SHEATHING, AND SIDING ON THE EXTERIOR OF THE BUILDING AND HAVING CLEARANCE LESS THAN 6 INCHES FROM THE EXPOSED GROUND OR LESS THAN 2 INCHES VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACE EXPOSED TO WEATHER
   23.D. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER

F. BASIS OF DESIGN

NOTE: WINTER DESIGN TEMP, FLOOD HAZARDS, AIR FREEZING INDEX AND MEAN ANNUAL TEMP SECTIONS ARE REQUIRED BY APPLICANT AT TIME OF SUBMITTAL.

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topo graphic effects		Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000'=NEG	<5000'=12"	YES		<5000' = NO			

G. GENERAL MATERIAL SPECIFICATIONS

1. LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS SHALL BE NO. 2 GRADE DOUGLAS FIR–LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD–GRADE DOUGLAS FIR–LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR–LARCH OR BETTER.
2. STUCTURAL PLYWOOD SHALL CONFORM TO COMMERIAL STANDARD DOC PS 1–09 AND HAVE A PANEL GRADE OF C–D. WOOD BASED STRUCTURAL –USE PANELS (I.E. ORIENTED STRAND BOARD) SHALL CONFORM TO THE APA PRP–108 PERFORMANCE STANDARD OF THE VOLUNTARY PRODUCT STANDARD DOC PS 2–10. "PERFORMANCE STANDARD FOR WOOD–BASED STRUCTURAL–USE PANELS". PUBLISHED BY THE DEPARTMENT OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD AND STRUCTURAL–USE PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. SHEATHING EXPOSED TO WEATHER SHALL BE GRADE C–C EXTERIOR WITH A RANGE INDEX AS TO MATCH BODY OF DIAGRAM SPECIFIED.
3. CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THERIN SHALL ALSO CONFORM TO ACI 318–14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
4. REINFORCING STEEL. REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615., GRADE 40 (CRC R403.1.3.5.1)
5. FASTENERS FOR PRESERVATIVE–TREATED WOOD. FASTENERS FOR PRESERVATIVE–TREATED AND FIRE–RETARDANT–TREATED WOOD – INCLUDING NUTS AND WASHERS –– SHALL BE OF HOT DIPPED ZINC–COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.1)
   EXCEPTION: 1/2–INCH DIAMETER OR GREATER STEEL BOLTS
   EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY DEPOSITED ZINC–COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM
   EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE–TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT
6. FASTENERS FOR FIRE–RETARDANT–TREATED WOOD. FASTENERS FOR FIRE–RETARDANT–TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC–COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.3)
7. WALL FLASHING. APPROVED CORROSION–RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.8):
   7.A. EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER–RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
   7.B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
   7.C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
   7.D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
   7.E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD–FRAME CONSTRUCTION
   7.F. AT WALL AND ROOF INTERSECTIONS
   7.G. AT BUILT–IN GUTTERS

H. *LIGHTING*

RESIDENTIAL LIGHTING. CA ENERGY CODE 150.0(K)

1. *LUMINAIRE REQUIREMENTS.*
   1.A. *LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0–A.*
   EXCEPTION 1 TO SECTION 150.0(K)1A: INTEGRATED DEVICE LIGHTING. LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS.
   EXCEPTION 2 TO SECTION 150.0(K)1A: NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS.
   EXCEPTION 3 TO SECTION 150.0(K)1A: CABINET LIGHTING. LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.
   1.B. *SCREW–BASED LUMINAIRES. SCREW–BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.*
   1.C. *RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:*
      i. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
      ii. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
      iii. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
      iv. MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
   EXCEPTION TO SECTIONS 150.0(K)1CII AND III: RECESSED LUMINAIRES MARKED FOR USE IN FIRE–RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
   1.A. *LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JA8 ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.*
   1.B. *BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.*
2. *INDOOR LIGHTING CONTROLS.*
   2.A. *LIGHTING SHALL HAVE READILY ACCESSIBLE WALL–MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.*
   EXCEPTION TO SECTION 150.0(K)2A: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
   2.B. *NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).*
   2.C. *LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.*
   2.D. *AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.*

I. ROOFING AND WEATHERPROOFING

1. ROOF COVERING. ALL ROOF COVERING SHALL BE INSTALLED

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or $1^1/_4$″ × 20 gage ridge strap	3-10d (3″ × 0.128″)	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails ($3^1/_2$″ × 0.135″) or 3-10d common nails (3″ × 0.148″)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[j]	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d ($3^1/_2$″ × 0.135″) 3-16d ($3^1/_2$″ × 0.135″)	—	
	Wall			
7	Built-up studs-face nail	10d (3″ × 0.128″)	24″ o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½″ x 0.135″)	12″ o.c.	
9	Built-up header, two pieces with $^1/_2$″ spacer	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge	
10	Continued header, two pieces	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$″ × 0.113″)	—	
12	Double studs, face nail	10d (3″ × 0.128″)	24″ o.c.	
13	Double top plates, face nail	10d (3″ × 0.128″)	24″ o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$″ × 0.135″)	—	
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$″ × 0.135″)	16″ o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$″ × 0.135″)	16″ o.c.	
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$″ × 0.113″) or 2-16d ($3^1/_2$″ × 0.135″)	— —	
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$″ × 0.135″)	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3″ × 0.128″)	—	
20	1″ brace to each stud and plate, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
21	1″ × 6″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
22	1″ × 8″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 3 staples $1^3/_4$″	— —	
23	Wider than 1″ × 8″ sheathing to each bearing, face nail	3-8d ($2^1/_2$″ × 0.113″) 4 staples $1^3/_4$″	— —	
	Floor			
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$″ × 0.113″)	6″ o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½″ × 0.113″)	6″ o.c.	
27	1″ × 6″ subfloor or less to each joist, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
28	2″ subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$″ × 0.135″)	—	
29	2″ planks (plank & beam - floor & roof)	2-16d ($3^1/_2$″ × 0.135″)	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3″ × 0.128″)	Nail each layer as follows: 32″ o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d ($3^1/_2$″ × 0.135″)	At each joist or rafter.	
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	$^3/_8$″ - $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common ($2^1/_2$″ × 0.131″) nail (roof)[i]	6	12[g]
33	$^{19}/_{32}$″ - 1″	8d common nail ($2^1/_2$″ × 0.131″)	6	12[g]
34	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
	Other wall sheathing[h]			
35	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_4$″ long	3	6
36	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_2$″ long	3	6
37	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$ screws, Type W or S	7	7
38	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^3/_4$″ long; $1^7/_8$″ screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
40	$^7/_8$″ - 1″	8d common ($2^1/_2$″ × 0.131″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
41	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.

g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
– 1
– 2
– 3
– 4
– 5

PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
COVER

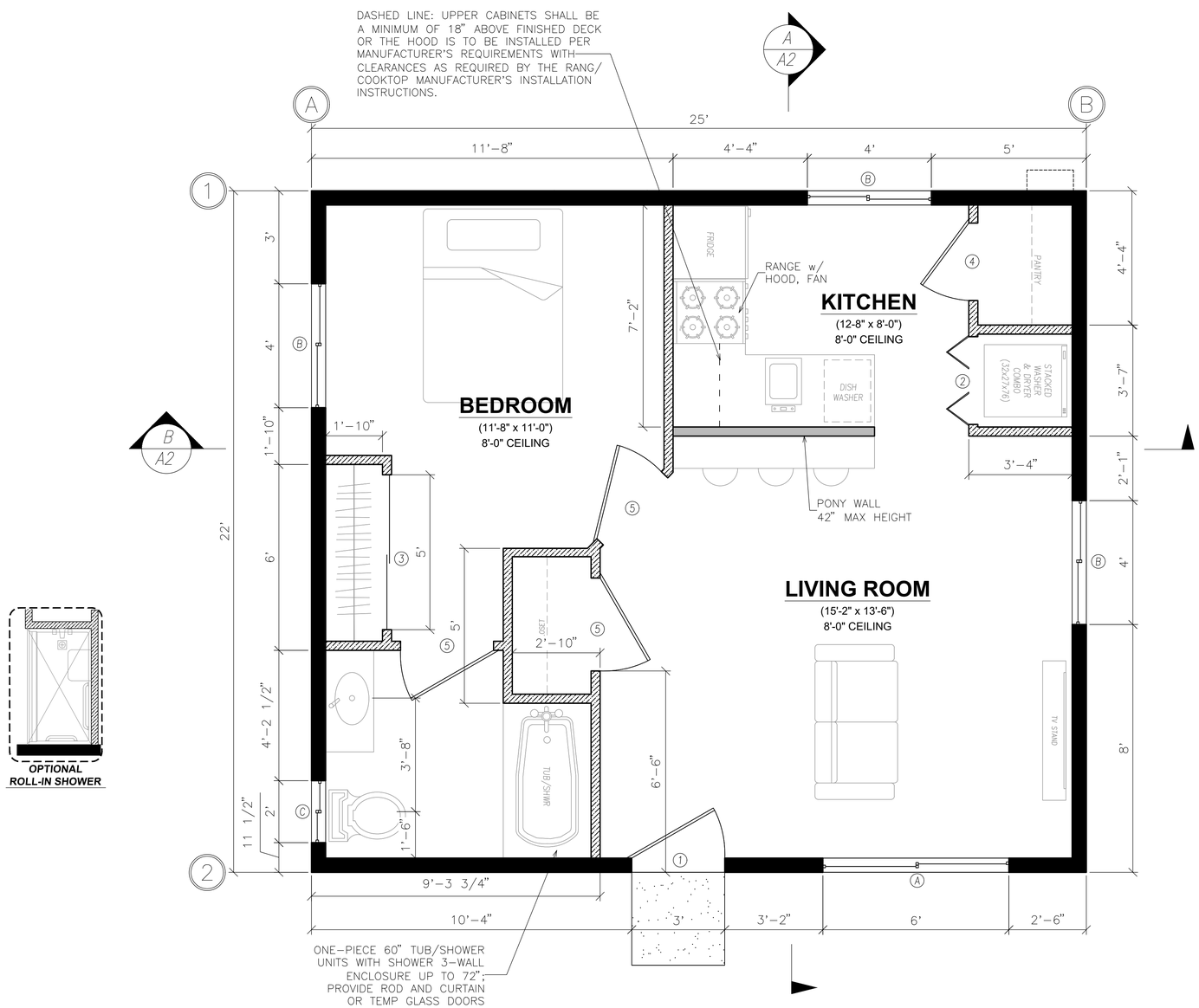
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
550

DRAWING SCALE

SHEET
C2



WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
Ⓐ	6'-0" x 4'-0"	SLIDING	–	–
Ⓑ	4'-0" x 4'-0"	SLIDING	–	–
Ⓒ	2'-0" x 3'-0"	SLIDING	TEMP	–

MINIMUM LI = 0.32 SHGC = 0.28

THE BOTTOM OF THE CLEAR OPENING OF WINDOWS IN SLEEPING ROOMS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR (CRC R310.2.3)

DOOR SCHEDULE

MARK	DIMENSION	TYPE	NOTES
①	3'-0" x 6'-8"	SWINGING	1-3/8" SOLID CORE
②	2'-6" x 6'-8"	BI-FOLD	LAUNDRY COVERING w/VENTILATION SLATS
③	5'-0" x 6'-8"	SLIDING	5'-6" CLOSET
④	2'-6" x 6'-8"	SWINGING	1-3/8" HOLLOW CORE
⑤	3'-0" x 6'-8"	SWINGING	1-3/8" HOLLOW CORE

LEGEND

EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL COVERINGS; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; 2 LAYERS NO. 15 BUILDING PAPER OVER PLWD R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING.

INTERIOR NON-LOAD-BEARING WALL 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR

EXCERPT FROM R602.3.3 – BEARING STUDS

WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES (406 MM) ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES (610 MM) ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES (127 MM) OF THE STUDS BENEATH.

AGING-IN-PLACE

AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.PAGE

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. [CRC R327.1.1]

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.[CRC R327.1.1.1]

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

EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3]

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. [CRC R327.1.4]

OPTIONAL ROLL-IN SHOWER PLAN NOTES

NOTE: OPTIONAL ROLL IN SHOWERS OFFERED FOR CONVENIENCE NOT FOR COMPLIANCE WITH ACCESSIBILITY STANDARDS.

1. SHOWER COMPARTMENT SEAT
   - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
   - LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
   - MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR.
   - SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
2. SHOWER GRAB BARS
   - MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
   - NOT EXTENDING OVER SHOWER SEAT
   - IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
   - IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION
   - GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
   - MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS
   - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
   - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
   - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
   - REINFORCEMENT SHALL BE A SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY
   - REINFORCEMENT SHALL NOT BE LESS THAN 2"x8" NOMINAL LUMBER (1-1/2"x7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   - SHOWER REINFORCEMENTS SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
3. OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
   - INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
   - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   - LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
   - CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
   - SINGLE-LEVER DESIGN
   - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
   - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
4. SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
   - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
   - MINIMUM 59 INCH LONG HOSE
   - CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
   - ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
   - ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
5. WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
7. MAXIMUM ½" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
8. WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM ¼" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

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CITY OF ATWATER

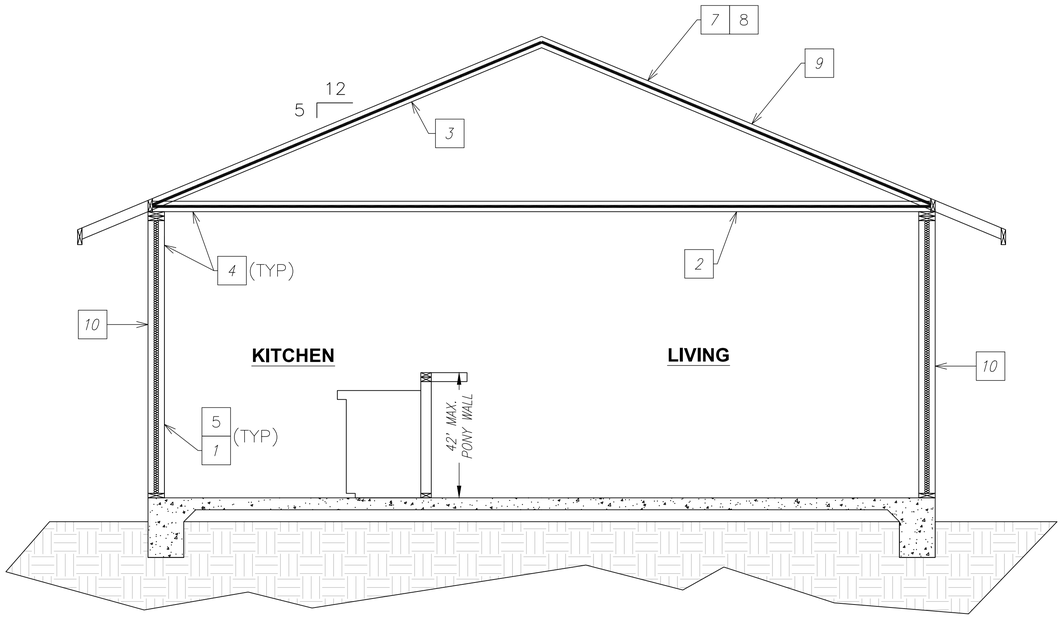
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PROJECT TITLE: CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FLOOR PLAN
DATE: 4/15/2024
AGENCY: SJV REAP

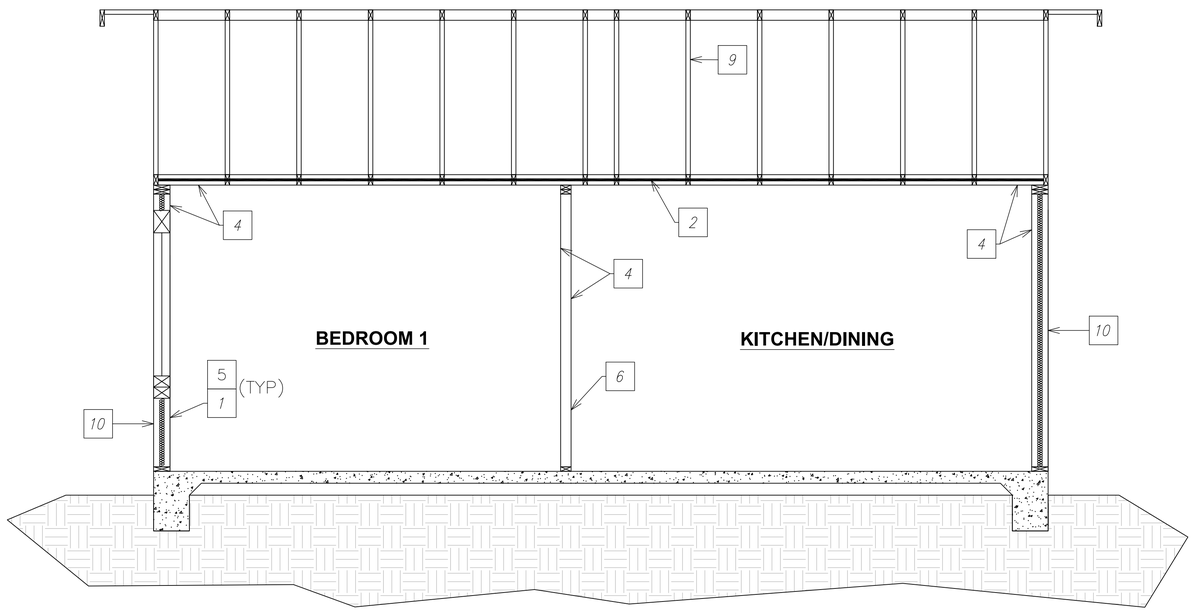
ADU SQFT
550

DRAWING SCALE
½" = 1'

SHEET
A1



SECTION A - A



SECTION B - B

SECTION KEYNOTES

1	WALL INSULATION: R19
2	CEILING INSULATION: R38
3	ROOF INSULATION: R19
4	INTERIOR FINISH: ½" GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLE)
5	EXTERIOR WALL: 2x6 STUD WALL @ 24" O.C.
6	INTERIOR WALL: 2x4 STUD WALL @ 24" O.C.
7	RADIANT BARRIER IS REQUIRED
8	ROOFING: REFER TO ELEVATIONS
9	PRE–ENGINEERED, PRE–FABRICATED ROOF TRUSSES (REQUIRED BY APPLICANT AT TIME OF SUBMITTAL)
10	EXTERIOR WALL COVERING AS DENOTED AT EXTERIOR ELEVATION. ALL WALL COVERINGS SHALL BE APPLIED OVER WATER RESISTIVE BARRIER APPLIED TO WOOD SHEATHING PER (CRC 703.7.3.1)

NOTE:
1. DESIGN OF ROOF TRUSSES SHALL ACCOMMODATE PHYSICAL DIMENSIONS AND GRAVITY LOAD OF ATTIC MOUNTED AIR HANDLER, AND PV PANEL WEIGHT.
2. VERIFY INSULATION VALUES WITH ENERGY COMPLIANCE REPORT.
3. FOR 1–HOUR FIRE RATED ASSEMBLY" AND "1–HOUR FIRE RATED GABLE END" DETAIL ON SHEETS S4 WHERE REQUIRED.

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM

SHEET DESCRIPTION
SECTIONS

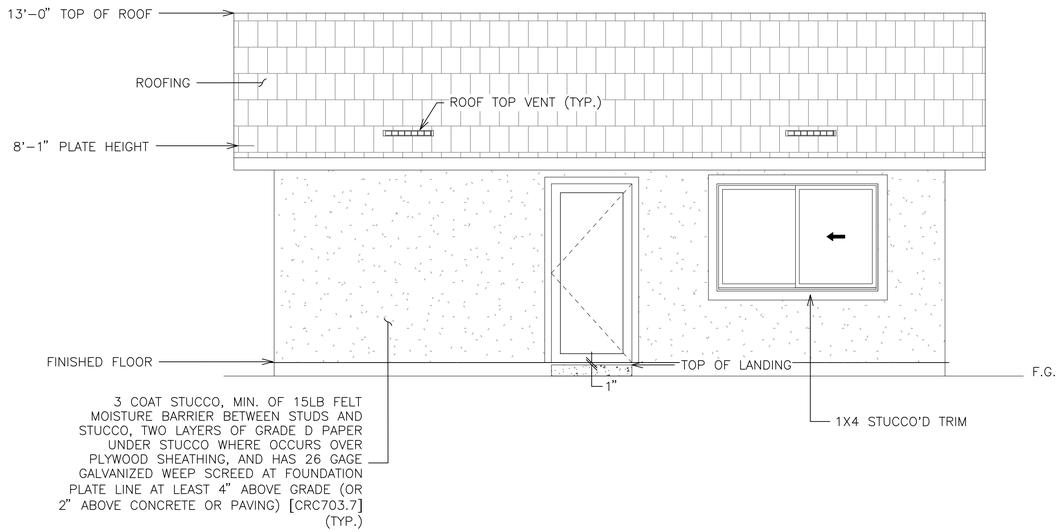
DATE
4/15/2024

AGENCY
SJV REAP

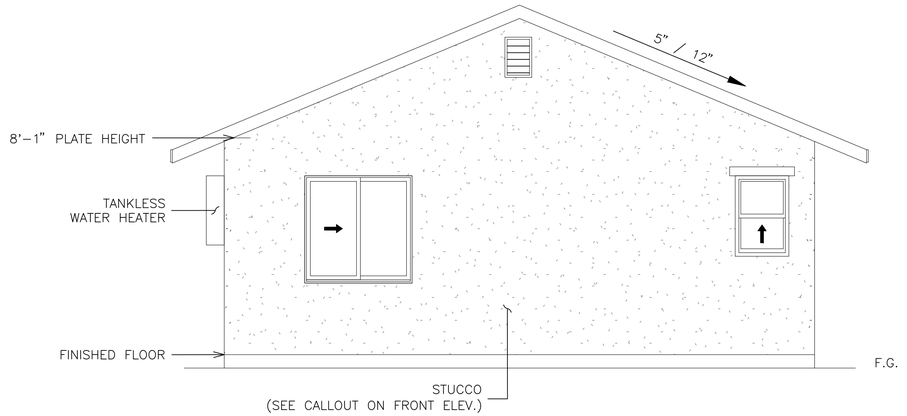
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DRAWING SCALE
½" = 1'

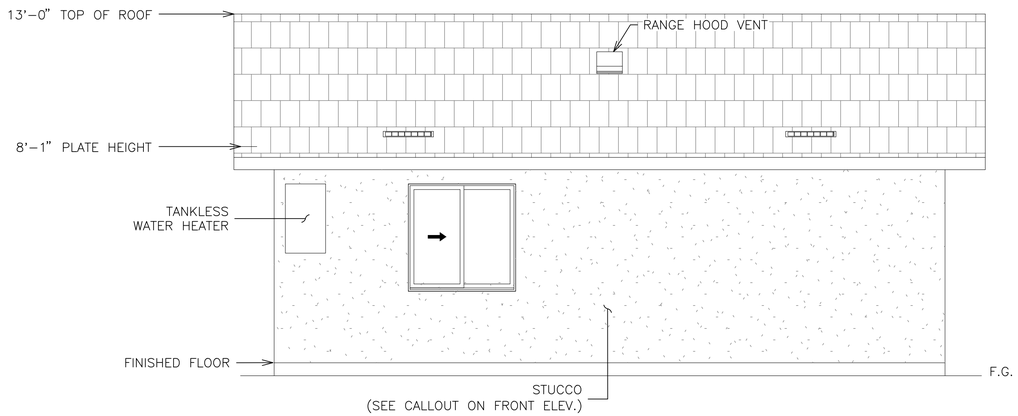
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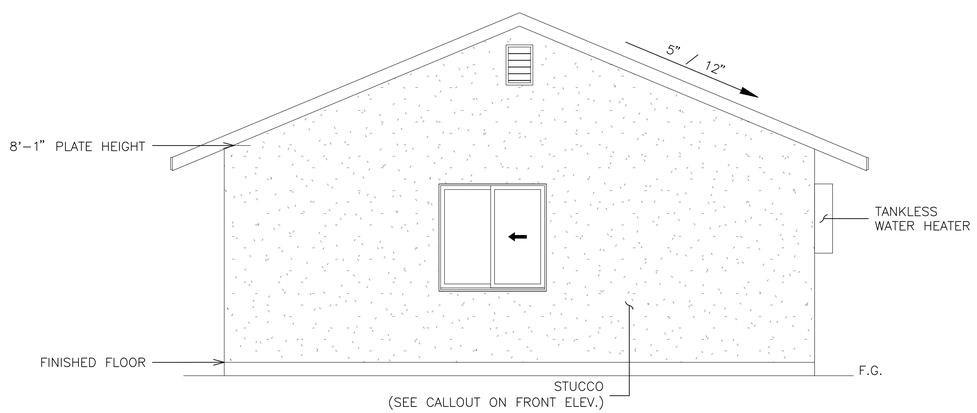
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

REVISIONS

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PROJECT TITLE CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM	SHEET DESCRIPTION ELEVATION A	DATE 4/15/2024
		AGENCY SJV REAP

ADU SQFT

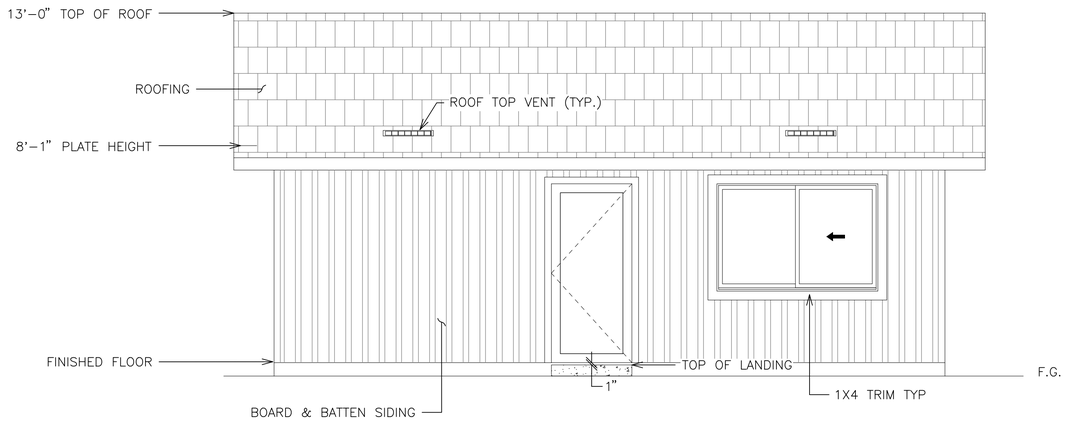
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DRAWING SCALE

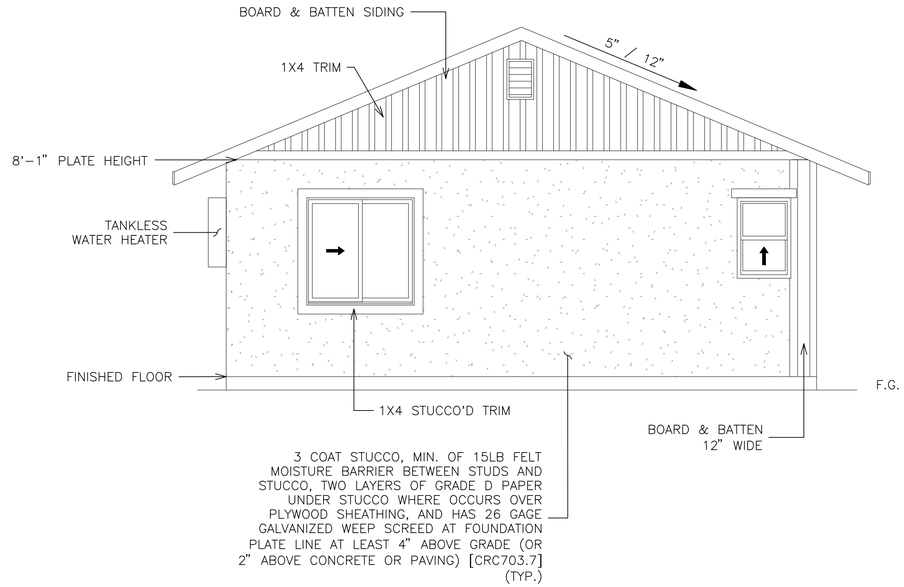
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SHEET

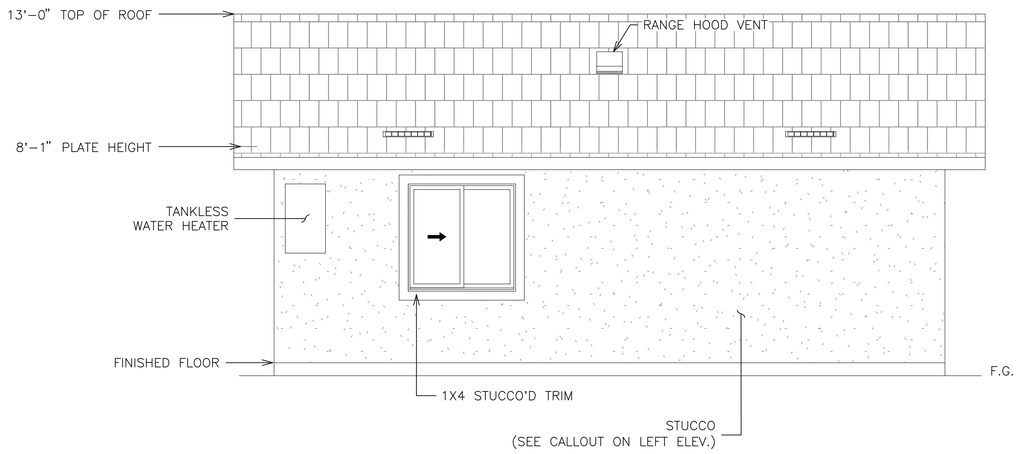
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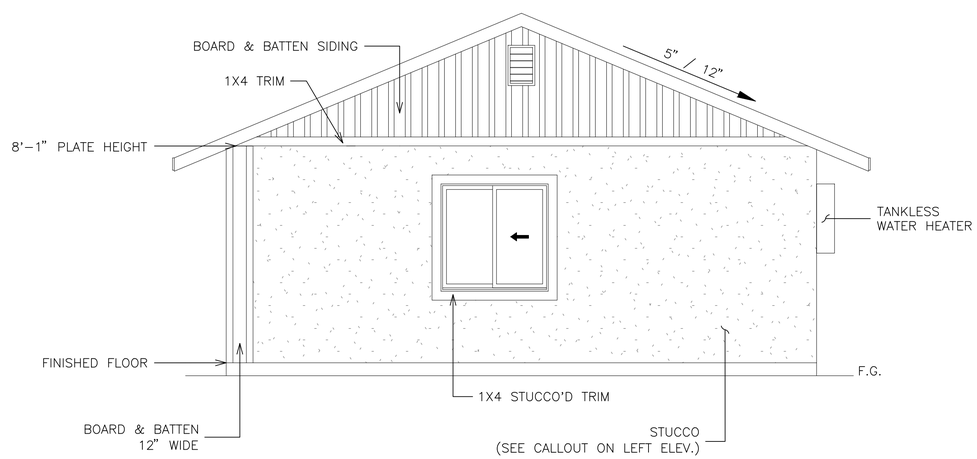
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION B

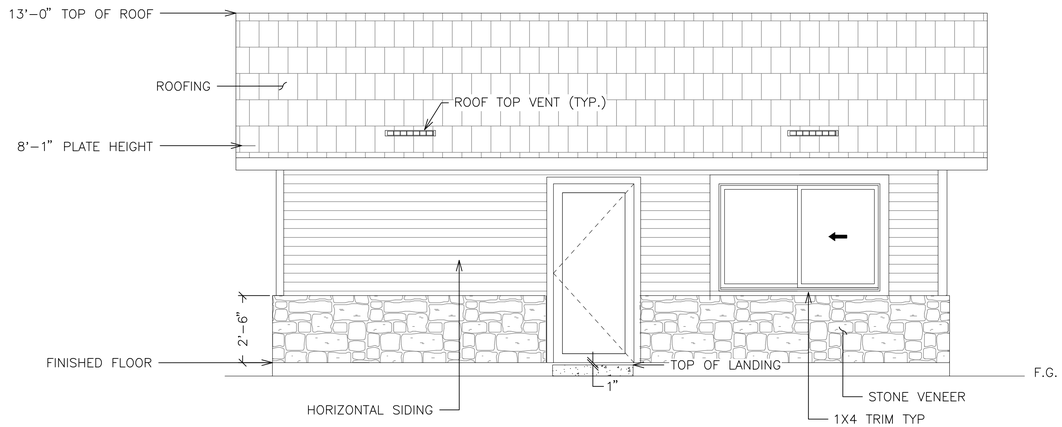
DATE
4/15/2024

AGENCY
SJV REAP

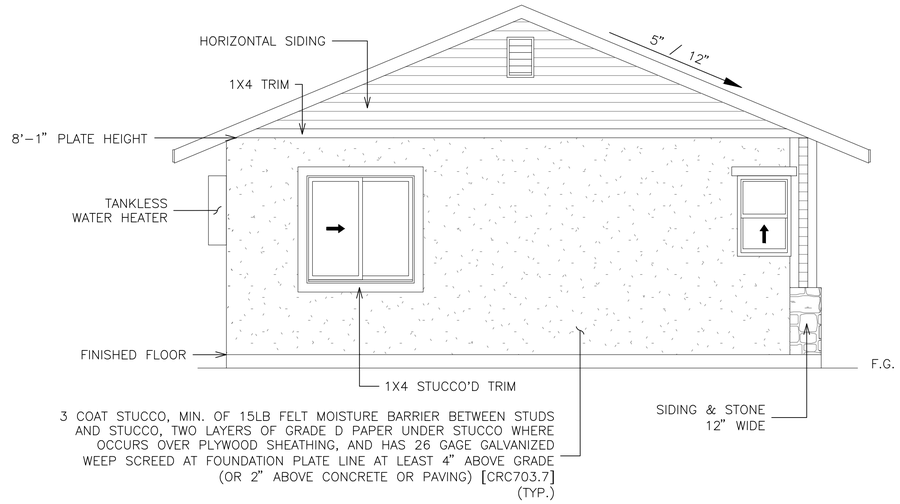
ADU SQFT
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DRAWING SCALE
$\frac{3}{8}$" = 1'

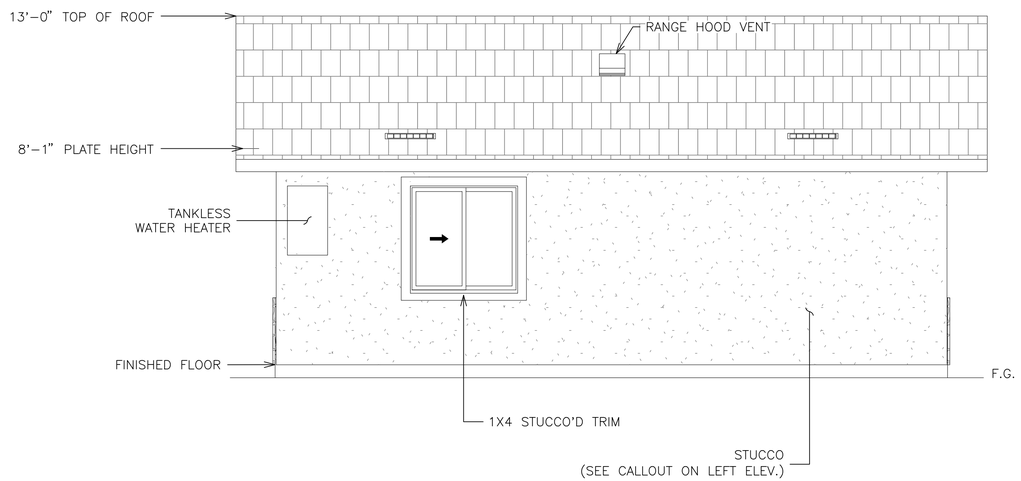
SHEET
A4



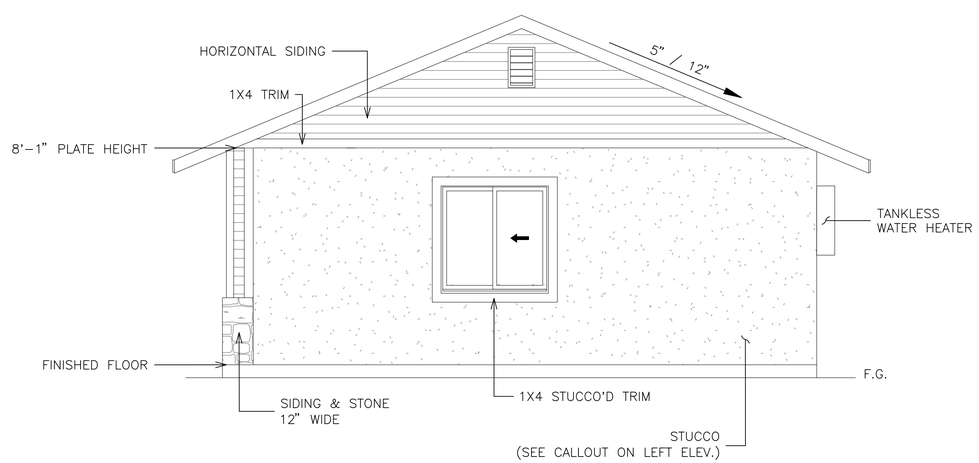
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

REVISIONS

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PROJECT TITLE	CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ELEVATION C
DATE	4/15/2024
AGENCY	SJV REAP

ADU SQFT

550

DRAWING SCALE

$\frac{3}{8}$" = 1'

SHEET

A5

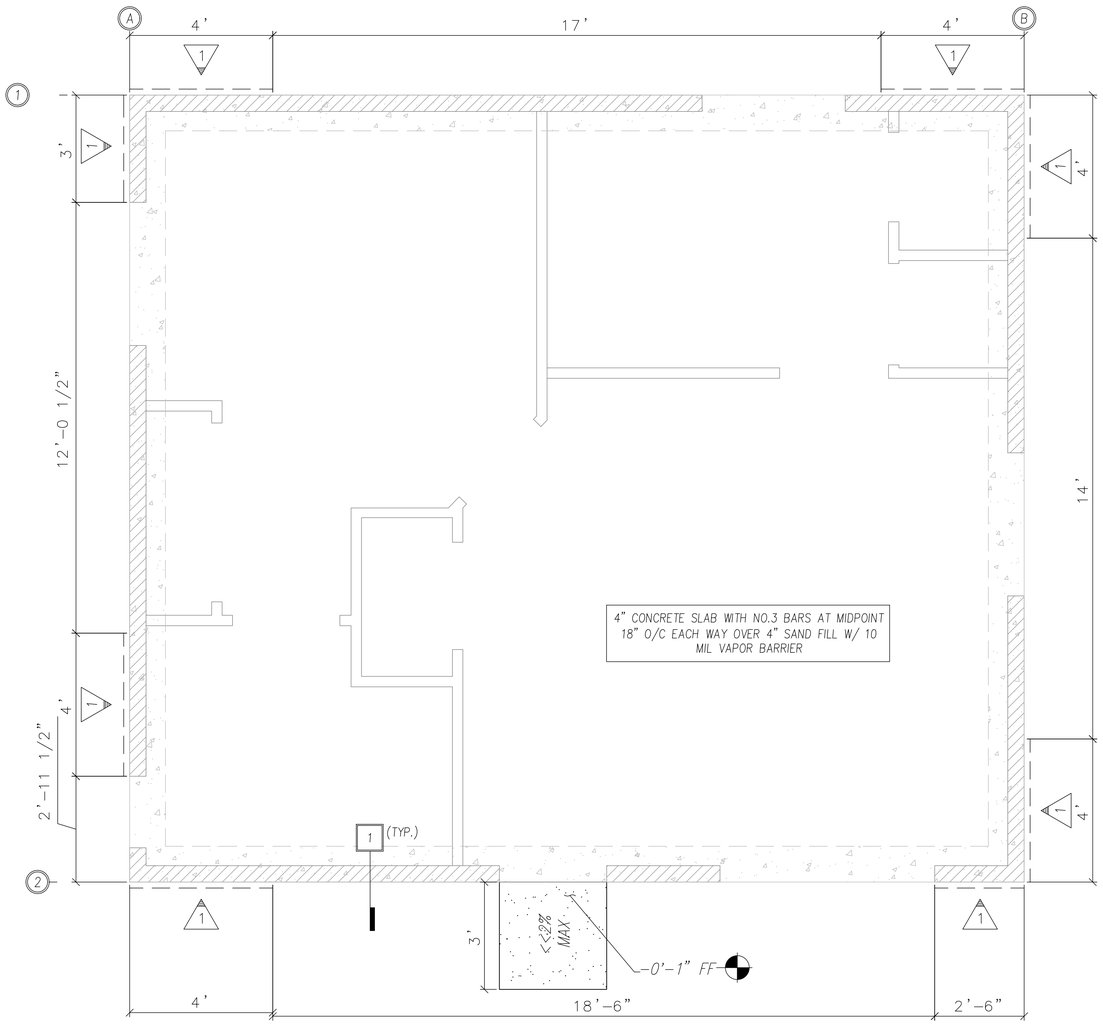
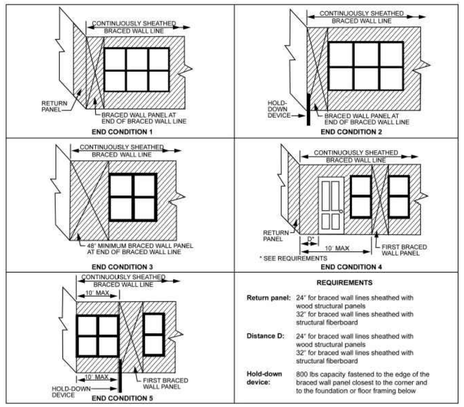


FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES
WITH CONTINUOUS SHEATHING



KEYNOTES/LEGEND

(#) BRACED WALL LINE

[#] FOUNDATION PLAN DETAIL FOUND ON SHEET S3

INDICATES CONCRETE FOOTING AREA

WALL BRACING SCHEDULE		
TYPE	MATERIAL	NAILING/STAPLING
1	3/8" PLYWD[2]	6d NAILS; EDGES @ 6" O.C. , FIELD NAIL @ 12" O.C.

1. EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
2. STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

WALL BRACING NOTES

1. FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH THIS SECTION.(CRC602.10.1)
2. THE LENGTH OF A BRACED WALL LINE SHALL BE THE DISTANCE BETWEEN ITS ENDS. THE END OF A BRACED WALL LINE SHALL BE THE INTERSECTION WITH A PERPENDICULAR BRACED WALL LINE, AN ANGLED BRACED WALL LINE AS PERMITTED IN SECTION R602.10.1.4 OR AN EXTERIOR WALL AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.1)
3. EACH BRACED WALL LINE SHALL BE LOCATED SUCH THAT NO MORE THAN TWO–THIRDS OF THE REQUIRED BRACED WALL PANEL LENGTH IS LOCATED TO ONE SIDE OF THE BRACED WALL LINE. BRACED WALL PANELS SHALL BE PERMITTED TO BE OFFSET UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE. BRACED WALL PANELS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1.
EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1.
INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.2)
4. THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED. (CRC602.10.1.3)

TABLE R602.10.1.3
BRACED WALL LINE SPACING

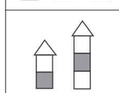
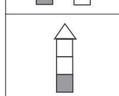
APPLICATION	CONDITION	BUILDING TYPE	BRACED WALL LINE SPACING CRITERIA	
			Maximum Spacing	Exception to Maximum Spacing
Wind bracing	Ultimate design wind speed 100 mph to < 140 mph	Detached, townhouse	60 feet	None
Seismic bracing	SDC A – C	Detached	Use wind bracing	
	SDC A – B	Townhouse	Use wind bracing	
	SDC C	Townhouse	35 feet	Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).
	SDC D_0, D_1, D_2	Detached, townhouses, one- and two-story only	25 feet	Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet.
	SDC D_0, D_1, D_2	Detached, townhouse	25 feet	Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2, 1 mile per hour = 0.447 m/s.

5. BRACED WALL LINES WITH A LENGTH OF 16 FEET (4877 MM) OR LESS SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS OF ANY LENGTH OR ONE BRACED WALL PANEL EQUAL TO 48 INCHES (1219 MM) OR MORE. BRACED WALL LINES GREATER THAN 16 FEET (4877 MM) SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS. (CRC602.10.2.3)
6. TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.2(2) (CRC602.10.3)

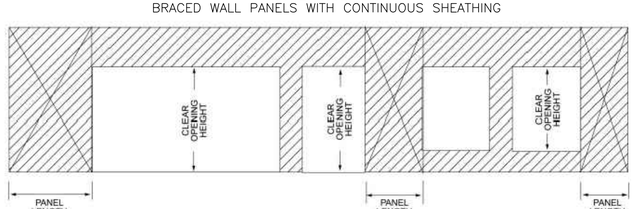
TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[b]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[e, f]				
			Method LIB[d]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D_0		10	NP	2.8	2.8	1.8	1.6
		20	NP	5.5	5.5	3.6	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
		10	NP	5.3	5.3	3.8	3.2
		20	NP	10.5	10.5	7.5	6.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
		50	NP	26.3	26.3	18.8	16.0
		10	NP	7.3	7.3	5.3	4.5
		20	NP	14.5	14.5	10.5	9.0
		30	NP	21.8	21.8	15.8	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.3	26.3	22.3

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
NP = Not Permitted.
a. Linear interpolation shall be permitted.
b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code*.
c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.
f. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING



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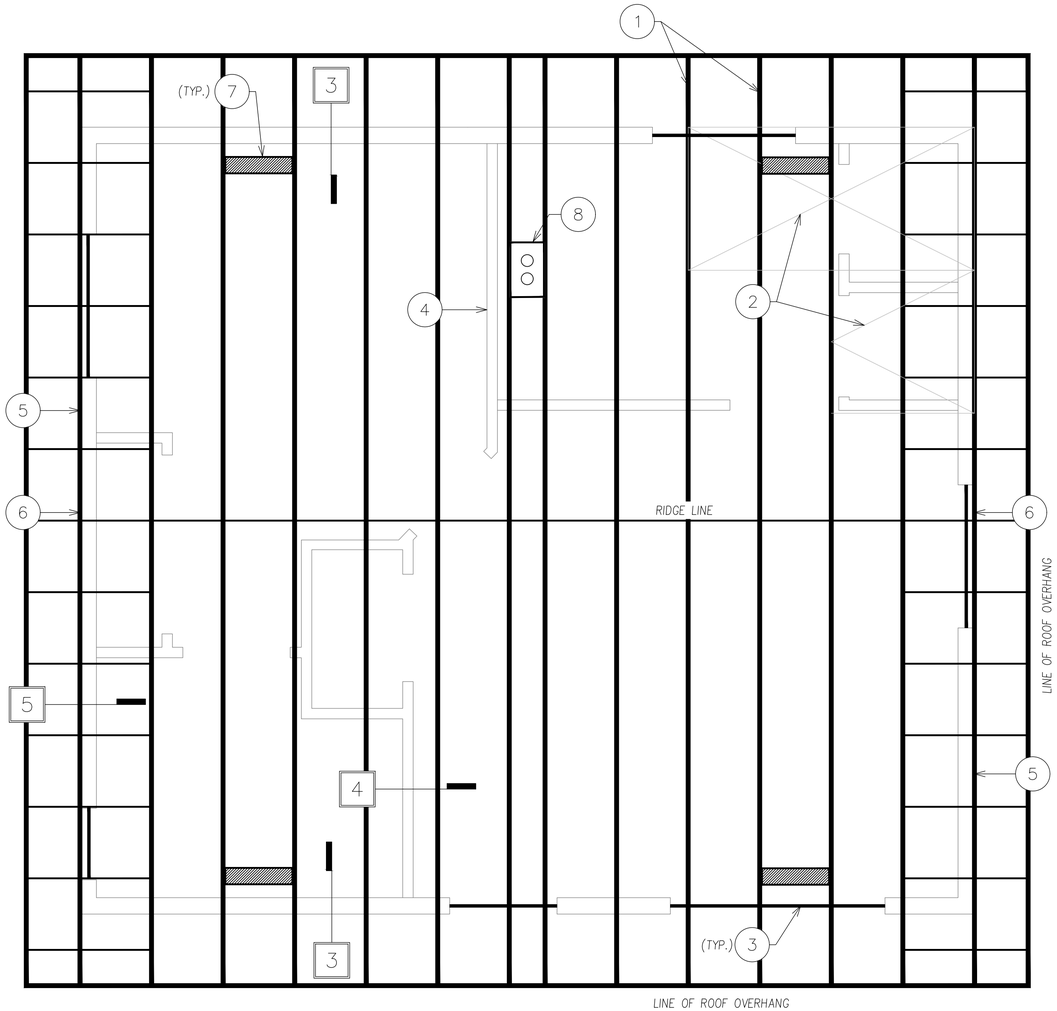
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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FOUNDATION PLAN
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT
550

DRAWING SCALE
1/2" = 1'

SHEET
S1



KEYNOTES

1. PRE-MFR. TRUSSES @ 24" O.C.
2. 15/32" APA RATED PLYW'D OR OSB, P.I. 32/16, EDGE NAIL W/8D @ 6" O.C. & FIELD NAIL @ 6" O.C.
3. 6X8 D.F. # 2
4. TOP OF NON-BEARING, NON-BRACED WALL. SEE DETAIL 5.
5. SEE DETAIL 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
6. LOCATION OF 12"x18" GABLE END VENT
7. LOCATION OF 5 ½" x 22 ½" ROOF TOP VENT
8. LOCATION OF RANGE HOOD VENT
- [#] FRAMING PLAN DETAIL FOUND ON SHEET S3

NOTES

1. TRUSS CALCULATIONS (FROM THE TRUSS MANUFACTURER) SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO A REQUEST FOR ROOF AND SHEAR INSPECTION

ATTIC VENTILATION REQUIREMENTS

$\frac{550\ SQFT}{150} \cdot 144\ in/ft = (528\ in^2)$

PROVIDE:

2 – 12"x18" GABLE END VENT (140 in^2) = (280 in^2)

4 – 5-1/2" x 22-1/2" ROOF TOP VENT (83 in^2) = (283 in^2)

TOTAL PROVIDED: = (612 in^2)

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REVISIONS

PROJECT TITLE	SHEET DESCRIPTION	DATE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM	ROOF FRAMING PLAN	4/15/2024
	AGENCY	SJV REAP

ADU SQFT

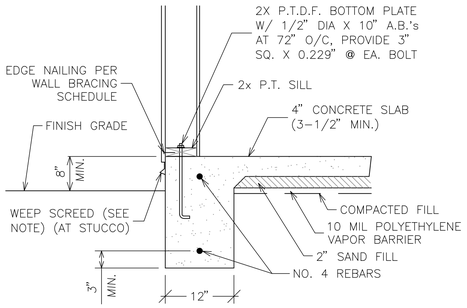
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DRAWING SCALE

½" = 1'

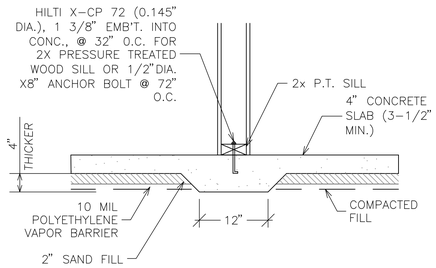
SHEET

S2

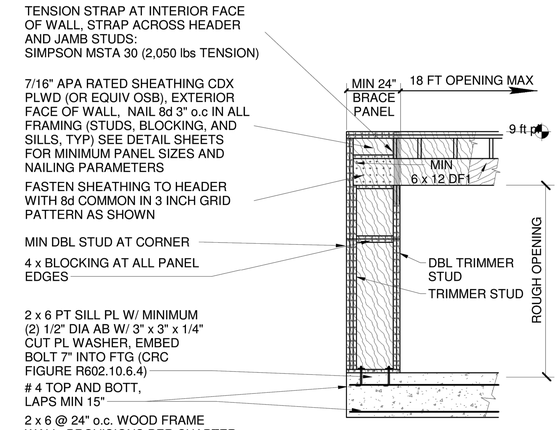


NOTE: STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED

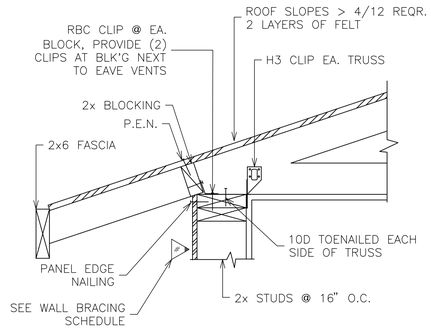
1 EXTERIOR FOOTING
N.T.S.



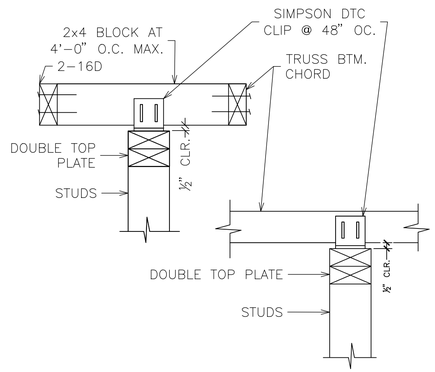
2 NON-BEARING INTERIOR FOOTING
N.T.S.



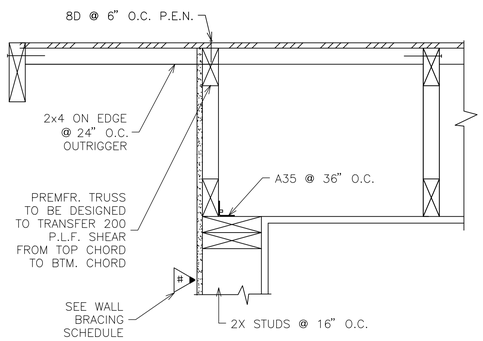
3 CS-PF DETAIL
N.T.S.



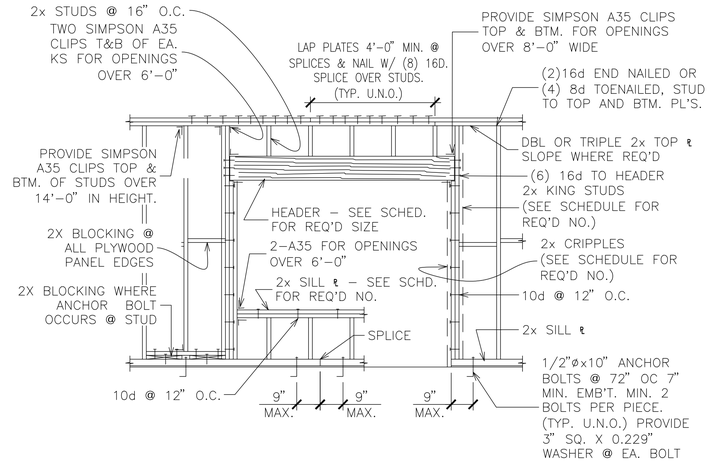
4 EAVE DETAIL
N.T.S.



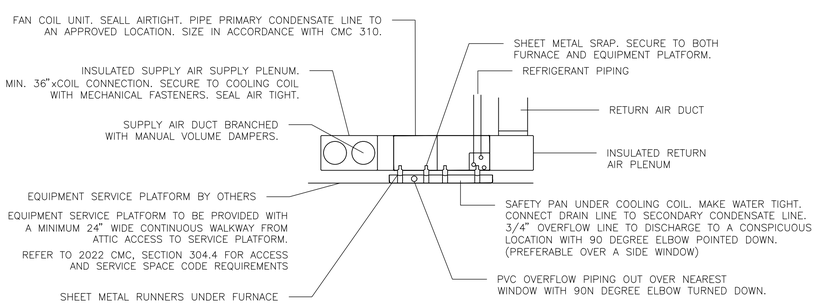
5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



6 GABLE END DETAIL
N.T.S.

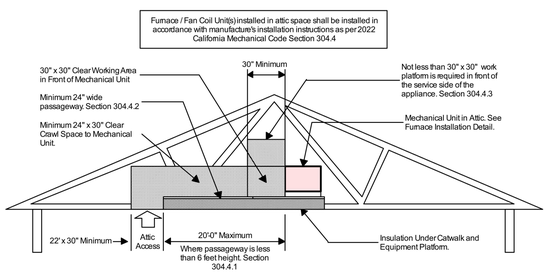


TYP. WALL FRAMING AT OPENING N.T.S.



NOTE: FURNACE/FAN COIL UNIT TO BE INSTALLED AND SECURELY FASTENED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER 2022 CALIFORNIA MECHANICAL CODE SECTION 303.4.

7 FAN COIL INSTALLATION IN ATTIC
N.T.S.



NOTES:
1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
[CA. ENERGY CODE 150.0(a)2]

2. FURNACE/FAN COIL UNIT(S) INSTALLED IN ATTIC SPACE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER (CMC 304.4)

8 ATTIC MOUNTED AIR HANDLER
N.T.S.

HEADER SCHEDULE

CLEAR SPAN OF OPENING	HEADER SIZE NOTE 1		NUMBER OF CRIPPLES		NUMBER OF KING STUDS		NUMBER OF SILL PLATES	
	BEARING WALL	NON-BRG WALL	BRG WALL	NON-BRG WALL	EXTERIOR	INTERIOR	EXTERIOR	INTERIOR
UP TO 6'-0"	4 x 8	4 x 6	1	1	1	1	1	1

NOTES:
1. 4x HEADER SIZE SHOWN IS FOR 2x4 STUD WALL. REVISE TO 6x FOR 2x6 STUD WALLS AND 8x FOR 2x8 STUD WALLS.
2. DETAILS AND MEMBER SIZES ARE TYPICAL UNLESS OTHERWISE NOTED OR DETAILED.
3. NOTES AND MEMBER SIZES SHOWN ON FRAMING PLANS SHALL TAKE PRECEDENCE OVER SCHEDULE.

9 HEADER DETAIL
N.T.S.

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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
DETAILS

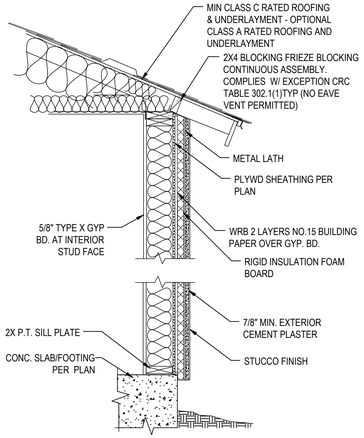
DATE
4/15/2024

AGENCY
SJV REAP

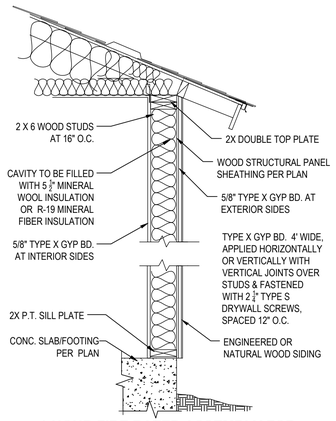
ADU SQFT
550

DRAWING SCALE

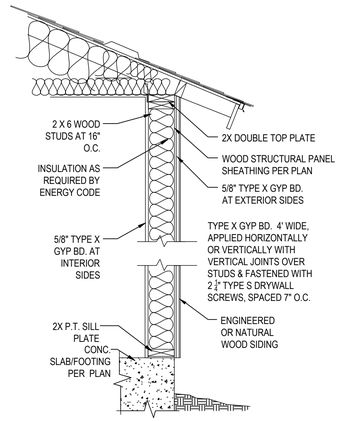
SHEET
S3



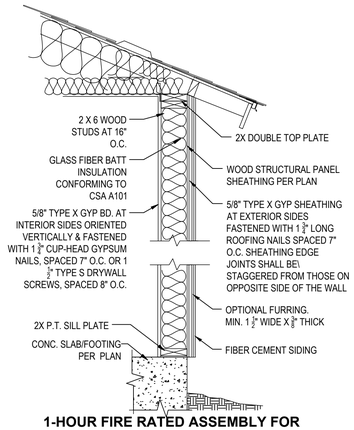
10 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



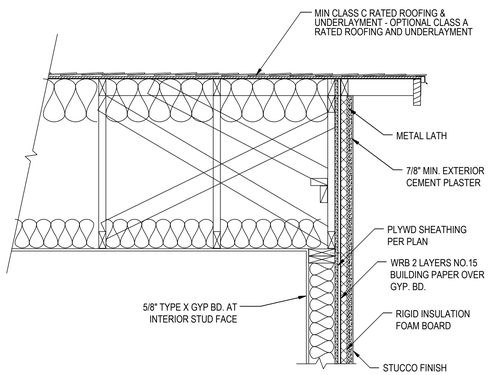
11 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



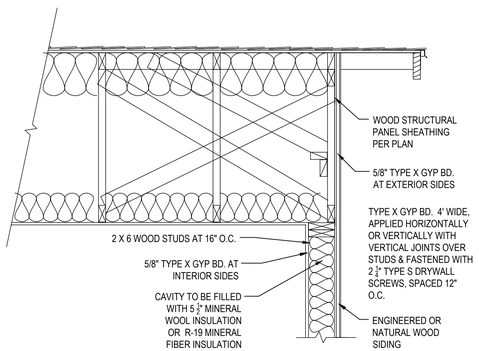
12 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



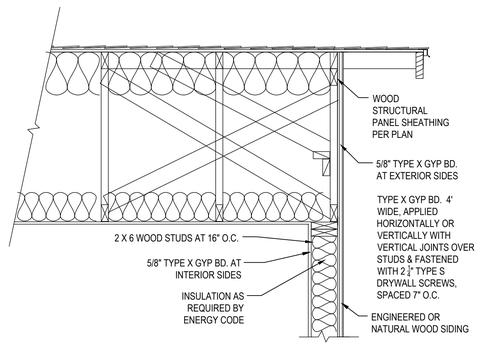
13 1-HOUR FIRE RATED ASSEMBLY FOR FIBER CEMENT SIDING
N.T.S.



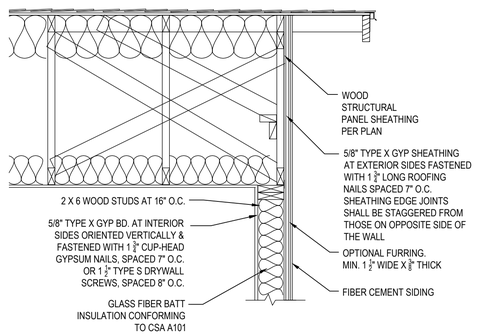
14 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



15 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



16 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



17 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING
N.T.S.

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
DETAILS

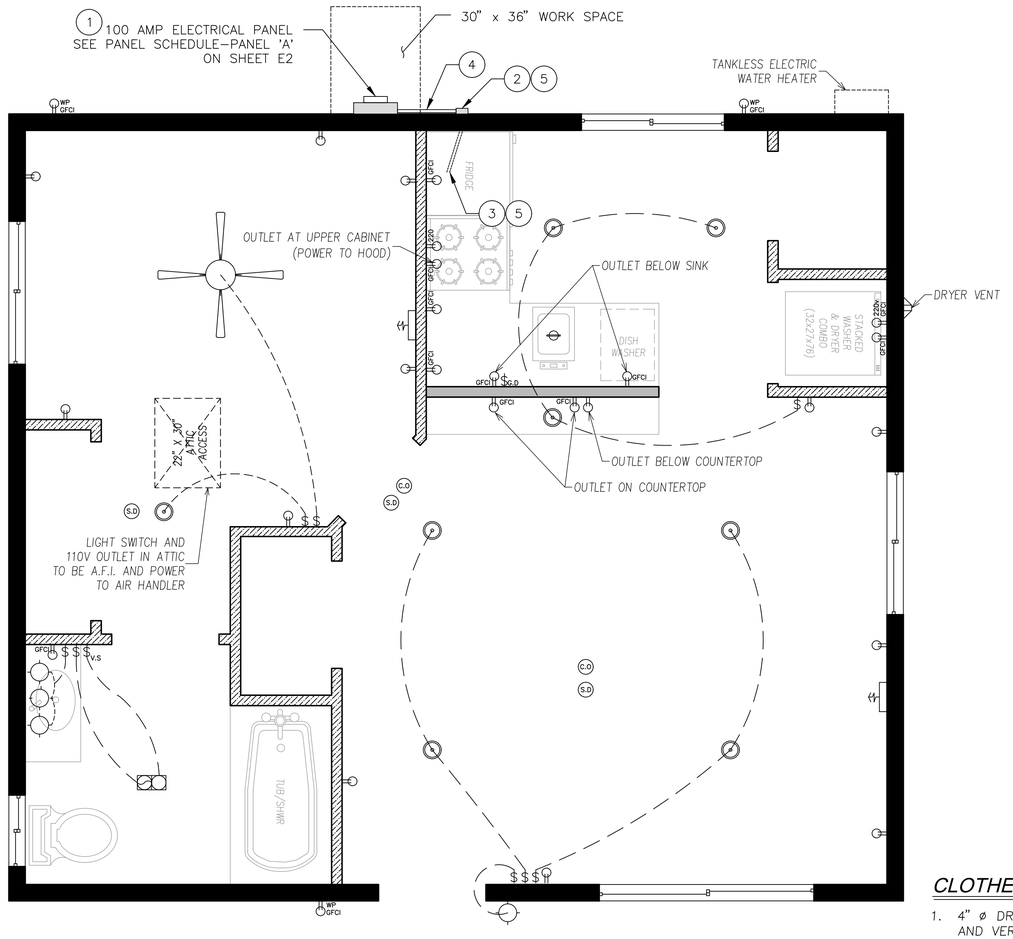
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
550

DRAWING SCALE

SHEET
S4



120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA–1 FLUSH MOUNT 30 CK

10KAIC

PANEL SCHEDULE -PANEL 'A'

#498

DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	11	20 AMP	1800	1800	20 AMP	12	DISPOSAL
EF #1 AND EF #2	13	20 AMP	600	4000	50 AMP	14	COOK TOP
	15			4000	50 AMP	16	COOK TOP
WATER HEATER	17	30 AMP	2400	2400	30 AMP	18	FURNACE
WATER HEATER	19	30 AMP	2400	2400	30 AMP	20	FURNACE
SPACE	21					22	SPACE
SPACE	23					24	SPACE
SPACE	25					26	SPACE
SPACE	27					28	SPACE
SPACE	29					30	SPACE
SPACE	31					32	SPACE
SPACE	33					34	SPACE
SPACE	35					36	SPACE
SPACE	37					38	SPACE
SPACE	39					40	SPACE
SPACE	41					42	SPACE
		TOTAL VA LOAD	14150	11650			
		25% LCU/IML	3538	2913			
		TOTAL LOAD	17688	14563			
		TOTAL LOAD AMPS	64	53			

ELECTRICAL LEGEND

	DUPLEX OUTLET		FAN AND LIGHT COMBINATION (HE LIGHT)
GFCI	GFCI OUTLET		HIGH EFFICACY LIGHT FIXTURE
WP GFCI	WEATHERPROOF GFCI OUTLET		HIGH EFFICACY RECESSED LIGHT
$	WALL SWITCH		GARBAGE DISPOSAL
$G.D	GARBAGE DISPOSAL SWITCH		HVAC AIR DUCT LOCATION
$V.S	VACANCY SENSOR		FAN & LIGHT COMBO
S.D	SMOKE DETECTOR		
C.O	CARBON MONOXIDE ALARM		

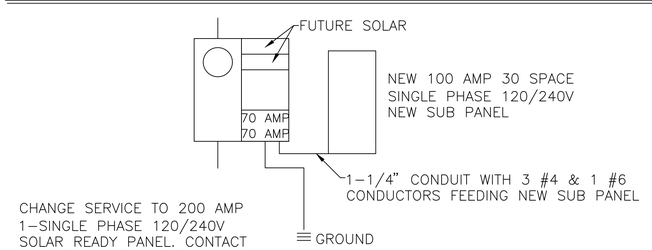
SOLAR READY KEYNOTES (#)

NOTE: SOLAR READY NOTES SHOWN TO DEMONSTRATE PLAN IS SOLAR READY. SEPARATE PERMIT AND FEES ARE REQUIRED. IF REQUIRED, CONTACT A PV/SOLAR PROVIDER FOR PLANS AND PERMITS.

1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER–FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE–POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
2. APPROVED MINIMUM 4–INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
3. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
5. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE

N.T.S.



CLOTHES DRYER VENT NOTES

1. 4" ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
2. SMALL APPLIANCE CIRCUIT LOAD
   IN EACH DWELLING UNIT, THE LOAD SHALL BE CALCULATED AT 1500 VOLT–AMPERES FOR EACH 2–WIRE SMALL APPLIANCE BRANCH CIRCUIT AS COVERED BY 2010.11(C)(1). WHERE THE LOAD IS SUBDIVIDED THROUGH TWO OR MORE FEEDERS, THE CALCULATED LOAD FOR EACH SHALL INCLUDE NOT LESS THAN 1500 VOLT–AMPERES FOR EACH 2–WIRE SMALL APPLIANCE BRANCH CIRCUIT. THESE LOADS SHALL BE PERMITTED TO BE INCLUDED WITH THE GENERAL LIGHTING LOAD AND SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.
   2.1. THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO EB EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD
   A LOAD OF NOT LESS THAN 1500 VOLT–AMPERES SHALL IN INCLUDED FOR EACH 2–WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]
4. APPLIANCE LOAD–DWELLING UNITS
   IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED ¼ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE INA ONE–FAMILY,TWO–FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, ADN AIR–CONDITIONING EQUIPMENT. [CEC 220.53]
5. ELECTRIC CLOTHES DRYER
   THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS INA DWELLING UNIT SHALL BE EITHER 5,000 WATTS OR THE NAMEPLATE RATING, WHICHEVER IS LARGER, FOR EACH DRYER SERVED. THE USE OF THE DEMAND FACTORS IN TABLE 220.54 SHALL BE PERMITTED. WHERE TWO OR MORE SINGLE–PHASE DRYERS ARE SUPPLIED BY A 3–PHASE,4–WIRE FEEDER OR SERVICE, THE TOTAL LOAD SHALL BE CALCULATED ON THE BASIS OF TWICE THE MAX. NUMBER CONNECTED BETWEEN ANY TWO PHASES. KILOVOLT–AMPERES SHALL BE CONSIDERED EQUIVALENT TO KILOWATTS FOR LOADS CALCULATED IN THIS SECTION.

OUTLET NOTES

1. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.[CEC 210.52(A)(1)]
2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
3. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
4. RECEPTACLE OUTLETS SHALL BE LOCATED IN ONE OR MORE OF THE FOLLOWING:
   4.1. ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.
   4.2. IN COUNTERTOP OR WORK SURFACES: RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS OR WORK SURFACES.
   4.3. BELOW COUNTERTOP OR WORK SURFACES: NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. [CEC 210.52(C)(3)]
5. BATHROOMS
   AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
6. OUTDOOR OUTLETS
   ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED.
   FOR A ONE–FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6 ½ FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
7. LAUNDRY AREAS
   IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT. [210.52(F)]
8. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
9. AFCI OUTLETS. ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION IS REQUIRED THROUGHOUT ALL 15 AND 20–AMP 120V CIRCUITRY THAT IS NOT GFCI PROTECTED. (CEC 210.12)

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CITY OF ATWATER

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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: ELECTRICAL PLAN
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT: 550

DRAWING SCALE: ½" = 1'

SHEET: E1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:

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

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

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

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

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

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

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

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

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

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

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

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

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

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

TABLE H-2

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

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

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

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

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

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

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

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

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

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

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

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

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

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

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

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

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

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

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
1 –
2 –
3 –
4 –
5 –

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT
550

DRAWING SCALE

SHEET
G1

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

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

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

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

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

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

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

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

TABLE 4.504.2 - SEALANT VOC LIMIT

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

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

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

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

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

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

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

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

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

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

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

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

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

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

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
1 –
2 –
3 –
4 –
5 –

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/15/2024
AGENCY: SJV REAP

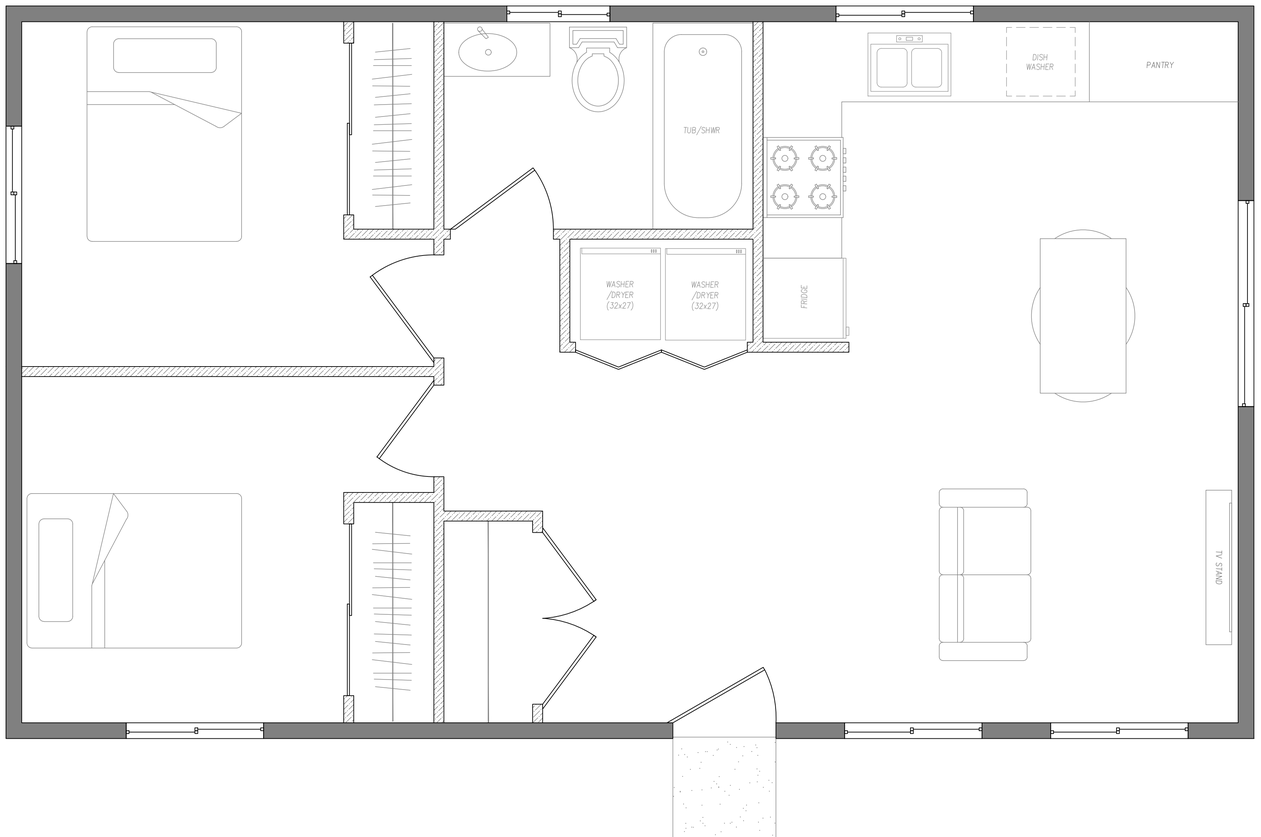
ADU SQFT
550

DRAWING SCALE

SHEET
G2

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

CITY OF ATWATER
PRE-REVIEWED
ACCESSORY DWELLING UNIT PROGRAM



743 SQ. FT.
2 BED 1 BATH
ACCESSORY DWELLING UNIT
DETACHED

SHEET INDEX	
COVER SHEETS	
C0	COVER
C1	COVER SHEET 1
C2	COVER SHEET 2
ARCHITECTURAL SHEETS	
A1	FLOOR PLAN
A2	SECTIONS
A3	ELEVATION A
A4	ELEVATION B
A5	ELEVATION C
STRUCTURAL SHEETS	
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	DETAILS
S4	DETAILS
ELECTRICAL SHEETS	
E1	ELECTRICAL PLAN
CALGREEN FORMS	
G1	CALGREEN FORM
G2	CALGREEN FORM

ADU INFO

OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	VB
CLIMATE ZONE	13

ADDITIONAL REQUIREMENTS DUE AT TIME OF SUBMITTAL

TRUSS DRAWINGS AND ANALYSIS
FIRE SPRINKLER PLAN
SOLAR PHOTOVOLTAIC (PV) PLAN
GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION
ENERGY DOCUMENTATION (TITLE 24)(MUST BE REGISTERED)
MECHANICAL PLAN

BUILDING CODE:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 PART 2.5 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER:
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CITY OF ATWATER

REVISIONS
1
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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: COVER
DATE: 4/16/2024
AGENCY: SJV REAP

ADU SQFT: 743

DRAWING SCALE:

SHEET: C0

1. GENERAL

1. NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.

A. ELECTRICAL, PLUMBING, AND MECHANICAL

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
2. DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP [CRC R314.1]
   2.1. SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R314.3)
   2.2. CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R315.3)
3. WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4–INCH–BY–24–GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4–INCH–BY–3–INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. (CPC 507.2)
4. WATER CLOSET CLEARANCE. MINIMUM 30–INCH–WIDE BY 24–INCH–DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
5. SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30–INCH–DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22–INCH UNOBSTRUCTED WIDTH. (CPC 408.5 AND CPC 408.6)

C. MECHANICAL VENTILATION AND INDOOR AIR QUALITY (ASHRAE 62.2-2010)

1. TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. (CBEES 150.0(O))
2. INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. (CBEES 150.0(O))
3. COMBUSTION AND SOLID–FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. (CBEES 150.0(O))
4. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(O))
5. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))
6. AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE–BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. (CBEES 150.0(O))
   6.A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.B. INTERMITTENTLY OPERATED WHOLE–BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
   6.D. REMOTELY LOCATED AIR–MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.
7. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
8. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE–BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
9. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
10. STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

1. PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION [CBC 1803.2 & 1803.5.12] UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS FOR CONFORMANCE WITH THE RECOMMENDATIONS OF HIS SOILS REPORT AND SHALL SIGNIFY HIS REVIEW BY CERTIFYING THE FIRST SHEET OF SAID PLANS [CRC R301.1.3.1].
   1.1. SAMPLE CERTIFICATION.
   THESE PLANS CONFORM TO THE GEOTECHNICAL REPORT #_____ DATED _____ AS PREPARED UNDER MY SUPERVISION. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
2. FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. (CRC R403.1.3.3)
3. INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
4. HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE–FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES [SEE FIGURER608.5.4(1)]
5. ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING (CRC R403.1.6 AND CRC R602.11.1):
   5.A. MINIMUM 1/2–INCH–DIAMETER STEEL BOLTS, ASTM F1554, GR36
   5.B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
   5.C. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
   5.D. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
   5.E. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE
   5.F. MINIMUM 3–INCH BY 3–INCH BY 0.229–INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{8}$ INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1–3/4 INCHES, PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
6. HOLD–DOWNS. ALL HOLD–DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. FASTENERS FOR PRESSURE–PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT–DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER (CRC R317.3)

E. WOOD FRAMING

1. FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R602.3)
2. SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2–INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
3. BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3) EXCETPTION: THE TOP PLATES ARE TWO 2–INCH BY 6–INCH OR TWO 3–INCH BY 4– INCH MEMBERS.
4. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6) EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
5. TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
6. TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE–NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
7. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD–BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054–INCH THICK AND 1–1/2–INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1–1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)
8. SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). (CRC R604.3)
9. SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1–1/2–INCH–THICK BLOCKING. (CRC R602.10.10)
10. FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD–BEARING WALLS AND PARTITIONS. (CBC 2304.3.2).
11. ROOF TRUSSES TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
12. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
13. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
14. BLOCKING OF ROOF TRUSSES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
15. TRUSS CLEARANCE. MINIMUM 1/2–INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON–BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
16. FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
   16.A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      16.A.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
      16.A.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   16.B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
   16.C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
   16.D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
   16.E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
   16.F. CORNICES OF A TWO–FAMILY DWELLING AT THE LINE OF DWELLING–UNIT SEPARATION
17. FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1):
   17.A. TWO–INCH NOMINAL LUMBER
   17.B. TWO THICKNESSES OF ONE–INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
   17.C. ONE THICKNESS OF 23/32–INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32–INCH WOOD STRUCTURAL PANEL
   17.D. ONE THICKNESS OF 3/4–INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4–INCH PARTICLEBOARD
   17.E. 1/2–INCH GYPSUM BOARD
   17.F. 1/4–INCH CEMENT–BASED MILLBOARD
   17.G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON–RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10–FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS–SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE–FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
18. FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
19. FIREBLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF–SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
20. DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
   20.A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
   20.B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS–TYPE OPEN–WEB OR PERFORATED MEMBERS
21. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2–INCH GYPSUM BOARD, 3/8–INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)
22. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT–PRODUCING DEVICES. (CRC R302.14)
23. PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):
   23.A. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER
   23.B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD
   23.C. WOOD FRAMING, SHEATHING, AND SIDING ON THE EXTERIOR OF THE BUILDING AND HAVING CLEARANCE LESS THAN 6 INCHES FROM THE EXPOSED GROUND OR LESS THAN 2 INCHES VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACE EXPOSED TO WEATHER
   23.D. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER

F. BASIS OF DESIGN

NOTE: WINTER DESIGN TEMP., FLOOD HAZARDS, AIR FREEZING INDEX AND MEAN ANNUAL TEMP SECTIONS ARE REQUIRED BY APPLICANT AT TIME OF SUBMITTAL.

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topo graphic effects		Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000'=NEG	<5000'=12"	YES		<5000' = NO			

G. GENERAL MATERIAL SPECIFICATIONS

1. LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS SHALL BE NO. 2 GRADE DOUGLAS FIR–LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD–GRADE DOUGLAS FIR–LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR–LARCH OR BETTER.
2. STUCTURAL PLYWOOD SHALL CONFORM TO COMMERIAL STANDARD DOC PS 1–09 AND HAVE A PANEL GRADE OF C–D. WOOD BASED STRUCTURAL –USE PANELS (I.E. ORIENTED STRAND BOARD) SHALL CONFORM TO THE APA PRP–108 PERFORMANCE STANDARD OF THE VOLUNTARY PRODUCT STANDARD DOC PS 2–10. "PERFORMANCE STANDARD FOR WOOD–BASED STRUCTURAL–USE PANELS". PUBLISHED BY THE DEPARTMENT OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD AND STRUCTURAL–USE PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. SHEATHING EXPOSED TO WEATHER SHALL BE GRADE C–C EXTERIOR WITH A RANGE INDEX AS TO MATCH BODY OF DIAGRAM SPECIFIED.
3. CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THERIN SHALL ALSO CONFORM TO ACI 318–14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
4. REINFORCING STEEL. REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615., GRADE 40 (CRC R403.1.3.5.1)
5. FASTENERS FOR PRESERVATIVE–TREATED WOOD. FASTENERS FOR PRESERVATIVE–TREATED AND FIRE–RETARDANT–TREATED WOOD – INCLUDING NUTS AND WASHERS –– SHALL BE OF HOT DIPPED ZINC–COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.1)
   EXCEPTION: 1/2–INCH DIAMETER OR GREATER STEEL BOLTS
   EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY DEPOSITED ZINC–COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM
   EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE–TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT
6. FASTENERS FOR FIRE–RETARDANT–TREATED WOOD. FASTENERS FOR FIRE–RETARDANT–TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC–COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.3)
7. WALL FLASHING. APPROVED CORROSION–RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.8):
   7.A. EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER–RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
   7.B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
   7.C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
   7.D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
   7.E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD–FRAME CONSTRUCTION
   7.F. AT WALL AND ROOF INTERSECTIONS
   7.G. AT BUILT–IN GUTTERS

H. LIGHTING

RESIDENTIAL LIGHTING. CA ENERGY CODE 150.0(K)

1. *LUMINAIRE REQUIREMENTS.*
   1.A. *LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0–A.*
   EXCEPTION 1 TO SECTION 150.0(K)1A: INTEGRATED DEVICE LIGHTING. LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS.
   EXCEPTION 2 TO SECTION 150.0(K)1A: NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS.
   EXCEPTION 3 TO SECTION 150.0(K)1A: CABINET LIGHTING. LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.
   1.B. *SCREW–BASED LUMINAIRES. SCREW–BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.*
   1.C. *RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:*
      i. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
      ii. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
      iii. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
      iv. MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
   EXCEPTION TO SECTIONS 150.0(K)1CII AND III: RECESSED LUMINAIRES MARKED FOR USE IN FIRE–RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
   1.A. *LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JA8 ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.*
   1.B. *BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.*
2. *INDOOR LIGHTING CONTROLS.*
   2.A. *LIGHTING SHALL HAVE READILY ACCESSIBLE WALL–MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.*
   EXCEPTION TO SECTION 150.0(K)2A: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
   2.B. *NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).*
   2.C. *LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.*
   2.D. *AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.*

I. ROOFING AND WEATHERPROOFING

1. ROOF COVERING. ALL ROOF COVERING SHALL BE INSTALLED PER

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, e]	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or $1^1/_4$″ × 20 gage ridge strap	3-10d (3″ × 0.128″)	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails ($3^1/_2$″ × 0.135″) or 3-10d common nails (3″ × 0.148″)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d ($3^1/_2$″ × 0.135″) 3-16d ($3^1/_2$″ × 0.135″)	—	
	Wall			
7	Built-up studs-face nail	10d (3″ × 0.128″)	24″ o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½″ x 0.135″)	12″ o.c.	
9	Built-up header, two pieces with $^1/_2$″ spacer	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge	
10	Continued header, two pieces	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$″ × 0.113″)	—	
12	Double studs, face nail	10d (3″ × 0.128″)	24″ o.c.	
13	Double top plates, face nail	10d (3″ × 0.128″)	24″ o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$″ × 0.135″)	—	
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$″ × 0.135″)	16″ o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$″ × 0.135″)	16″ o.c.	
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$″ × 0.113″) or 2-16d ($3^1/_2$″ × 0.135″)	— —	
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$″ × 0.135″)	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3″ × 0.128″)	—	
20	1″ brace to each stud and plate, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
21	1″ × 6″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
22	1″ × 8″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 3 staples $1^3/_4$″	— —	
23	Wider than 1″ × 8″ sheathing to each bearing, face nail	3-8d ($2^1/_2$″ × 0.113″) 4 staples $1^3/_4$″	— —	
	Floor			
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$″ × 0.113″)	6″ o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½″ × 0.113″)	6″ o.c.	
27	1″ × 6″ subfloor or less to each joist, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
28	2″ subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$″ × 0.135″)	—	
29	2″ planks (plank & beam - floor & roof)	2-16d ($3^1/_2$″ × 0.135″)	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3″ × 0.128″)	Nail each layer as follows: 32″ o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d ($3^1/_2$″ × 0.135″)	At each joist or rafter.	
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	$^3/_8$″ - $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common ($2^1/_2$″ × 0.131″) nail (roof)[j]	6	12[g]
33	$^{19}/_{32}$″ - 1″	8d common nail ($2^1/_2$″ × 0.131″)	6	12[g]
34	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
	Other wall sheathing[h]			
35	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_4$″ long	3	6
36	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_2$″ long	3	6
37	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$ screws, Type W or S	7	7
38	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^3/_4$″ long; $1^5/_8$″ screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
40	$^7/_8$″ - 1″	8d common ($2^1/_2$″ × 0.131″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
41	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.

g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

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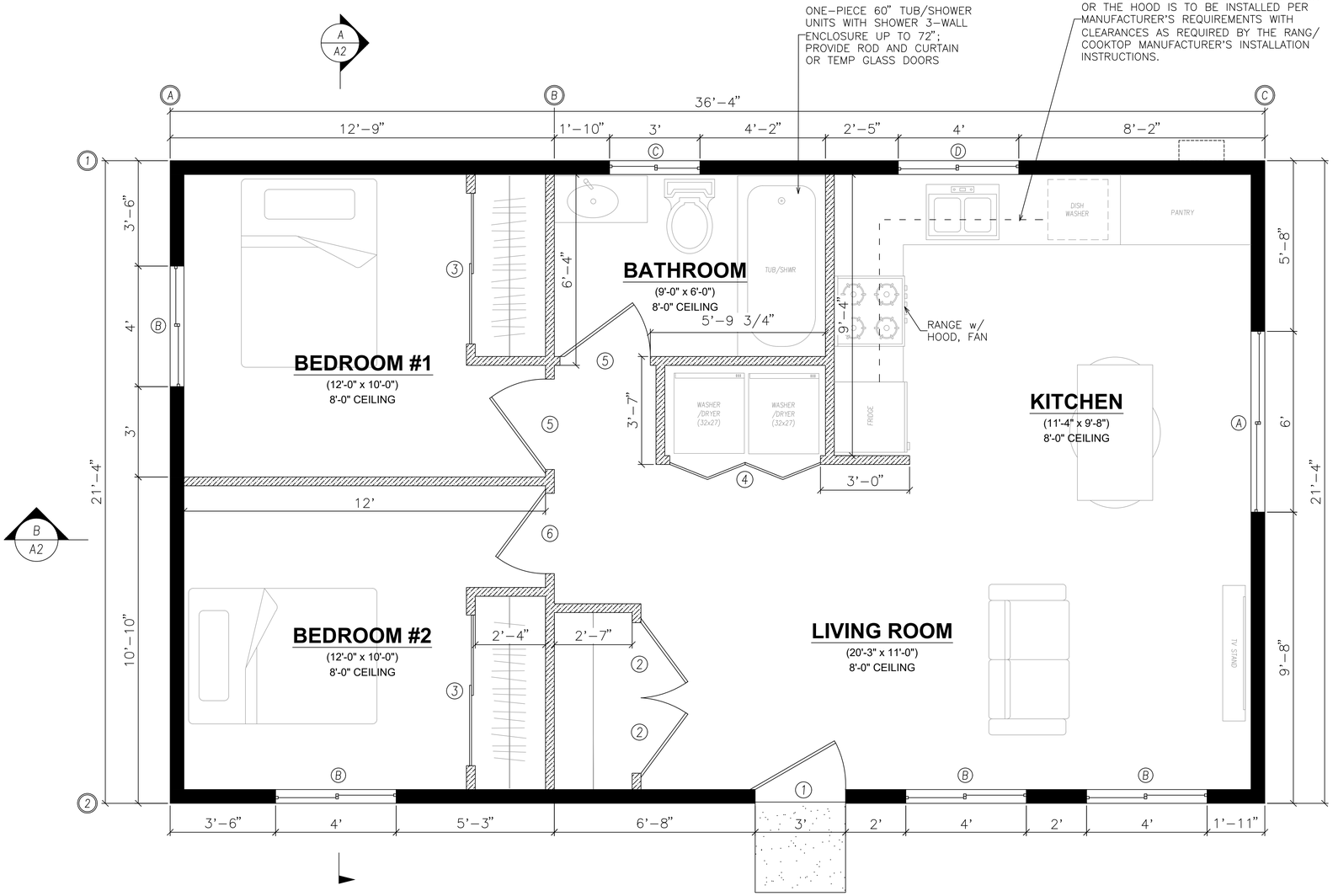
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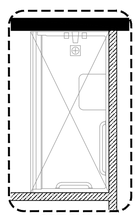
PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: COVER
DATE: 4/16/2024
AGENCY: SJV REAP

ADU SQFT
743

DRAWING SCALE

SHEET
C2





OPTIONAL ROLL-IN SHOWER

WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
Ⓐ	6'–0" x 4'–0"	SLIDING		
Ⓑ	4'–0" x 4'–0"	SLIDING		
Ⓒ	3'–0" x 1'–0"	SLIDING	TEMPERED GLAZING	6' ABOVE FLOOR
Ⓓ	4'–0" x 3'–0"	SLIDING		

MINIMUM LI = 0.32 SHGC = 0.28

THE BOTTOM OF THE CLEAR OPENING OF WINDOWS IN SLEEPING ROOMS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR (CRC R310.2.3)

DOOR SCHEDULE

MARK	DIMENSION	TYPE	NOTES
①	3'–0" x 6'–8"	SWINGING	1–3/8" SOLID CORE
②	2'–6" x 6'–8"	SWINGING	1–3/8" HOLLOW CORE
③	5'–0" x 6'–8"	SLIDING	5'–6" CLOSET
④	5'–0" x 6'–8"	BI–FOLD	LAUNDRY COVERING w/VENTILATION SLATS
⑤	3'–0" x 6'–8"	SWINGING	1–3/8" HOLLOW CORE
⑥	2'–8" x 6'–8"	SWINGING	1–3/8" HOLLOW CORE

LEGEND

EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL COVERINGS; 1/2" WALLBOARD INTERIOR; R–21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; 2 LAYERS NO. 15 BUILDING PAPER OVER PLWD R–5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING.

INTERIOR NON–LOAD–BEARING WALL 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR

EXCERPT FROM R602.3.3 – BEARING STUDS

WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES (406 MM) ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES (610 MM) ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES (127 MM) OF THE STUDS BENEATH.

AGING-IN-PLACE

AGING–IN–PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.PAGE

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. [CRC R327.1.1]

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.[CRC R327.1.1.1]

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

EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO– OR THREE–STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3]

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. [CRC R327.1.4]

OPTIONAL ROLL-IN SHOWER PLAN NOTES

NOTE: OPTIONAL ROLL IN SHOWERS OFFERED FOR CONVENIENCE NOT FOR COMPLIANCE WITH ACCESSIBILITY STANDARDS.

1. SHOWER COMPARTMENT SEAT
   - –MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
   - –LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
   - –MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR.
   - –SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
   - –STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
2. SHOWER GRAB BARS
   - –MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
   - –NOT EXTENDING OVER SHOWER SEAT
   - –IF CROSS SECTION IS CIRCULAR, MINIMUM 1–1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
   - –IF CROSS SECTION IS NON–CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2–1/4" CROSS SECTION DIMENSION
   - –GRAB BARS MOUNTED ADJACENT TO A WALL, 1–1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
   - –MINIMUM 1–1/2" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS
   - –MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
   - –SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
   - –STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
   - –WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
   - –REINFORCEMENT SHALL BE A SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY
   - –REINFORCEMENT SHALL NOT BE LESS THAN 2"x8" NOMINAL LUMBER (1–1/2"x7–1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39–1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   - –SHOWER REINFORCEMENTS SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
3. OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
   - –INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
   - –LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   - –LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
   - –CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
   - –SINGLE–LEVER DESIGN
   - –OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
   - –OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
4. SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
   - –OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   - –OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
   - –MINIMUM 59 INCH LONG HOSE
   - –CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
   - –ON/OFF CONTROL WITH NON–POSITIVE SHUT OFF
   - –ADJUSTABLE –HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
5. WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL–IN SHOWER FLOORS
7. MAXIMUM ½" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL–IN SHOWERS
8. WHERE DRAINS ARE PROVIDED AT ROLL–IN SHOWERS, MAXIMUM ¼" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

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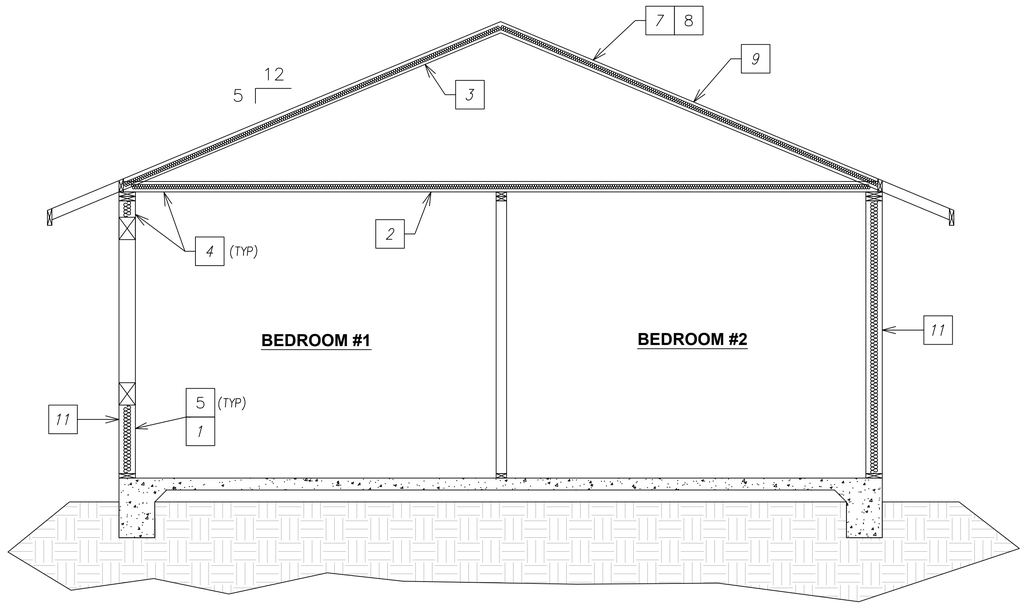
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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FLOOR PLAN
DATE: 4/16/2024
AGENCY: SJV REAP

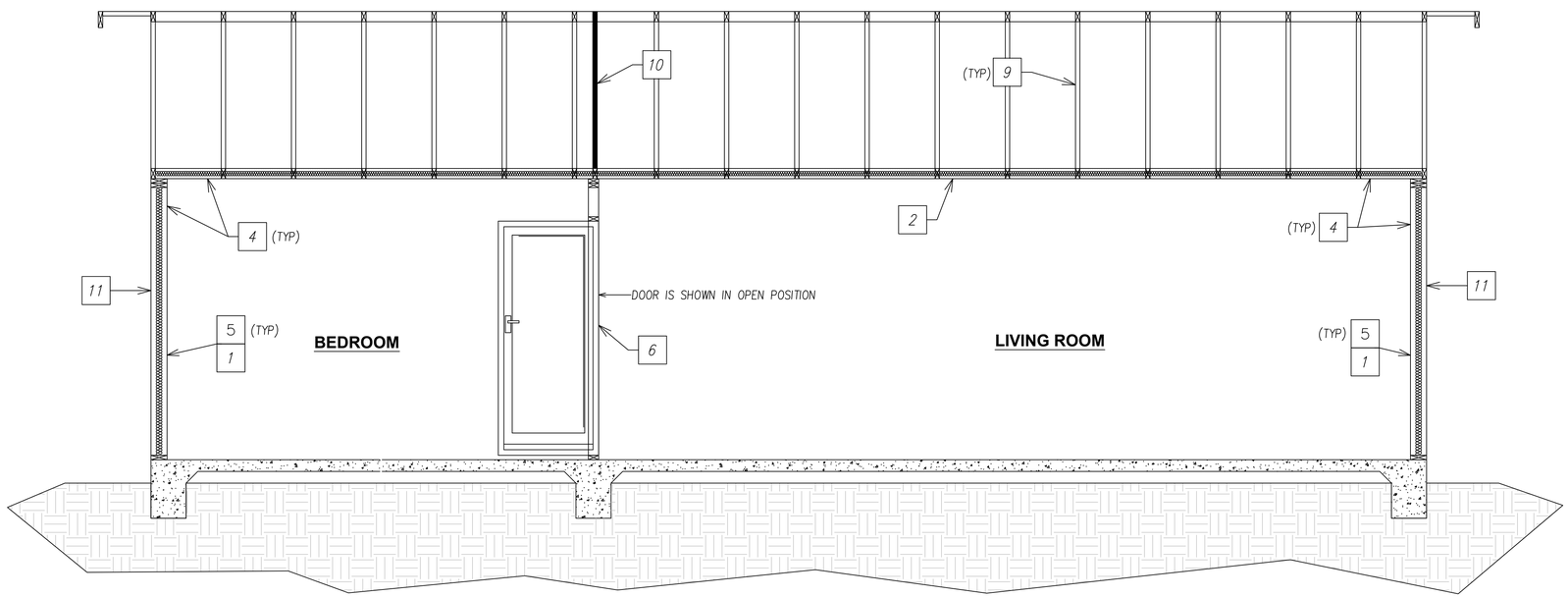
ADU SQFT
743

DRAWING SCALE
½" = 1'

SHEET
A1



SECTION A - A



SECTION B - B

SECTION KEYNOTES

1	WALL INSULATION: R19
2	CEILING INSULATION: R38
3	ROOF INSULATION: R19
4	INTERIOR FINISH: ½" GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLE)
5	EXTERIOR WALL: 2x6 STUD WALL @ 24" O.C.
6	INTERIOR WALL: 2x4 STUD WALL @ 24" O.C.
7	RADIANT BARRIER IS REQUIRED
8	ROOFING: REFER TO ELEVATIONS
9	PRE-ENGINEERED, PRE-FABRICATED ROOF TRUSSES (REQUIRED BY APPLICANT AT TIME OF SUBMITTAL)
10	MANUFACTURED DRAGG TRUSS
11	EXTERIOR WALL COVERING AS DENOTED AT EXTERIOR ELEVATION. ALL WALL COVERINGS SHALL BE APPLIED OVER WATER RESISTIVE BARRIER APPLIED TO WOOD SHEATHING PER (CRC 703.7.3.1)

NOTE:
1. DESIGN OF ROOF TRUSSES SHALL ACCOMMODATE PHYSICAL DIMENSIONS AND GRAVITY LOAD OF ATTIC MOUNTED AIR HANDLER, AND PV PANEL WEIGHT.
2. VERIFY INSULATION VALUES WITH ENERGY COMPLIANCE REPORT.
3. FOR 1-HOUR FIRE RATED ASSEMBLY" AND "1-HOUR FIRE RATED GABLE END" DETAIL ON SHEETS S4 WHERE REQUIRED.

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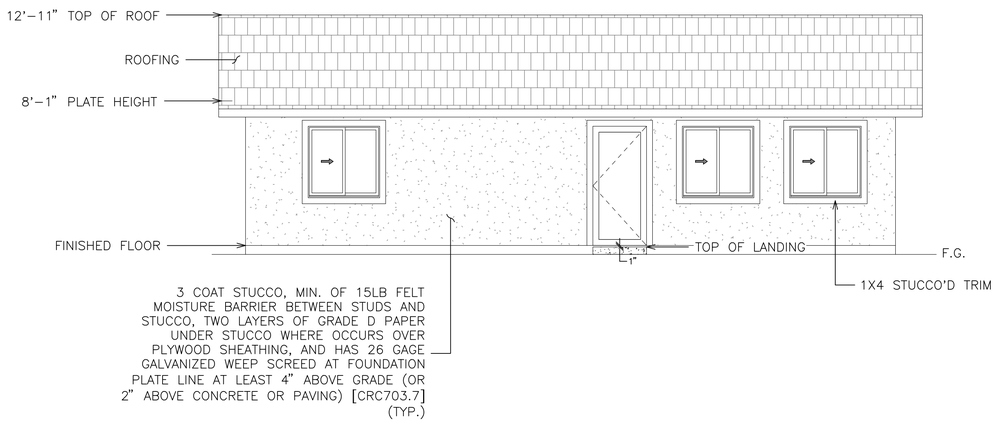
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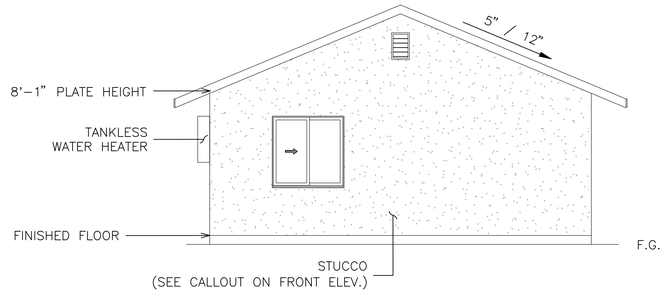
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DRAWING SCALE
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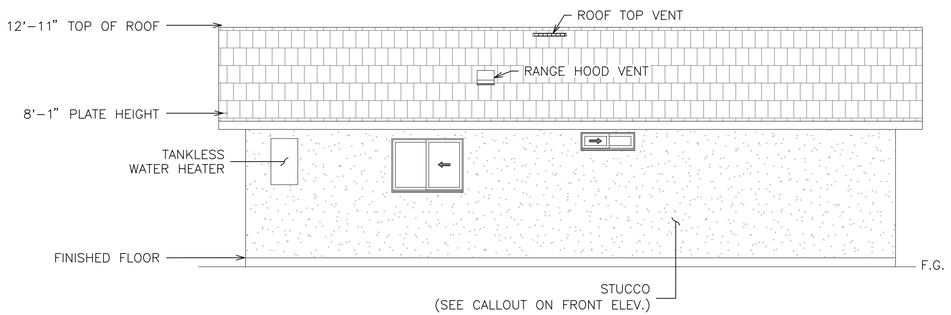
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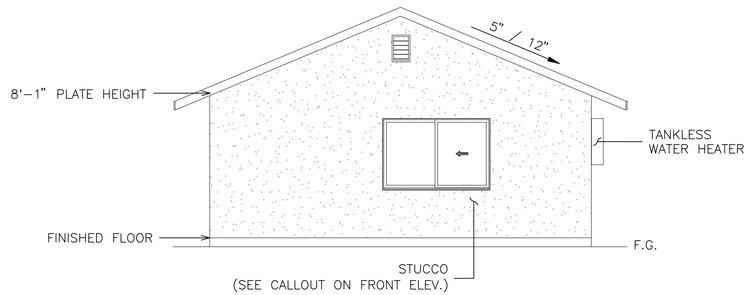
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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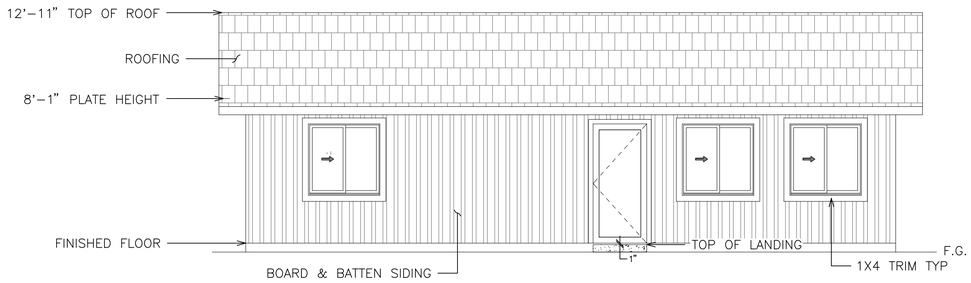
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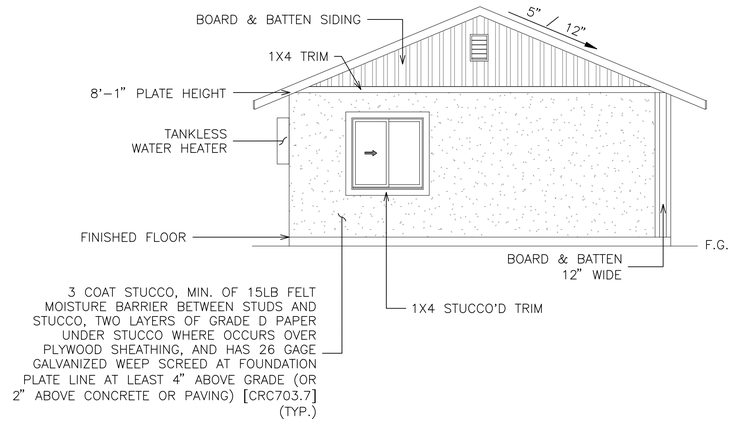
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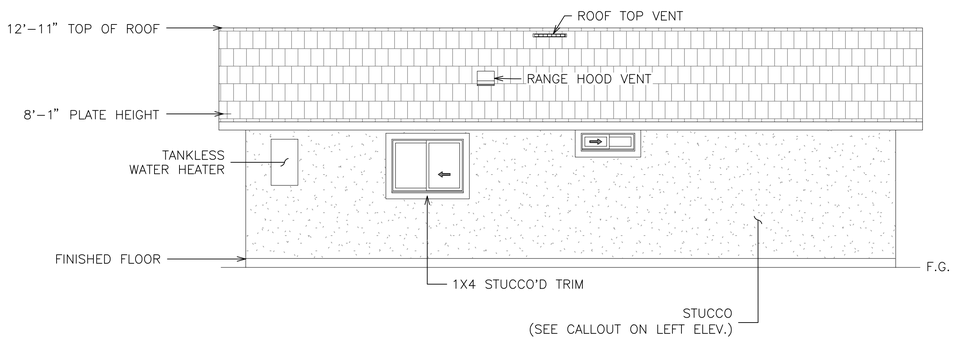
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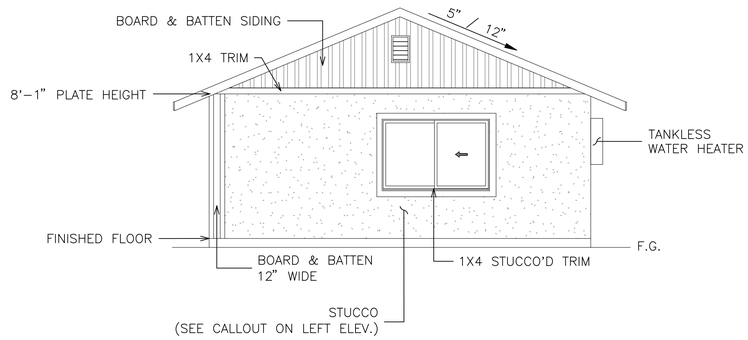
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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PROJECT TITLE
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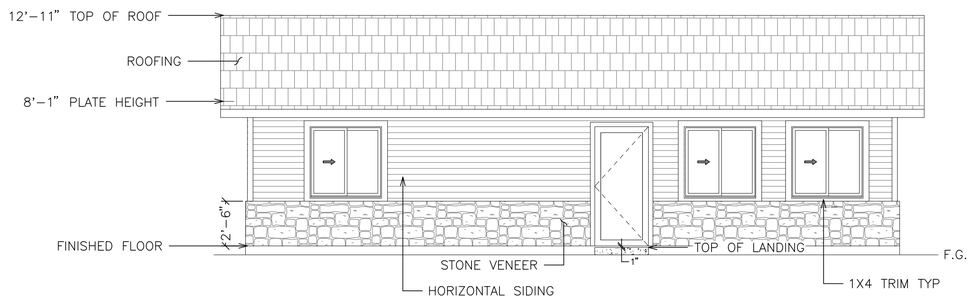
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AGENCY
SJV REAP

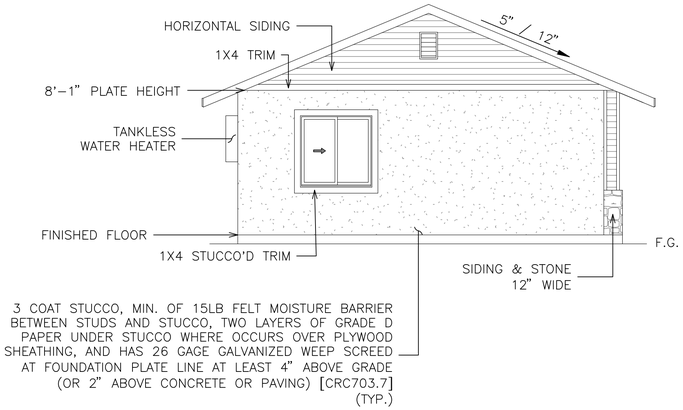
ADU SQFT
743

DRAWING SCALE
1/4" = 1'

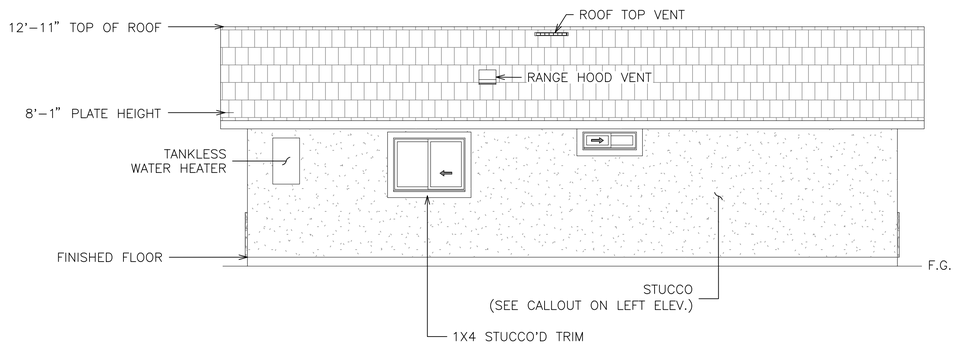
SHEET
A4



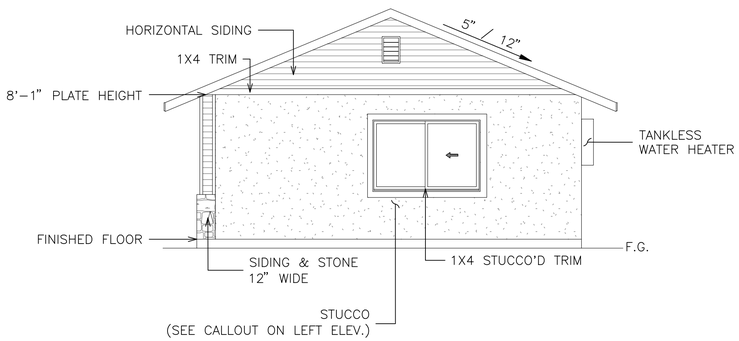
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION C

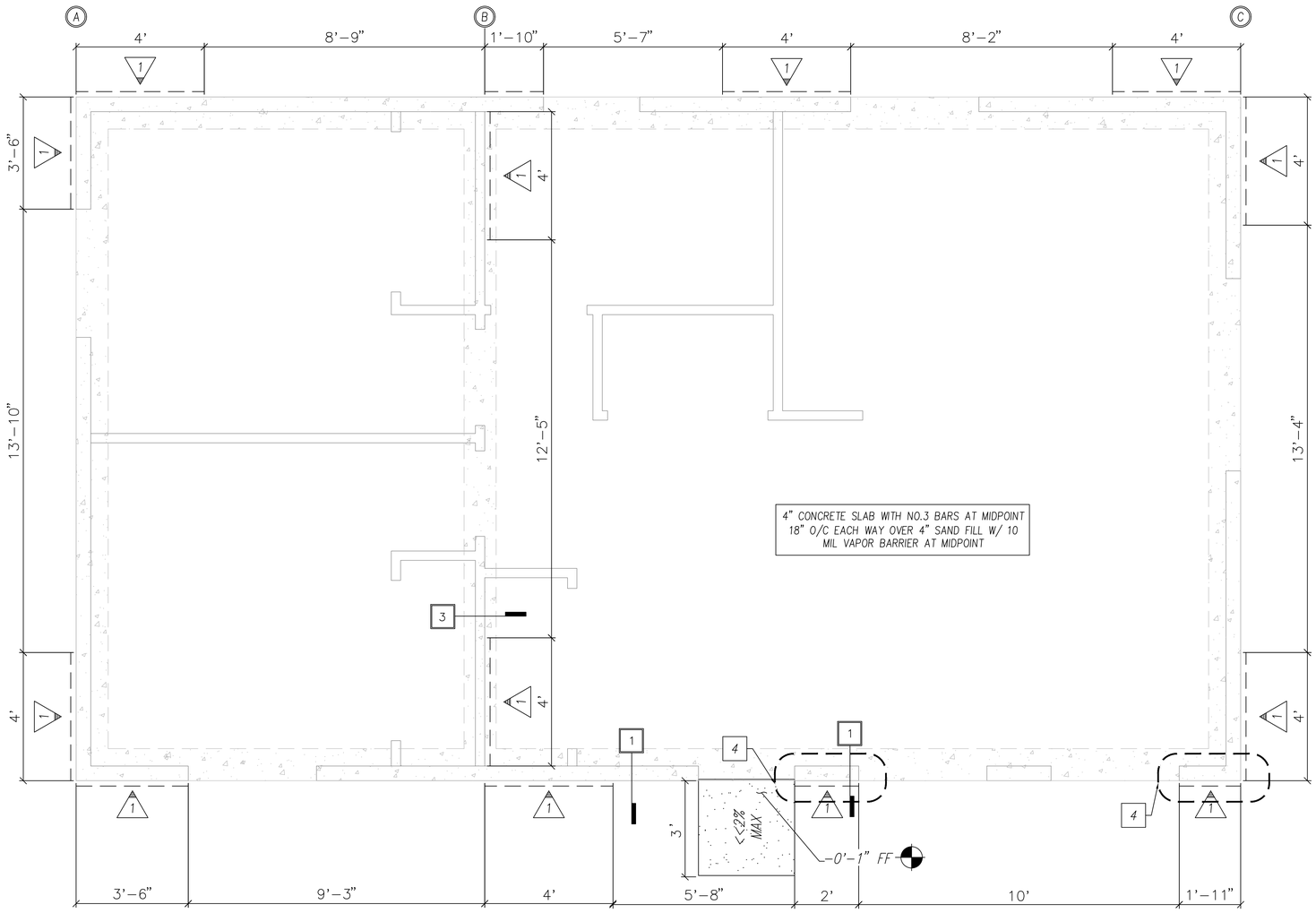
DATE
4/16/2024

AGENCY
SJV REAP

ADU SQFT
743

DRAWING SCALE
1/4" = 1'

SHEET
A5



KEYNOTES/LEGEND

(#) BRACED WALL LINE

[#] FOUNDATION PLAN DETAIL FOUND ON SHEET S3

INDICATES CONCRETE FOOTING AREA

WALL BRACING SCHEDULE		
TYPE	MATERIAL	NAILING/STAPLING
1	3/8" PLYWD[2]	6d NAILS; EDGES @ 6" O.C. , FIELD NAIL @ 12" O.C.

1. EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
2. STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0" × 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5" × 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

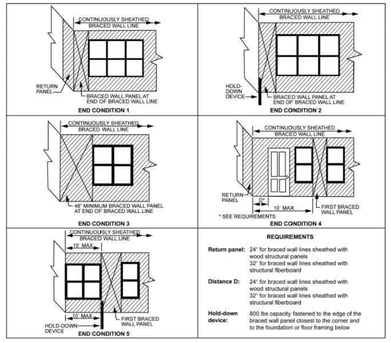
For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.

a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.

b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.

c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING



WALL BRACING NOTES

1. FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH THIS SECTION.(CRC602.10.1)

2. THE LENGTH OF A BRACED WALL LINE SHALL BE THE DISTANCE BETWEEN ITS ENDS. THE END OF A BRACED WALL LINE SHALL BE THE INTERSECTION WITH A PERPENDICULAR BRACED WALL LINE, AN ANGLED BRACED WALL LINE AS PERMITTED IN SECTION R602.10.1.4 OR AN EXTERIOR WALL AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.1)

3. EACH BRACED WALL LINE SHALL BE LOCATED SUCH THAT NO MORE THAN TWO-THIRDS OF THE REQUIRED BRACED WALL PANEL LENGTH IS LOCATED TO ONE SIDE OF THE BRACED WALL LINE. BRACED WALL PANELS SHALL BE PERMITTED TO BE OFFSET UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE. BRACED WALL PANELS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1.
EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1.
INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.2)

4. THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED. (CRC602.10.1.3)

TABLE R602.10.1.3
BRACED WALL LINE SPACING

APPLICATION	CONDITION	BUILDING TYPE	BRACED WALL LINE SPACING CRITERIA	
			Maximum Spacing	Exception to Maximum Spacing
Wind bracing	Ultimate design wind speed 100 mph to < 140 mph	Detached, townhouse	60 feet	None
Seismic bracing	SDC A – C	Detached	Use wind bracing	
	SDC A – B	Townhouse	Use wind bracing	
	SDC C	Townhouse	35 feet	Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).
	SDC D_0, D_1, D_2	Detached, townhouses, one- and two-story only	25 feet	Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet.
	SDC D_0, D_1, D_2	Detached, townhouse	25 feet	Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2, 1 mile per hour = 0.447 m/s.

5. BRACED WALL LINES WITH A LENGTH OF 16 FEET (4877 MM) OR LESS SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS OF ANY LENGTH OR ONE BRACED WALL PANEL EQUAL TO 48 INCHES (1219 MM) OR MORE. BRACED WALL LINES GREATER THAN 16 FEET (4877 MM) SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS. (CRC602.10.2.3)

6. TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.2(2) (CRC602.10.3)

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[b]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
			Method LIB[d]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D_0		10	NP	2.8	2.8	1.8	1.6
		20	NP	5.5	5.5	3.6	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
		10	NP	5.3	5.3	3.8	3.2
		20	NP	10.5	10.5	7.5	6.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
		50	NP	26.3	26.3	18.8	16.0
		10	NP	7.3	7.3	5.3	4.5
		20	NP	14.5	14.5	10.5	9.0
		30	NP	21.8	21.8	15.8	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.3	26.3	22.3

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

NP = Not Permitted.

a. Linear interpolation shall be permitted.

b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code*.

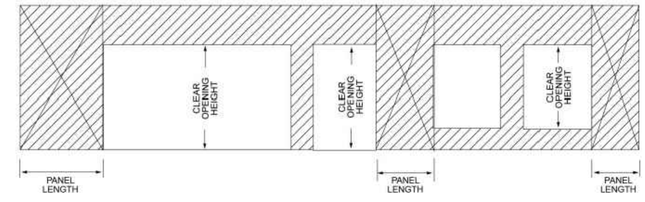
c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.

d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.

e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.

f. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING



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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
FOUNDATION PLAN

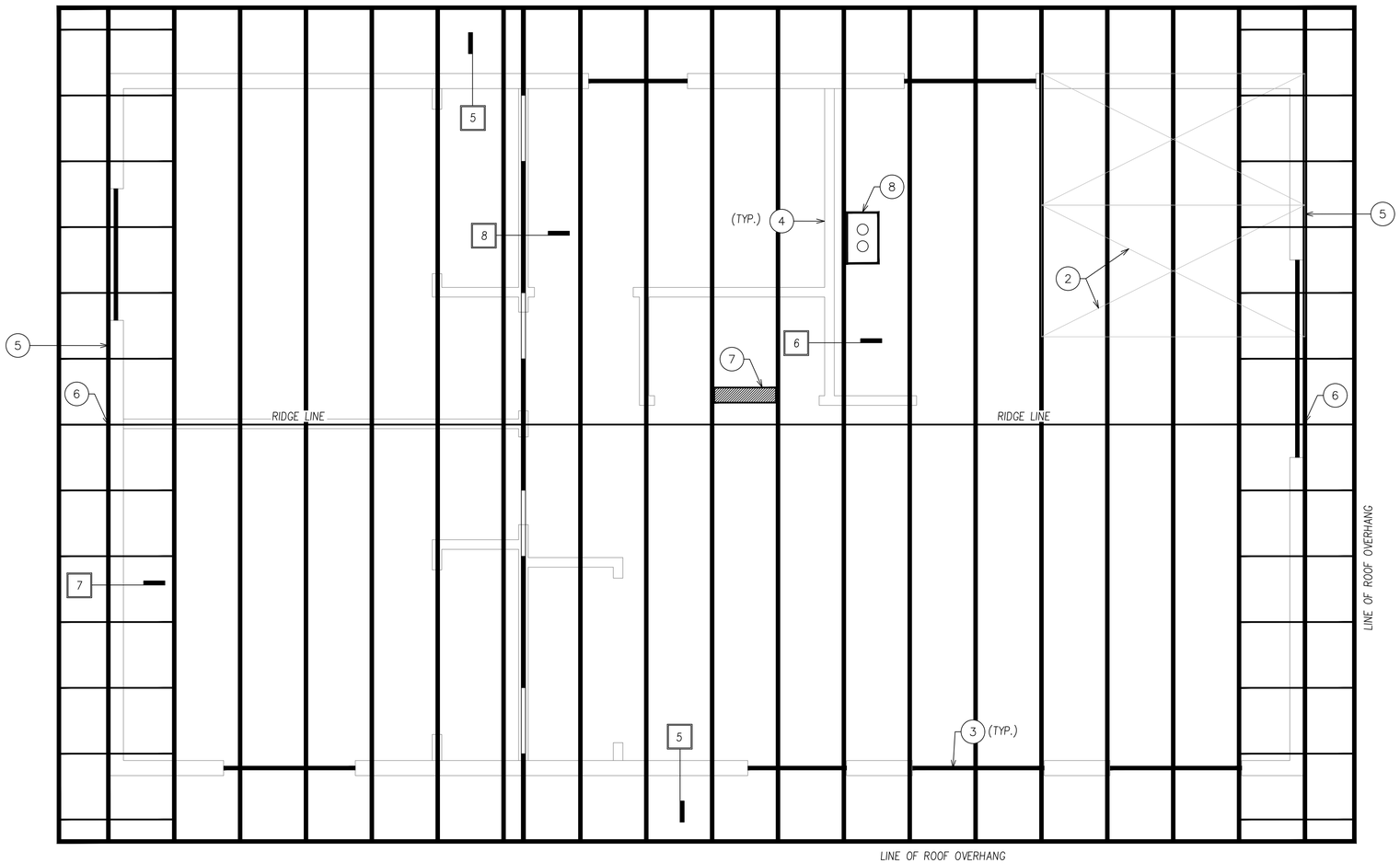
DATE
4/16/2024

AGENCY
SJV REAP

ADU SQFT
743

DRAWING SCALE
1/2" = 1'

SHEET
S1



KEYNOTES

1. PRE-MFR. TRUSSES @ 24" O.C.
2. 15/32" APA RATED PLYW'D OR OSB, P.I. 32/16, EDGE NAIL W/8D @ 6" O.C. & FIELD NAIL @ 6" O.C.
3. 6X8 D.F. # 2
4. TOP OF NON-BEARING, NON-BRACED WALL. SEE DETAIL 5.
5. SEE DETAIL 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
6. LOCATION OF 12"x18" GABLE END VENT
7. LOCATION OF 5 ½" x 22 ½" ROOF TOP VENT
8. LOCATION OF RANGE HOOD VENT
- [#] FRAMING PLAN DETAIL FOUND ON SHEET S3

NOTES

1. TRUSS CALCULATIONS (FROM THE TRUSS MANUFACTURER) SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO A REQUEST FOR ROOF AND SHEAR INSPECTION

ATTIC VENTILATION REQUIREMENTS

$\frac{743\ SQFT}{300} \cdot 144\ in/ft = (357\ in^2)$

PROVIDE:

2 – 12"x18" GABLE END VENT (140 in^2) = (280 in^2)

1 – 5-1/2" x 22-1/2" ROOF TOP VENT (83 in^2) = (83 in^2)

TOTAL PROVIDED: = (363 in^2)

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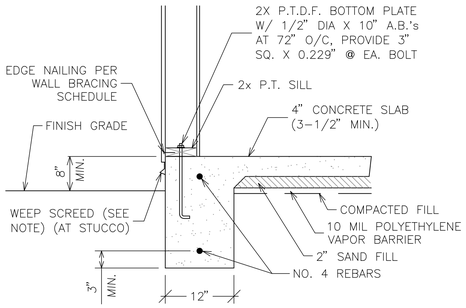
REVISIONS

PROJECT TITLE	SHEET DESCRIPTION	DATE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM	ROOF FRAMING PLAN	4/16/2024
	AGENCY	SJV REAP

ADU SQFT: 743

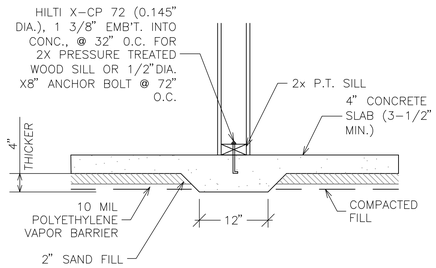
DRAWING SCALE: ½" = 1'

SHEET: S2

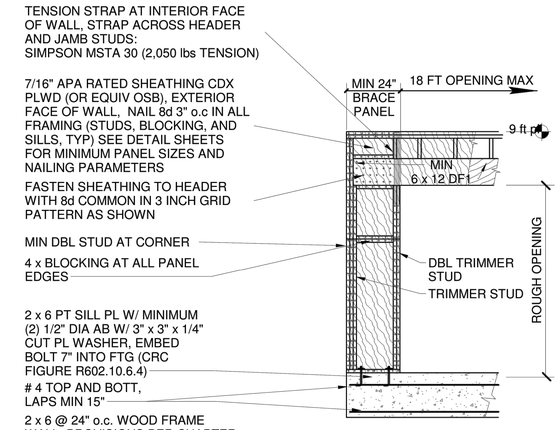


NOTE: STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED

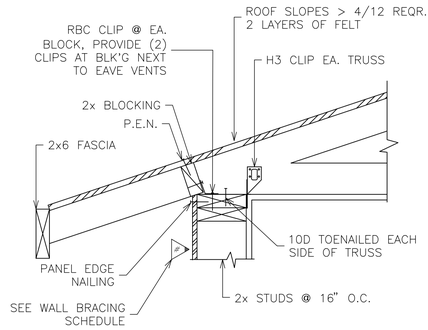
1 EXTERIOR FOOTING
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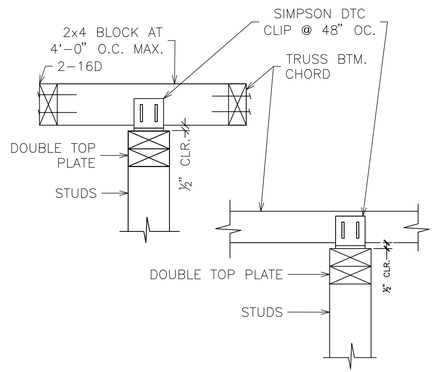
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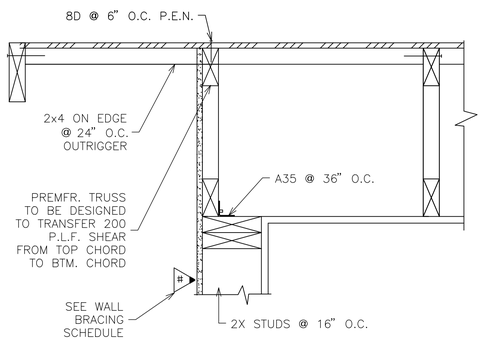
3 CS-PF DETAIL
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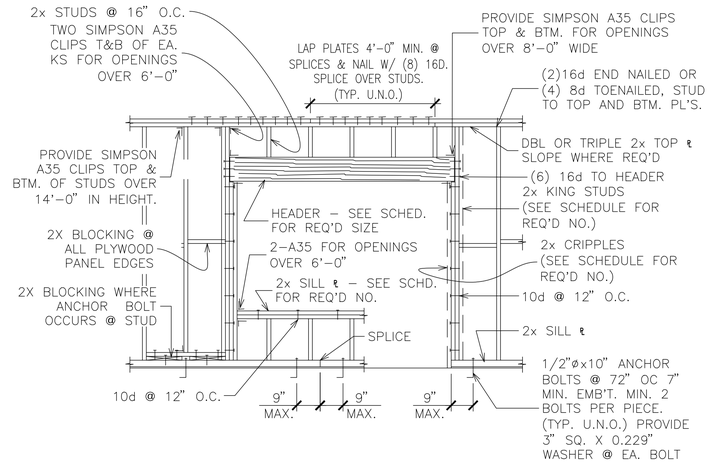
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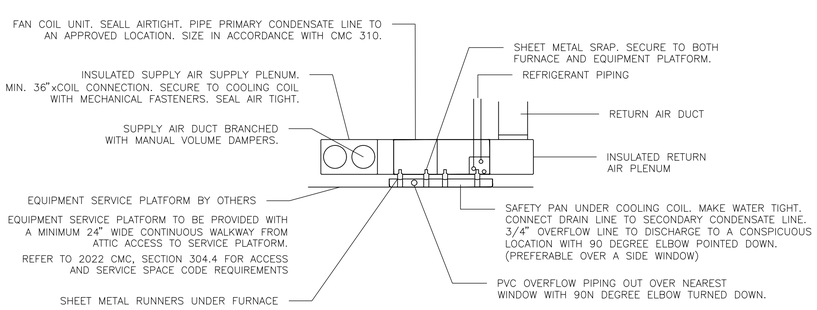
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N.T.S.



6 GABLE END DETAIL
N.T.S.

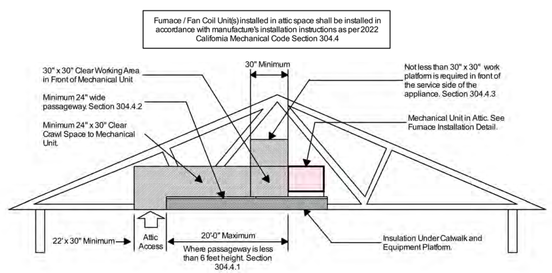


TYP. WALL FRAMING AT OPENING N.T.S.



NOTE: FURNACE/FAN COIL UNIT TO BE INSTALLED AND SECURELY FASTENED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER 2022 CALIFORNIA MECHANICAL CODE SECTION 303.4.

7 FAN COIL INSTALLATION IN ATTIC
N.T.S.



NOTES:
1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
[CA. ENERGY CODE 150.0(a)2]

2. FURNACE/FAN COIL UNIT(S) INSTALLED IN ATTIC SPACE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER (CMC 304.4)

8 ATTIC MOUNTED AIR HANDLER
N.T.S.

HEADER SCHEDULE

CLEAR SPAN OF OPENING	HEADER SIZE NOTE 1		NUMBER OF CRIPPLES		NUMBER OF KING STUDS		NUMBER OF SILL PLATES	
	BEARING WALL	NON-BRG WALL	BRG WALL	NON-BRG WALL	EXTERIOR	INTERIOR	EXTERIOR	INTERIOR
UP TO 6'-0"	4 x 8	4 x 6	1	1	1	1	1	1

NOTES:

1. 4x HEADER SIZE SHOWN IS FOR 2x4 STUD WALL. REVISE TO 6x FOR 2x6 STUD WALLS AND 8x FOR 2x8 STUD WALLS.
2. DETAILS AND MEMBER SIZES ARE TYPICAL UNLESS OTHERWISE NOTED OR DETAILED.
3. NOTES AND MEMBER SIZES SHOWN ON FRAMING PLANS SHALL TAKE PRECEDENCE OVER SCHEDULE.

9 HEADER DETAIL
N.T.S.

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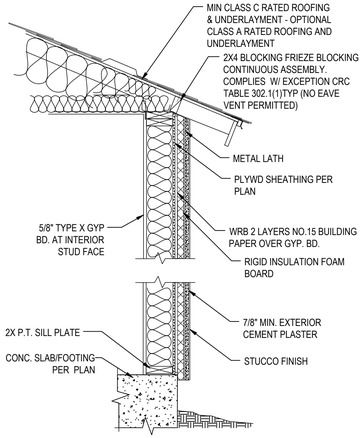
REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: DETAILS
DATE: 4/16/2024
AGENCY: SJV REAP

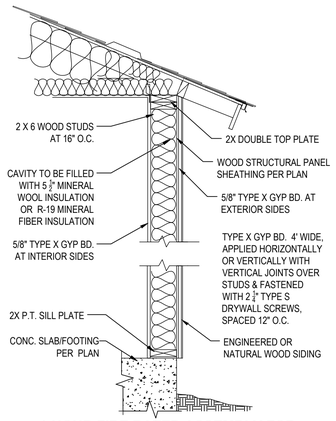
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DRAWING SCALE

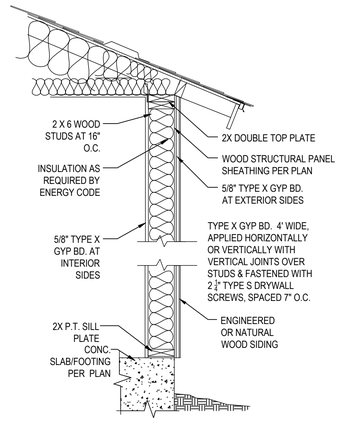
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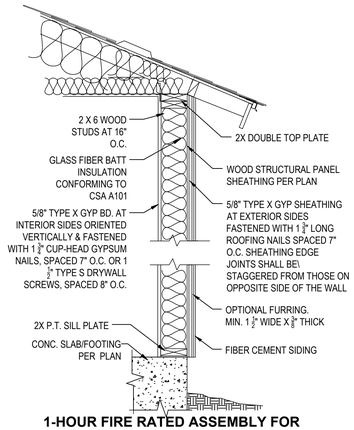
10 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
N.T.S.



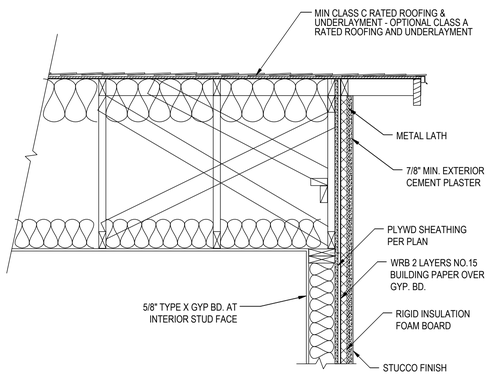
11 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



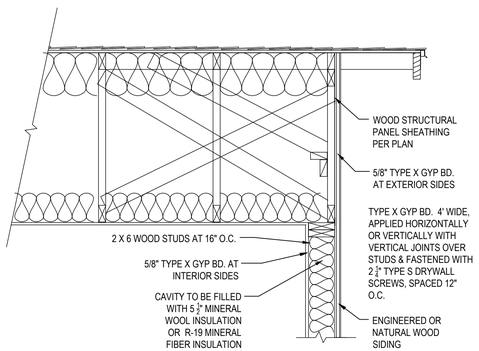
12 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



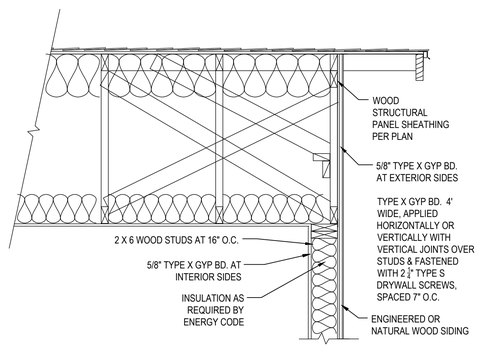
13 1-HOUR FIRE RATED ASSEMBLY FOR FIBER CEMENT SIDING
N.T.S.



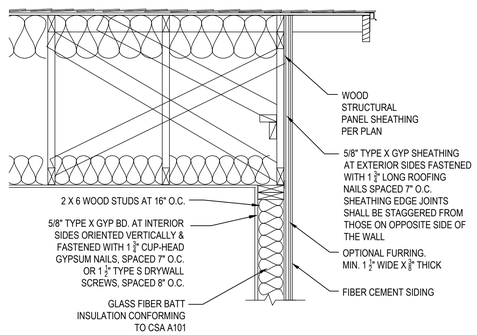
14 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



15 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



16 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



17 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING
N.T.S.

DISCLAIMER:
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
DETAILS

DATE
4/16/2024

AGENCY
SJV REAP

ADU SQFT
743

DRAWING SCALE

SHEET
S4

120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA–1 FLUSH MOUNT 30 CK

PANEL SCHEDULE -PANEL 'A'

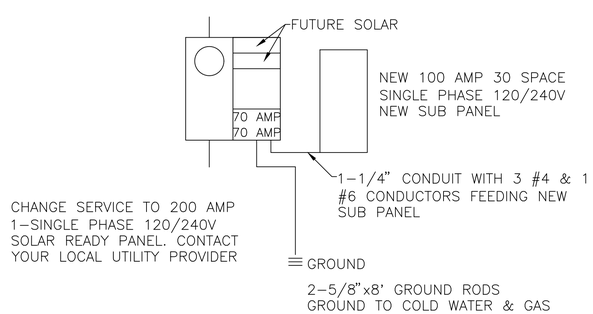
10KAIC #498

DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	11	20 AMP	1800	1800	20 AMP	12	DISPOSAL
EF #1 AND EF #2	13	20 AMP	600	4000	50 AMP	14	COOK TOP
	15			4000	50 AMP	16	COOK TOP
WATER HEATER	17	30 AMP	2400	2400	30 AMP	18	FURNACE
WATER HEATER	19	30 AMP	2400	2400	30 AMP	20	FURNACE
SPACE	21					22	SPACE
SPACE	23					24	SPACE
SPACE	25					26	SPACE
SPACE	27					28	SPACE
SPACE	29					30	SPACE
SPACE	31					32	SPACE
SPACE	33					34	SPACE
SPACE	35					36	SPACE
SPACE	37					38	SPACE
SPACE	39					40	SPACE
SPACE	41					42	SPACE
		TOTAL VA LOAD	14150	11650			
		25% LCU/IML	3538	2913			
		TOTAL LOAD	17688	14563			
		TOTAL LOAD AMPS	64	53			

ELECTRICAL LEGEND

	DUPLEX OUTLET		FAN AND LIGHT COMBINATION (HE LIGHT)
GFCI	GFCI OUTLET		HIGH EFFICACY LIGHT FIXTURE
WP GFCI	WEATHERPROOF GFCI OUTLET		HIGH EFFICACY RECESSED LIGHT
$	WALL SWITCH		GARBAGE DISPOSAL
$G.D	GARBAGE DISPOSAL SWITCH		HVAC AIR DUCT LOCATION
$V.S	VACANCY SENSOR		FAN & LIGHT COMBO
S.D	SMOKE DETECTOR		
C.O	CARBON MONOXIDE ALARM		

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE N.T.S.



SOLAR READY KEYNOTES (#)

NOTE: SOLAR READY NOTES SHOWN TO DEMONSTRATE PLAN IS SOLAR READY. SEPARATE PERMIT AND FEES ARE REQUIRED. IF REQUIRED, CONTACT A PV/SOLAR PROVIDER FOR PLANS AND PERMITS.

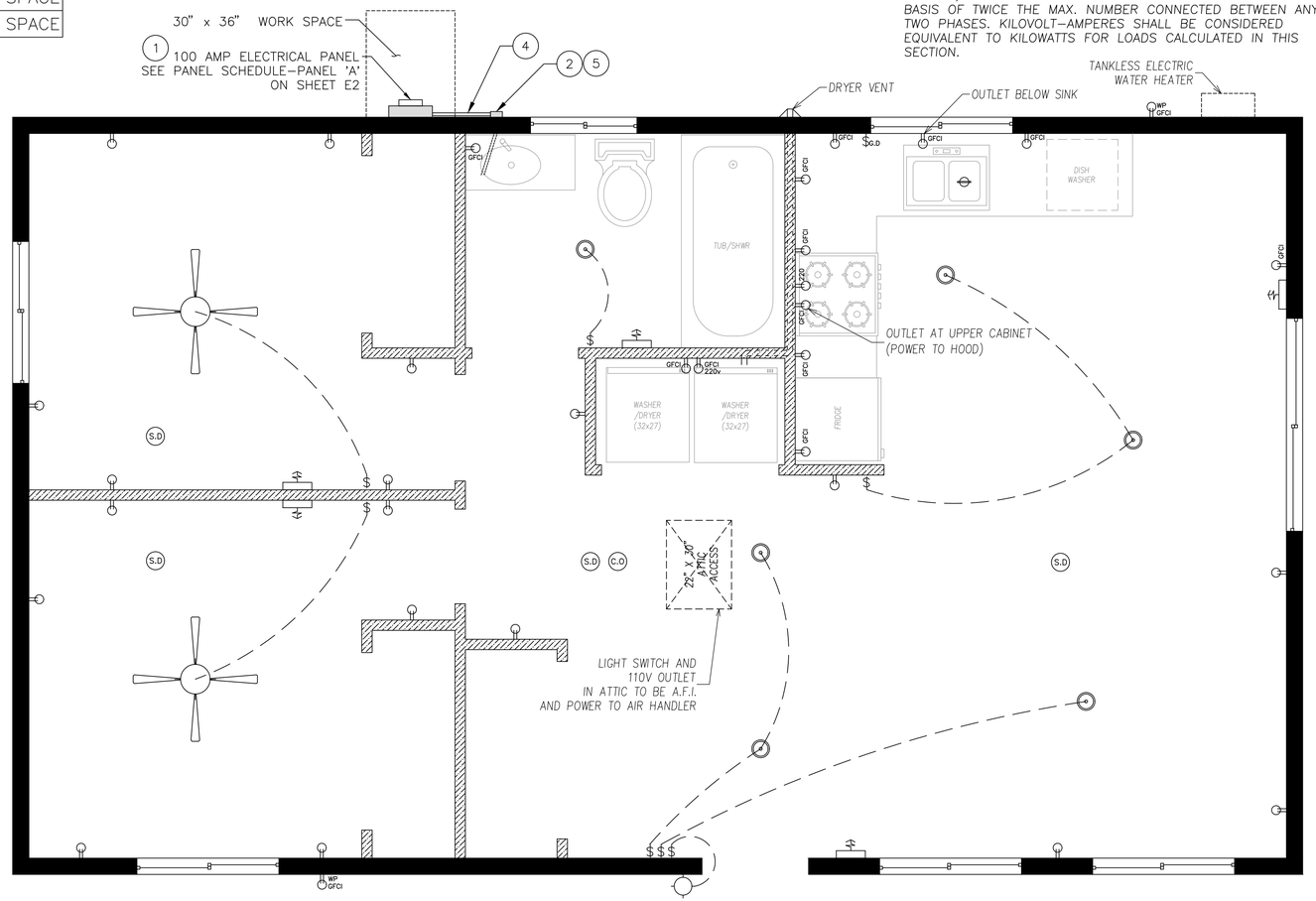
1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER–FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE–POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
2. APPROVED MINIMUM 4–INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
3. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
5. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

OUTLET NOTES

1. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.[CEC 210.52(A)(1)]
2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
3. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
4. RECEPTACLE OUTLETS SHALL BE LOCATED IN ONE OR MORE OF THE FOLLOWING:
   - 4.1. ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.
   - 4.2. IN COUNTERTOP OR WORK SURFACES: RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS OR WORK SURFACES.
   - 4.3. BELOW COUNTERTOP OR WORK SURFACES: NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. [CEC 210.52(C)(3)]
5. BATHROOMS
   AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
6. OUTDOOR OUTLETS
   ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED.
   FOR A ONE–FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6 ½ FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
7. LAUNDRY AREAS
   IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT. [210.52(F)]
8. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
9. AFCI OUTLETS. ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION IS REQUIRED THROUGHOUT ALL 15 AND 20–AMP 120V CIRCUITRY THAT IS NOT GFCI PROTECTED. (CEC 210.12)

CLOTHES DRYER VENT NOTES

1. 4" ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
2. SMALL APPLIANCE CIRCUIT LOAD
   IN EACH DWELLING UNIT, THE LOAD SHALL BE CALCULATED AT 1500 VOLT–AMPERES FOR EACH 2–WIRE SMALL APPLIANCE BRANCH CIRCUIT AS COVERED BY 2010.11(C)(1). WHERE THE LOAD IS SUBDIVIDED THROUGH TWO OR MORE FEEDERS, THE CALCULATED LOAD FOR EACH SHALL INCLUDE NOT LESS THAN 1500 VOLT–AMPERES FOR EACH 2–WIRE SMALL APPLIANCE BRANCH CIRCUIT. THESE LOADS SHALL BE PERMITTED TO BE INCLUDED WITH THE GENERAL LIGHTING LOAD AND SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.
   - 2.1. THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO EB EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD
   A LOAD OF NOT LESS THAN 1500 VOLT–AMPERES SHALL IN INCLUDED FOR EACH 2–WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]
4. APPLIANCE LOAD–DWELLING UNITS
   IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED ¼ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE INA ONE–FAMILY,TWO–FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, ADN AIR–CONDITIONING EQUIPMENT. [CEC 220.53]
5. ELECTRIC CLOTHES DRYER
   THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS INA DWELLING UNIT SHALL BE EITHER 5,000 WATTS OR THE NAMEPLATE RATING, WHICHEVER IS LARGER, FOR EACH DRYER SERVED. THE USE OF THE DEMAND FACTORS IN TABLE 220.54 SHALL BE PERMITTED. WHERE TWO OR MORE SINGLE–PHASE DRYERS ARE SUPPLIED BY A 3–PHASE,4–WIRE FEEDER OR SERVICE, THE TOTAL LOAD SHALL BE CALCULATED ON THE BASIS OF TWICE THE MAX. NUMBER CONNECTED BETWEEN ANY TWO PHASES. KILOVOLT–AMPERES SHALL BE CONSIDERED EQUIVALENT TO KILOWATTS FOR LOADS CALCULATED IN THIS SECTION.



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CITY OF ATWATER

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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: ELECTRICAL PLAN
DATE: 4/16/2024
AGENCY: SJV REAP

ADU SQFT: 743

DRAWING SCALE: ½" = 1'

SHEET: E1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:

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

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

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

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

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

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

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

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

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

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

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

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

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

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

TABLE H-2

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

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

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

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

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

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

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

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

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

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

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

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

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

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

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

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

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

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

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/16/2024
AGENCY: SJV REAP

ADU SQFT
743

DRAWING SCALE

SHEET
G1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

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

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

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

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

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

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

TABLE 4.504.2 - SEALANT VOC LIMIT

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

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

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

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

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

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

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

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

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

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

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

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

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

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

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
1 –
2 –
3 –
4 –
5 –

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/16/2024
AGENCY: SJV REAP

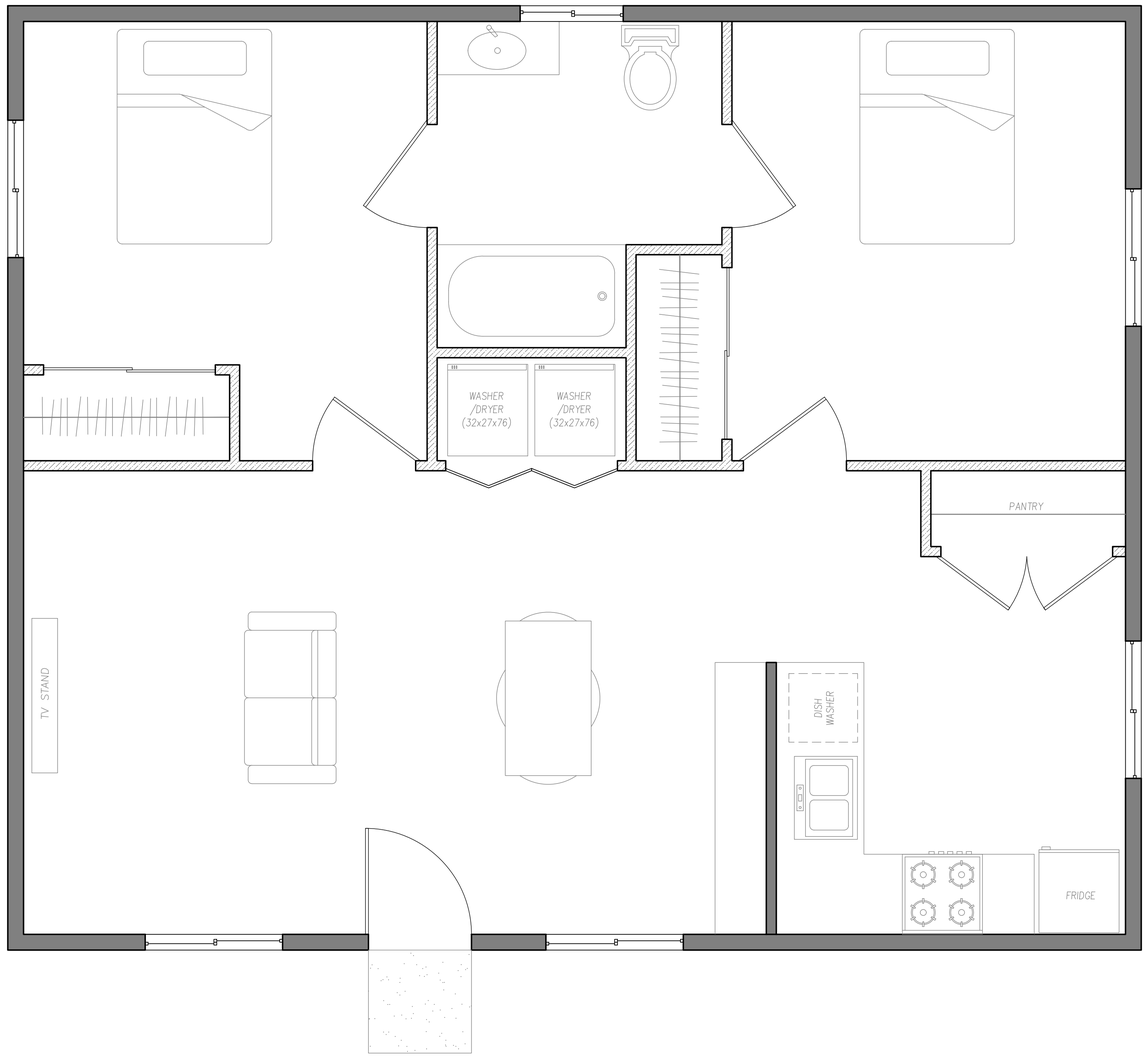
ADU SQFT
743

DRAWING SCALE

SHEET
G2

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

CITY OF ATWATER
PRE-REVIEWED
ACCESSORY DWELLING UNIT PROGRAM



908 SQ. FT.
2 BED 1 BATH
ACCESSORY DWELLING UNIT
DETACHED

SHEET INDEX	
COVER SHEETS	
C0	COVER
C1	COVER SHEET 1
C2	COVER SHEET 2
ARCHITECTURAL SHEETS	
A1	FLOOR PLAN
A2	SECTIONS
A3	ELEVATION A
A4	ELEVATION B
A5	ELEVATION C
STRUCTURAL SHEETS	
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	DETAILS
S4	DETAILS
ELECTRICAL SHEETS	
E1	ELECTRICAL PLAN
CALGREEN FORMS	
G1	CALGREEN FORM 1
G2	CALGREEN FORM 2

ADU INFO

OCCUPANCY TYPE	R-3
CONSTRUCTION TYPE	VB
CLIMATE ZONE	13

ADDITIONAL REQUIREMENTS DUE AT TIME OF SUBMITTAL

TRUSS DRAWINGS AND ANALYSIS
FIRE SPRINKLER PLAN
SOLAR PHOTOVOLTAIC (PV) PLAN
GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION
ENERGY DOCUMENTATION (TITLE 24)(MUST BE REGISTERED)
MECHANICAL PLAN

BUILDING CODE:

2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.

2022 CALIFORNIA RESIDENTIAL CODE (CRC) PART 2, TITLE 24 PART 2.5 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2020 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2021 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2020 UNIFORM PLUMBING CODE AND AMENDMENTS)

2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.

2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2021 INTERNATIONAL FIRE CODE)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.

2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.

2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS

PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: COVER
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT: 908

DRAWING SCALE:

SHEET: C0

1. GENERAL

1. NOTES AND DETAILS OR THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE NOTES. THE DETAILS ON THE DRAWINGS SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, DETAILS OF A CHARACTER SIMILAR TO THOSE SHOWN SHALL BE USED, SUBJECT TO REVIEW.

A. ELECTRICAL, PLUMBING, AND MECHANICAL

1. EXTERIOR LIGHTING. ALL PROJECTS SHALL COMPLY WITH THE RESPECTIVE CITY'S MUNICIPAL CODE.
2. DETECTORS. ALL DETECTORS MUST BE HARD WIRED TO THE BUILDING'S ELECTRICAL SYSTEM, INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE INTERCONNECTED, WITH BATTERY BACKUP [CRC R314.1]
   2.1. SMOKE DETECTORS. SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS, AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R314.3)
   2.2. CARBON MONOXIDE DETECTORS. CARBON MONOXIDE DETECTORS ARE REQUIRED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EACH STORY OF A DWELLING INCLUDING BASEMENTS. (CRC R315.3)
3. WATER HEATER SEISMIC STRAPPING. MINIMUM TWO 3/4–INCH–BY–24–GAUGE STRAPS REQUIRED AROUND WATER HEATERS, WITH 1/4–INCH–BY–3–INCH LAG BOLTS ATTACHED DIRECTLY TO FRAMING. STRAPS SHALL BE AT POINTS WITHIN UPPER THIRD AND LOWER THIRD OF WATER HEATER VERTICAL DIMENSION. LOWER CONNECTION SHALL OCCUR MINIMUM 4 INCHES ABOVE CONTROLS. (CPC 507.2)
4. WATER CLOSET CLEARANCE. MINIMUM 30–INCH–WIDE BY 24–INCH–DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)
5. SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30–INCH–DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22–INCH UNOBSTRUCTED WIDTH. (CPC 408.5 AND CPC 408.6)

C. MECHANICAL VENTILATION AND INDOOR AIR QUALITY (ASHRAE 62.2-2010)

1. TRANSFER AIR. VENTILATION AIR SHALL BE PROVIDED DIRECTLY FROM THE OUTDOORS AND NOT AS TRANSFER AIR FROM ADJACENT DWELLING UNITS OR OTHER SPACES, SUCH AS GARAGES, UNCONDITIONED CRAWLSPACES, OR UNCONDITIONED ATTICS. (CBEES 150.0(O))
2. INSTRUCTIONS AND LABELING. VENTILATION SYSTEM CONTROLS SHALL BE LABELED AND THE HOME OWNER SHALL BE PROVIDED WITH INSTRUCTIONS ON HOW TO OPERATE THE SYSTEM. (CBEES 150.0(O))
3. COMBUSTION AND SOLID–FUEL BURNING APPLIANCES. COMBUSTION APPLIANCES SHALL BE PROPERLY VENTED AND AIR SYSTEMS SHALL BE DESIGNED TO PREVENT BACK DRAFTING. (CBEES 150.0(O))
4. MINIMUM FILTRATION. MECHANICAL SYSTEMS SUPPLYING AIR TO OCCUPIABLE SPACE THROUGH DUCTWORK SHALL BE PROVIDED WITH A FILTER HAVING A MINIMUM EFFICIENCY OF MERV 13 OR BETTER. (CBEES 150.0(O))
5. AIR INLETS. AIR INLETS (NOT EXHAUST) SHALL BE LOCATED AWAY FROM KNOWN CONTAMINANTS. (CBEES 150.0(O))
6. AIR MOVING EQUIPMENT. AIR MOVING EQUIPMENT USED TO MEET EITHER THE WHOLE–BUILDING VENTILATION REQUIREMENT OR THE LOCAL VENTILATION EXHAUST REQUIREMENT SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND. (CBEES 150.0(O))
   6.A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.B. INTERMITTENTLY OPERATED WHOLE–BUILDING VENTILATION FANS SHALL BE RATED AT A MAXIMUM OF 1.0 SONE.
   6.C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT MAXIMUM OF 3.0 SONE.
   6.D. REMOTELY LOCATED AIR–MOVING EQUIPMENT (MOUNTED OUTSIDE OF HABITABLE SPACES) NEED NOT MEET SOUND REQUIREMENTS IF AT LEAST 4 FEET OF DUCTWORK BETWEEN FAN AND INTAKE GRILL.
7. LOCAL EXHAUST FANS TO EXTERIOR TO PROVIDE MINIMUM 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION OR AS SPECIFIED IN ENERGY REPORT.
8. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE–BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
9. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
10. STOVE RANGE EXHAUST SHALL HAVE A MINIMUM AIR FLOW RATE OF 100 CFM AND SHALL EXHAUST TO THE EXTERIOR.

D. FOUNDATION

1. PROJECTS DETERMINED TO BE IN SEISMIC DESIGN CATEGORY (SDC) "D" REQUIRE A GEOTECHNICAL SOILS AND FOUNDATION INVESTIGATION [CBC 1803.2 & 1803.5.12] UNLESS WAIVED BY THE BUILDING OFFICIAL. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING THE SITE PLAN AND THE FOUNDATION PLAN PREPARED BY OTHERS FOR CONFORMANCE WITH THE RECOMMENDATIONS OF HIS SOILS REPORT AND SHALL SIGNIFY HIS REVIEW BY CERTIFYING THE FIRST SHEET OF SAID PLANS [CRC R301.1.3.1].
   1.1. SAMPLE CERTIFICATION.
   THESE PLANS CONFORM TO THE GEOTECHNICAL REPORT #_____ DATED _____ AS PREPARED UNDER MY SUPERVISION. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS OR ANY PORTION OF THE DESIGN.
2. FOUNDATION REINFORCEMENT. CONTINUOUS FOOTINGS AND STEM WALLS SHALL BE PROVIDED WITH A MINIMUM TWO LONGITUDINAL NO. 4 BARS, ONE AT THE TOP AND ONE AT THE BOTTOM OF THE FOOTING. (CRC R403.1.3.3)
3. INTERIOR BRACED WALL FOUNDATION SUPPORT. BRACED WALLS SHALL BE SUPPORTED BY CONTINUOUS FOUNDATIONS. (CRC 403.1.3.4)
4. HORIZONTAL REINFORCEMENT SHALL BE THE LONGEST LENGTHS PRACTICAL. WHERE SPLICES ARE NECESSARY IN REINFORCEMENT, THE LENGTH OF LAP SPLICE SHALL BE 40 BAR DIAMETERS. THE MAXIMUM GAP BETWEEN NONCONTACT PARALLEL BARS AT A LAP SPLICE SHALL NOT EXCEED THE SMALLER OF ONE–FIFTH THE REQUIRED LAP LENGTH AND 6 INCHES [SEE FIGURER608.5.4(1)]
5. ANCHOR BOLTS AND SILLS. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION OR FOUNDATION WALL PER THE FOLLOWING (CRC R403.1.6 AND CRC R602.11.1):
   5.A. MINIMUM 1/2–INCH–DIAMETER STEEL BOLTS, ASTM F1554, GR36
   5.B. BOLTS EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY
   5.C. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.
   5.D. BOLTS SPACED MAXIMUM 6 FEET ON CENTER
   5.E. MINIMUM TWO BOLTS PER PLATE/SILL PIECE WITH ONE BOLT LOCATED MAXIMUM 12 INCHES AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SILL PLATE/PIECE
   5.F. MINIMUM 3–INCH BY 3–INCH BY 0.229–INCH STEEL PLATE WASHER BETWEEN SILL AND NUT ON EACH BOLT EXCEPT WHERE APPROVED ANCHOR STRAPS ARE USED. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{8}$ INCH LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1–3/4 INCHES, PROVIDED STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
6. HOLD–DOWNS. ALL HOLD–DOWNS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. FASTENERS FOR PRESSURE–PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT–DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER (CRC R317.3)

E. WOOD FRAMING

1. FASTENER REQUIREMENTS. THE NUMBER, SIZE, AND SPACING OF FASTENERS CONNECTING WOOD MEMBERS/ELEMENTS SHALL NOT BE LESS THAN THAT SET FORTH IN CRC TABLE R602.3(1). (CRC R602.3)
2. SILL PLATE. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2–INCH THICK OR LARGER SILL PLATE WITH WIDTH AT LEAST EQUAL TO STUD WIDTH. (CRC R602.3.4)
3. BEARING STUDS. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16 INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES OF THE STUDS BENEATH. (CRC R602.3.3) EXCETPTION: THE TOP PLATES ARE TWO 2–INCH BY 6–INCH OR TWO 3–INCH BY 4– INCH MEMBERS.
4. DRILLING AND NOTCHING OF STUDS. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60% OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALL OR BEARING PARTITIONS DRILLED OVER 40% AND UP TO 60% SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE STUDS BORED. (CRC R602.6) EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHERE THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.
5. TOP PLATE. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 24 INCHES. JOINTS IN PLATES NEED NOT OCCUR OVER STUDS. PLATES SHALL BE MINIMUM NOMINAL 2 INCHES THICK AND HAVE WIDTH AT LEAST EQUAL TO WIDTH OF STUDS. (CRC R602.3.2)
6. TOP PLATE SPLICES. TOP PLATE LAP SPLICES SHALL BE FACE–NAILED WITH MINIMUM 8 16D NAILS ON EACH SIDE OF SPLICE. (CRC R602.10.8.1)
7. DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD–BEARING WALL, NECESSITATING CUTTING, DRILLING, OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054–INCH THICK AND 1–1/2–INCHES WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN 8 10D NAILS HAVING A MINIMUM LENGTH OF 1–1/2 INCHES AT EACH SIDE OR EQUIVALENT. THE METAL TIE MUST EXTEND MINIMUM 6 INCHES PAST THE OPENING. (CRC R602.6.1)
8. SHEAR WALL AND DIAPHRAGM NAILING. ALL SHEAR WALLS, ROOF DIAPHRAGMS, AND FLOOR DIAPHRAGMS SHALL BE NAILED TO SUPPORTING CONSTRUCTION PER CRC TABLE R602.3(1). (CRC R604.3)
9. SHEAR WALL JOINTS. ALL VERTICAL JOINTS IN SHEAR WALL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN SHEAR WALLS SHALL OCCUR OVER, AND BE FASTENED TO, MINIMUM 1–1/2–INCH–THICK BLOCKING. (CRC R602.10.10)
10. FRAMING OVER OPENINGS. HEADERS, DOUBLE JOISTS, OR TRUSSES OF ADEQUATE SIZE TO TRANSFER LOADS TO VERTICAL MEMBERS SHALL BE PROVIDED OVER WINDOW AND DOOR OPENINGS IN LOAD–BEARING WALLS AND PARTITIONS. (CBC 2304.3.2).
11. ROOF TRUSSES TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN THE INDIVIDUAL TRUSS DESIGN DRAWINGS. IN THE ABSENCE OF SPECIFIC BRACING REQUIREMENTS, TRUSSES SHALL BE BRACED IN ACCORDANCE WITH ACCEPTED INDUSTRY PRACTICE SUCH AS THE SBCA BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
12. ROOF DIAPHRAGM UNDER FILL FRAMING. ROOF PLYWOOD SHALL BE CONTINUOUS UNDER CALIFORNIA FILL FRAMING.
13. ROOF DIAPHRAGM AT RIDGES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED FOR ROOF DIAPHRAGM NAILING AT RIDGES.
14. BLOCKING OF ROOF TRUSSES. MINIMUM 2–INCH NOMINAL BLOCKING REQUIRED BETWEEN TRUSSES AT RIDGE LINES AND AT POINTS OF BEARING AT EXTERIOR WALLS.
15. TRUSS CLEARANCE. MINIMUM 1/2–INCH CLEARANCE REQUIRED BETWEEN TOP PLATES OF INTERIOR NON–BEARING PARTITIONS AND BOTTOM CHORDS OF TRUSSES.
16. FIREBLOCKING. FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R302.11 AND CRC R1003.19):
   16.A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      16.A.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
      16.A.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   16.B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS
   16.C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
   16.D. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION
   16.E. AT CHIMNEYS AND FIREPLACES PER ITEM E.49
   16.F. CORNICES OF A TWO–FAMILY DWELLING AT THE LINE OF DWELLING–UNIT SEPARATION
17. FIREBLOCKING MATERIALS. EXCEPT AS OTHERWISE SPECIFIED IN ITEMS E.48 AND E.49, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS WITH THE INTEGRITY MAINTAINED (CRC R302.11.1):
   17.A. TWO–INCH NOMINAL LUMBER
   17.B. TWO THICKNESSES OF ONE–INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
   17.C. ONE THICKNESS OF 23/32–INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 23/32–INCH WOOD STRUCTURAL PANEL
   17.D. ONE THICKNESS OF 3/4–INCH PARTICLEBOARD WITH JOINTS BACKED BY 3/4–INCH PARTICLEBOARD
   17.E. 1/2–INCH GYPSUM BOARD
   17.F. 1/4–INCH CEMENT–BASED MILLBOARD
   17.G. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OF OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NON–RIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10–FOOT HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS. UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS–SECTION OF THE WALL CAVITY TO A MINIMUM HEIGHT OF 16 INCHES MEASURED VERTICALLY. WHEN PIPING, CONDUIT, OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION. LOOSE–FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.
18. FIREBLOCKING AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING AND FLOOR LEVEL. SUCH OPENINGS SHALL BE FIREBLOCKED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. (CRC R302.11)
19. FIREBLOCKING OF CHIMNEYS AND FIREPLACES. ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF–SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY. (CRC R1003.19)
20. DRAFTSTOPPING. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (CRC R302.12):
   20.A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING
   20.B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS–TYPE OPEN–WEB OR PERFORATED MEMBERS
21. DRAFTSTOPPING MATERIALS. DRAFTSTOPPING SHALL NOT BE LESS THAN 1/2–INCH GYPSUM BOARD, 3/8–INCH WOOD STRUCTURAL PANELS, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED. (CRC R302.12.1)
22. COMBUSTIBLE INSULATION CLEARANCE. COMBUSTIBLE INSULATION SHALL BE SEPARATED MINIMUM 3 INCHES FROM RECESSED LUMINAIRES, FAN MOTORS, AND OTHER HEAT–PRODUCING DEVICES. (CRC R302.14)
23. PROTECTION OF WOOD AGAINST DECAY. NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (CRC R317.1):
   23.A. ALL WOOD IN CONTACT WITH GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO WEATHER
   23.B. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE–TREATED WOOD
   23.C. WOOD FRAMING, SHEATHING, AND SIDING ON THE EXTERIOR OF THE BUILDING AND HAVING CLEARANCE LESS THAN 6 INCHES FROM THE EXPOSED GROUND OR LESS THAN 2 INCHES VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACE EXPOSED TO WEATHER
   23.D. SILLS AND SLEEPERS ON CONCRETE OR MASONRY SLAB IN DIRECT CONTACT WITH GROUND UNLESS SEPARATED FROM SUCH SLAB BY IMPERVIOUS MOISTURE BARRIER

F. BASIS OF DESIGN

NOTE: WINTER DESIGN TEMP, FLOOD HAZARDS, AIR FREEZING INDEX AND MEAN ANNUAL TEMP SECTIONS ARE REQUIRED BY APPLICANT AT TIME OF SUBMITTAL.

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			Winter Design Temp	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topo graphic effects		Weathering	Frost Line Depth	Termite					
0	110	NO	D	<5000'=NEG	<5000'=12"	YES		<5000' = NO			

G. GENERAL MATERIAL SPECIFICATIONS

1. LUMBER. ALL JOISTS, RAFTERS, BEAMS, AND POSTS SHALL BE NO. 2 GRADE DOUGLAS FIR–LARCH OR BETTER. STUDS NOT MORE THAN 8 FEET LONG SHALL BE STUD–GRADE DOUGLAS FIR–LARCH OR BETTER WHEN SUPPORTING NOT MORE THAN ONE FLOOR, ROOF, AND CEILING. STUDS LONGER THAN 8 FEET SHALL BE NO. 2 GRADE DOUGLAS FIR–LARCH OR BETTER.
2. STUCTURAL PLYWOOD SHALL CONFORM TO COMMERIAL STANDARD DOC PS 1–09 AND HAVE A PANEL GRADE OF C–D. WOOD BASED STRUCTURAL –USE PANELS (I.E. ORIENTED STRAND BOARD) SHALL CONFORM TO THE APA PRP–108 PERFORMANCE STANDARD OF THE VOLUNTARY PRODUCT STANDARD DOC PS 2–10. "PERFORMANCE STANDARD FOR WOOD–BASED STRUCTURAL–USE PANELS". PUBLISHED BY THE DEPARTMENT OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION. ALL PLYWOOD AND STRUCTURAL–USE PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. SHEATHING EXPOSED TO WEATHER SHALL BE GRADE C–C EXTERIOR WITH A RANGE INDEX AS TO MATCH BODY OF DIAGRAM SPECIFIED.
3. CONCRETE. THE QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE (CBC), EXCEPT ITEMS NOT SPECIFICALLY COVERED THERIN SHALL ALSO CONFORM TO ACI 318–14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS (CRC R402.2)
4. REINFORCING STEEL. REINFORCING STEEL USED IN CONSTRUCTION OF REINFORCED CONCRETE STRUCTURES SHALL BE DEFORMED AND COMPLY WITH ASTM A 615., GRADE 40 (CRC R403.1.3.5.1)
5. FASTENERS FOR PRESERVATIVE–TREATED WOOD. FASTENERS FOR PRESERVATIVE–TREATED AND FIRE–RETARDANT–TREATED WOOD – INCLUDING NUTS AND WASHERS –– SHALL BE OF HOT DIPPED ZINC–COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.1)
   EXCEPTION: 1/2–INCH DIAMETER OR GREATER STEEL BOLTS
   EXCEPTION: FASTENERS OTHER THAN NAILS AND TIMBER RIVETS MAY BE OF MECHANICALLY DEPOSITED ZINC–COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM
   EXCEPTION: PLAIN CARBON STEEL FASTENERS ACCEPTABLE IN SBX/DOT AND ZINC BORATE PRESERVATIVE–TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT
6. FASTENERS FOR FIRE–RETARDANT–TREATED WOOD. FASTENERS FOR FIRE–RETARDANT–TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC–COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER. (CRC R317.3.3)
7. WALL FLASHING. APPROVED CORROSION–RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS (CRC R703.8):
   7.A. EXTERIOR DOOR AND WINDOW OPENINGS, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER–RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE
   7.B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
   7.C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS
   7.D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
   7.E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD–FRAME CONSTRUCTION
   7.F. AT WALL AND ROOF INTERSECTIONS
   7.G. AT BUILT–IN GUTTERS

H. LIGHTING

RESIDENTIAL LIGHTING. CA ENERGY CODE 150.0(K)

1. *LUMINAIRE REQUIREMENTS.*
   1.A. *LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0–A.*
   EXCEPTION 1 TO SECTION 150.0(K)1A: INTEGRATED DEVICE LIGHTING. LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS.
   EXCEPTION 2 TO SECTION 150.0(K)1A: NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS.
   EXCEPTION 3 TO SECTION 150.0(K)1A: CABINET LIGHTING. LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.
   1.B. *SCREW–BASED LUMINAIRES. SCREW–BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.*
   1.C. *RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:*
      i. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
      ii. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
      iii. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
      iv. MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
   EXCEPTION TO SECTIONS 150.0(K)1CII AND III: RECESSED LUMINAIRES MARKED FOR USE IN FIRE–RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.
   1.A. *LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JA8 ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.*
   1.B. *BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.*
2. *INDOOR LIGHTING CONTROLS.*
   2.A. *LIGHTING SHALL HAVE READILY ACCESSIBLE WALL–MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.*
   EXCEPTION TO SECTION 150.0(K)2A: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
   2.B. *NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).*
   2.C. *LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.*
   2.D. *AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)2 IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)2A.*

I. ROOFING AND WEATHERPROOFING

1. ROOF COVERING. ALL ROOF COVERING SHALL BE INSTALLED PER

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, e]	SPACING OF FASTENERS	
	Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
2	Ceiling joists to plate, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—	
4	Collar tie to rafter, face nail or $1^1/_4$″ × 20 gage ridge strap	3-10d (3″ × 0.128″)	—	
5	Rafter or roof truss to plate, toe nail	3-16d box nails ($3^1/_2$″ × 0.135″) or 3-10d common nails (3″ × 0.148″)	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]	
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d ($3^1/_2$″ × 0.135″) 3-16d ($3^1/_2$″ × 0.135″)	—	
	Wall			
7	Built-up studs-face nail	10d (3″ × 0.128″)	24″ o.c.	
8	Abutting studs at intersecting wall corners, face nail	16d (3 ½″ x 0.135″)	12″ o.c.	
9	Built-up header, two pieces with $^1/_2$″ spacer	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge	
10	Continued header, two pieces	16d ($3^1/_2$″ × 0.135″)	16″ o.c. along each edge	
11	Continuous header to stud, toe nail	4-8d ($2^1/_2$″ × 0.113″)	—	
12	Double studs, face nail	10d (3″ × 0.128″)	24″ o.c.	
13	Double top plates, face nail	10d (3″ × 0.128″)	24″ o.c.	
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d ($3^1/_2$″ × 0.135″)	—	
15	Sole plate to joist or blocking, face nail	16d ($3^1/_2$″ × 0.135″)	16″ o.c.	
16	Sole plate to joist or blocking at braced wall panels	3-16d ($3^1/_2$″ × 0.135″)	16″ o.c.	
17	Stud to sole plate, toe nail	3-8d ($2^1/_2$″ × 0.113″) or 2-16d ($3^1/_2$″ × 0.135″)	— —	
18	Top or sole plate to stud, end nail	2-16d ($3^1/_2$″ × 0.135″)	—	
19	Top plates, laps at corners and intersections, face nail	2-10d (3″ × 0.128″)	—	
20	1″ brace to each stud and plate, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
21	1″ × 6″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
22	1″ × 8″ sheathing to each bearing, face nail	2-8d ($2^1/_2$″ × 0.113″) 3 staples $1^3/_4$″	— —	
23	Wider than 1″ × 8″ sheathing to each bearing, face nail	3-8d ($2^1/_2$″ × 0.113″) 4 staples $1^3/_4$″	— —	
	Floor			
24	Joist to sill or girder, toe nail	3-8d ($2^1/_2$″ × 0.113″)	—	
25	Rim joist to top plate, toe nail (roof applications also)	8d ($2^1/_2$″ × 0.113″)	6″ o.c.	
26	Rim joist or blocking to sill plate, toe nail	8d (2 ½″ × 0.113″)	6″ o.c.	
27	1″ × 6″ subfloor or less to each joist, face nail	2-8d ($2^1/_2$″ × 0.113″) 2 staples $1^3/_4$″	— —	
28	2″ subfloor to joist or girder, blind and face nail	2-16d ($3^1/_2$″ × 0.135″)	—	
29	2″ planks (plank & beam - floor & roof)	2-16d ($3^1/_2$″ × 0.135″)	at each bearing	
30	Built-up girders and beams, 2-inch lumber layers	10d (3″ × 0.128″)	Nail each layer as follows: 32″ o.c. at top and bottom and staggered. Two nails at ends and at each splice.	
31	Ledger strip supporting joists or rafters	3-16d ($3^1/_2$″ × 0.135″)	At each joist or rafter.	
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing			
32	$^3/_8$″ - $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common ($2^1/_2$″ × 0.131″) nail (roof)[j]	6	12[g]
33	$^{19}/_{32}$″ - 1″	8d common nail ($2^1/_2$″ × 0.131″)	6	12[g]
34	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
	Other wall sheathing[h]			
35	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_4$″ long	3	6
36	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ crown or 1″ crown staple 16 ga., $1^1/_2$″ long	3	6
37	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$ screws, Type W or S	7	7
38	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^5/_8$″ long; $1^3/_8$″ screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
39	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
40	$^7/_8$″ - 1″	8d common ($2^1/_2$″ × 0.131″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
41	$1^1/_8$″ - $1^1/_4$″	10d common (3″ × 0.148″) nail or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.

g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
COVER

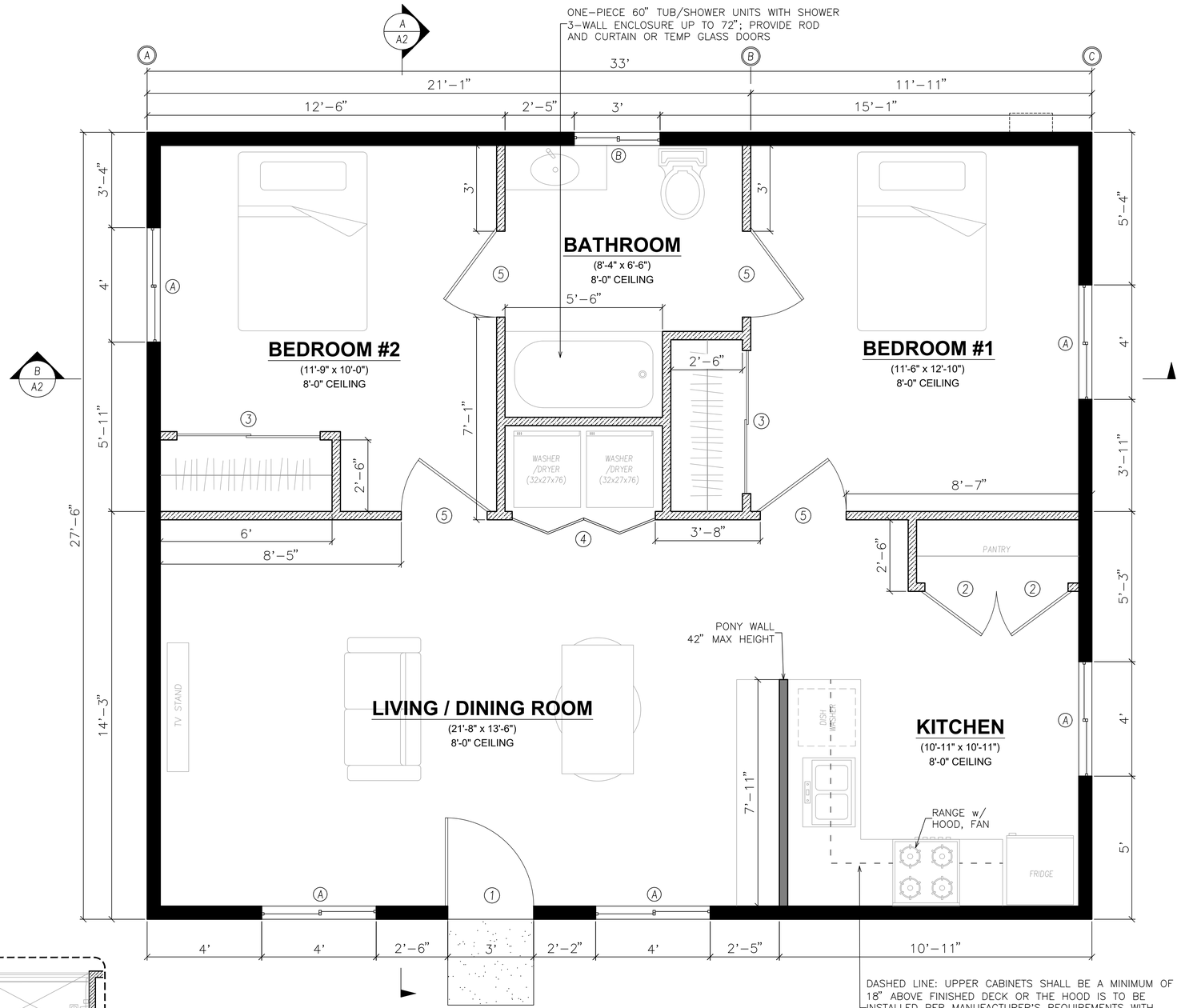
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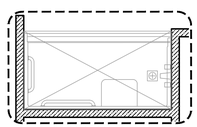
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DRAWING SCALE

SHEET
C2





OPTIONAL
ROLL-IN SHOWER

WINDOW SCHEDULE

MARK	DIMENSION	TYPE	TEMPERED	NOTES
(A)	4'-0" x 4'-0"	SLIDING	–	–
(B)	3'-0" x 1'-0"	SLIDING	TEMPERED GLAZING	6' ABOVE FLOOR

MINIMUM LI = 0.32 SHGC = 0.28

THE BOTTOM OF THE CLEAR OPENING OF WINDOWS IN SLEEPING ROOMS SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR (CRC R310.2.3)

DOOR SCHEDULE

MARK	DIMENSION	TYPE	NOTES
(1)	3'-0" x 6'-8"	SWINGING	1-3/8" SOLID CORE
(2)	2'-6" x 6'-8"	SWINGING	1-3/8" HOLLOW CORE
(3)	5'-6" x 6'-8"	SLIDING	5'-6" CLOSET
(4)	5'-0" x 6'-8"	BI-FOLD	LAUNDRY COVERING w/VENTILATION SLATS
(5)	3'-0" x 6'-8"	SWINGING	1-3/8" HOLLOW CORE

DASHED LINE: UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANG/ COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.

LEGEND

EXTERIOR LOAD BEARING 2 x 6 @ 16" o.c., 9 ft PL HT; REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL COVERINGS; 1/2" WALLBOARD INTERIOR; R-21 BATT INSULATION IN STUD CAVITY; APA CDX PLYWD OR OSB SHEATHING ON EXTERIOR FACE OF STUDS; 2 LAYERS NO. 15 BUILDING PAPER OVER PLWD R-5 RIGID INSUL ON EXTERIOR FACE OF SHEATHING.

INTERIOR NON-LOAD-BEARING WALL 2 x 4 @ 16" o.c., 1/2" WALLBOARD INTERIOR

EXCERPT FROM R602.3.3 – BEARING STUDS
WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16 INCHES (406 MM) ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24 INCHES (610 MM) ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5 INCHES (127 MM) OF THE STUDS BENEATH.

AGING-IN-PLACE

AGING-IN-PLACE DESIGN AND FALL PREVENTION. NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.PAGE

AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. [CRC R327.1.1]

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.[CRC R327.1.1.1]

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

EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL. [CRC R327.1.3]

DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL. [CRC R327.1.4]

OPTIONAL ROLL-IN SHOWER PLAN NOTES

NOTE: OPTIONAL ROLL IN SHOWERS OFFERED FOR CONVENIENCE NOT FOR COMPLIANCE WITH ACCESSIBILITY STANDARDS.

1. SHOWER COMPARTMENT SEAT
   - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
   - LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
   - MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR.
   - SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
2. SHOWER GRAB BARS
   - MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
   - NOT EXTENDING OVER SHOWER SEAT
   - IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
   - IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-1/4" CROSS SECTION DIMENSION
   - GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
   - MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS
   - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
   - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
   - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
   - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
   - REINFORCEMENT SHALL BE A SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY
   - REINFORCEMENT SHALL NOT BE LESS THAN 2"x8" NOMINAL LUMBER (1-1/2"x7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
   - SHOWER REINFORCEMENTS SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
3. OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
   - INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
   - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   - LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
   - CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
   - SINGLE-LEVER DESIGN
   - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
   - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
4. SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
   - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
   - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
   - MINIMUM 59 INCH LONG HOSE
   - CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
   - ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
   - ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
5. WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
6. MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
7. MAXIMUM ½" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
8. WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM ¼" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

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CITY OF ATWATER

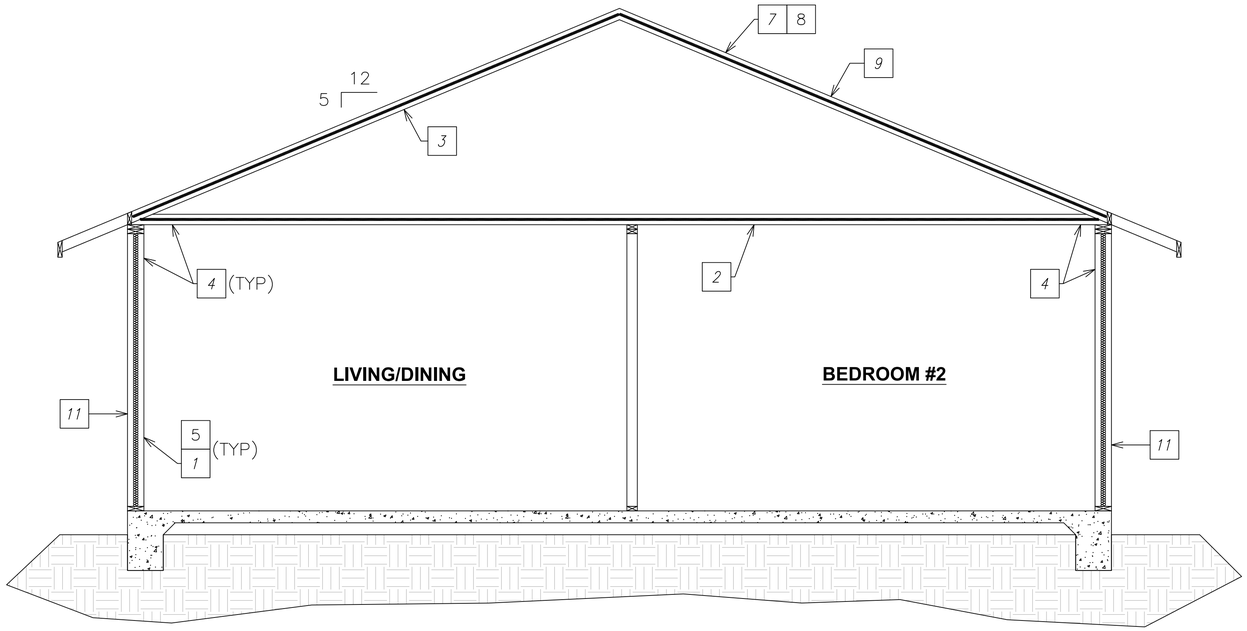
REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FLOOR PLAN
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT
908

DRAWING SCALE
½" = 1'

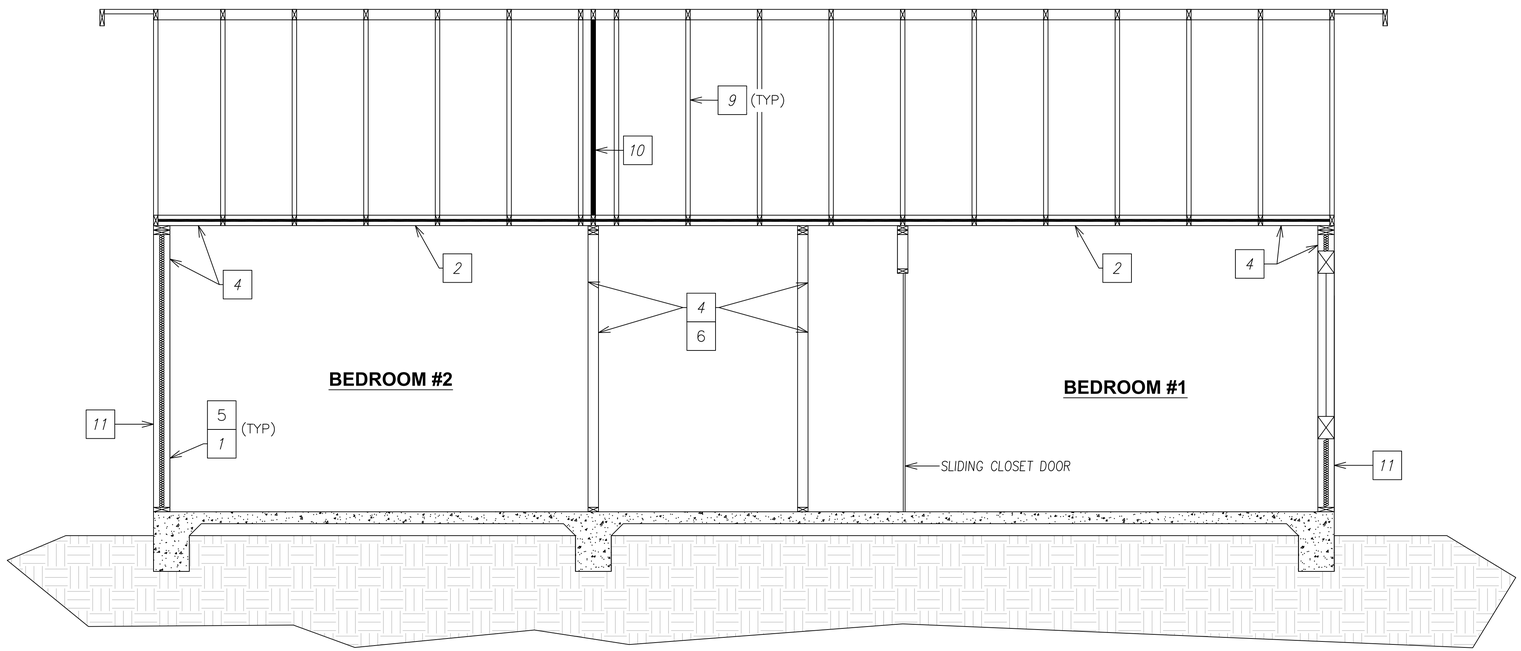
SHEET
A1



SECTION KEYNOTES

1	WALL INSULATION: R19
2	CEILING INSULATION: R38
3	ROOF INSULATION: R19
4	INTERIOR FINISH: ½" GYPSUM BOARD (UNLESS WALL IS FIRE RESISTANT ASSEMBLE)
5	EXTERIOR WALL: 2x6 STUD WALL @ 24" O.C.
6	INTERIOR WALL: 2x4 STUD WALL @ 24" O.C.
7	RADIANT BARRIER IS REQUIRED
8	ROOFING: REFER TO ELEVATIONS
9	PRE-ENGINEERED, PRE-FABRICATED ROOF TRUSSES (REQUIRED BY APPLICANT AT TIME OF SUBMITTAL)
10	MANUFACTURED DRAGG TRUSS
11	EXTERIOR WALL COVERING AS DENOTED AT EXTERIOR ELEVATION. ALL WALL COVERINGS SHALL BE APPLIED OVER WATER RESISTIVE BARRIER APPLIED TO WOOD SHEATHING PER (CRC 703.7.3.1)

NOTE:
1. DESIGN OF ROOF TRUSSES SHALL ACCOMMODATE PHYSICAL DIMENSIONS AND GRAVITY LOAD OF ATTIC MOUNTED AIR HANDLER, AND PV PANEL WEIGHT.
2. VERIFY INSULATION VALUES WITH ENERGY COMPLIANCE REPORT.
3. FOR 1-HOUR FIRE RATED ASSEMBLY" AND "1-HOUR FIRE RATED GABLE END" DETAIL ON SHEETS S4 WHERE REQUIRED.



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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER - PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
SECTIONS

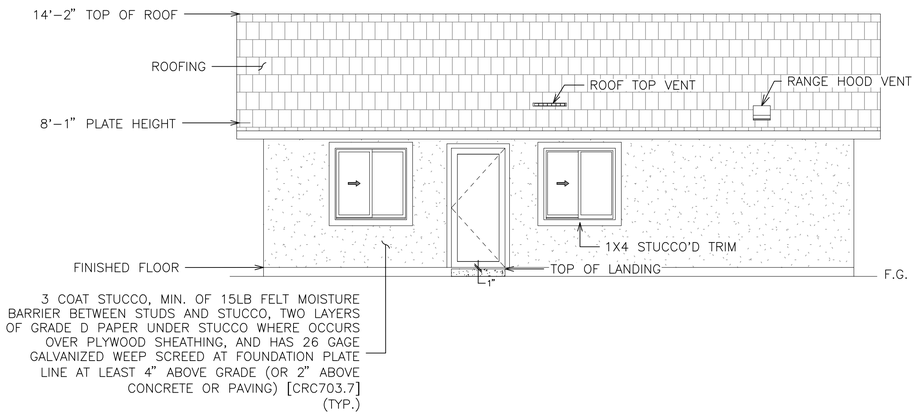
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AGENCY
SJV REAP

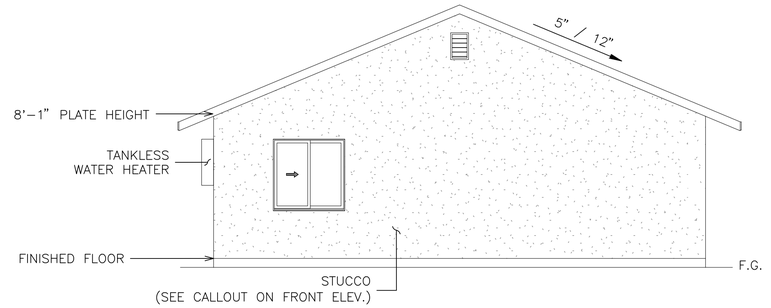
ADU SQFT
908

DRAWING SCALE
½" = 1'

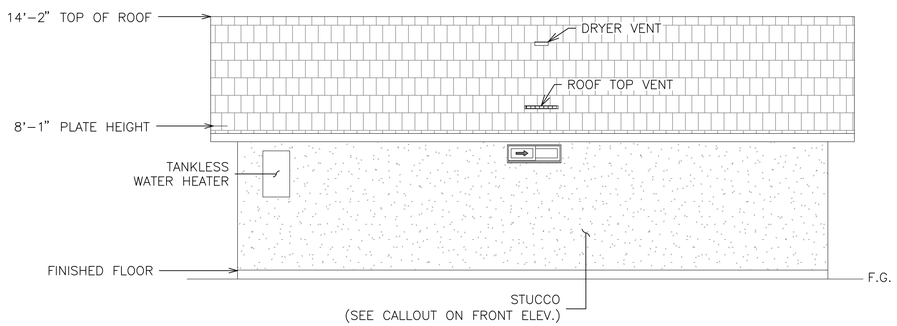
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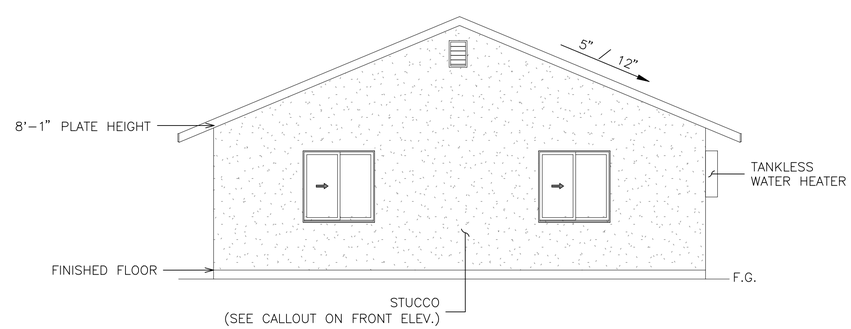
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION A

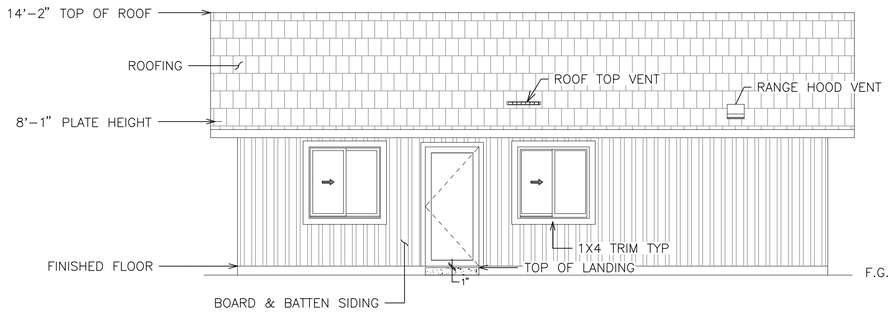
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AGENCY
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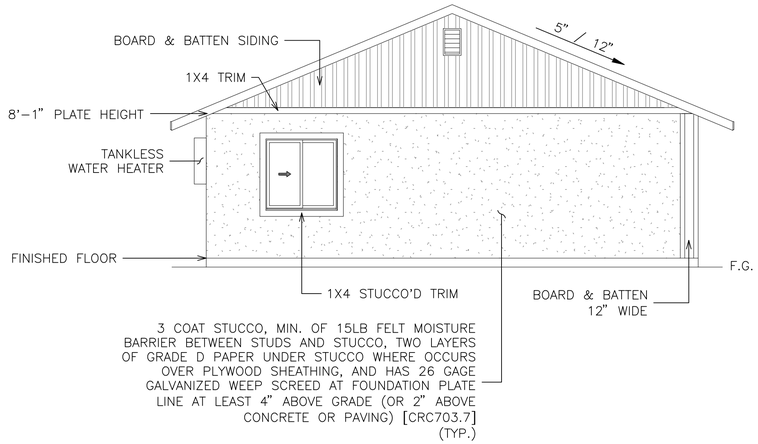
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DRAWING SCALE
$\frac{1}{4}$" = 1'

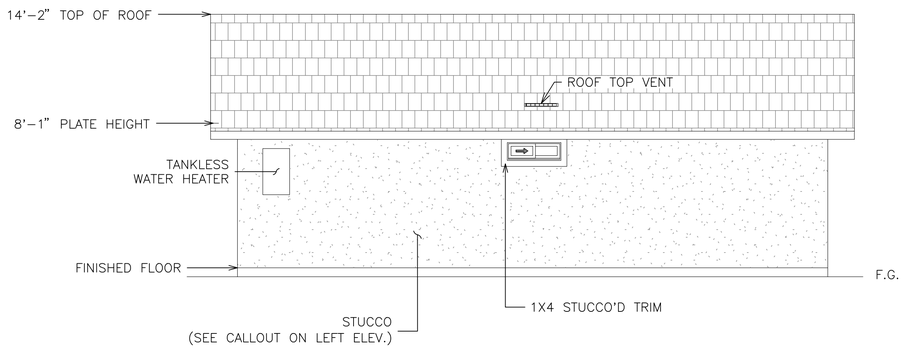
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A3



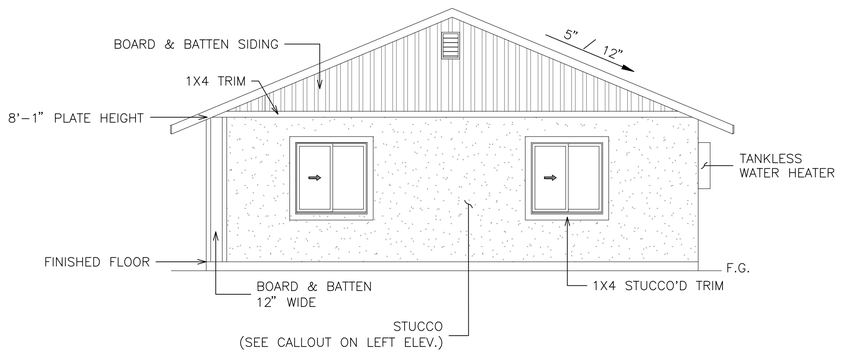
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

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PROJECT TITLE	CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ELEVATION B
DATE	4/15/2024
AGENCY	SJV REAP

ADU SQFT

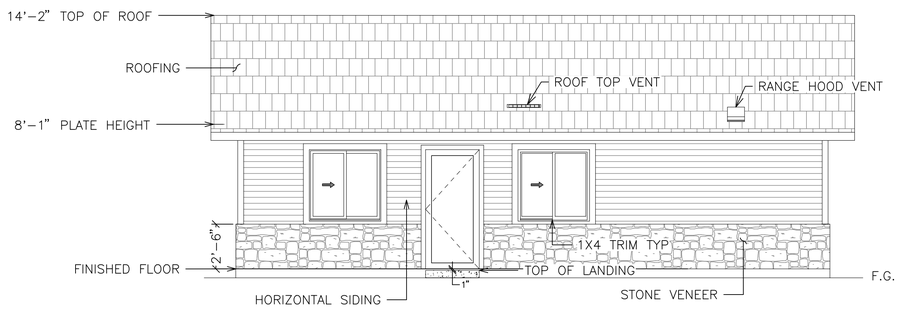
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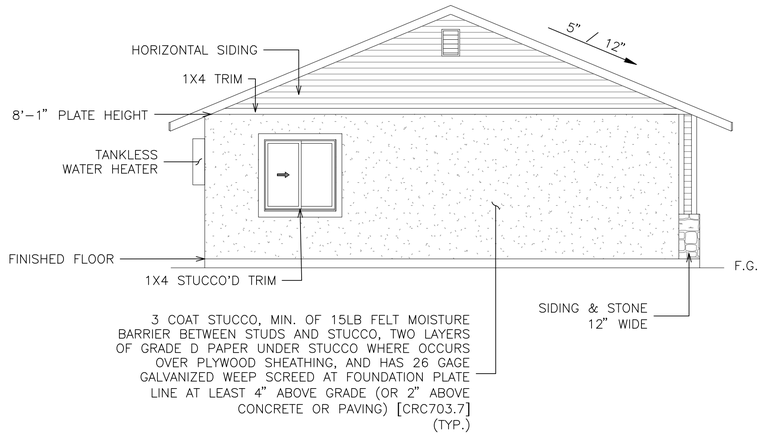
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SHEET

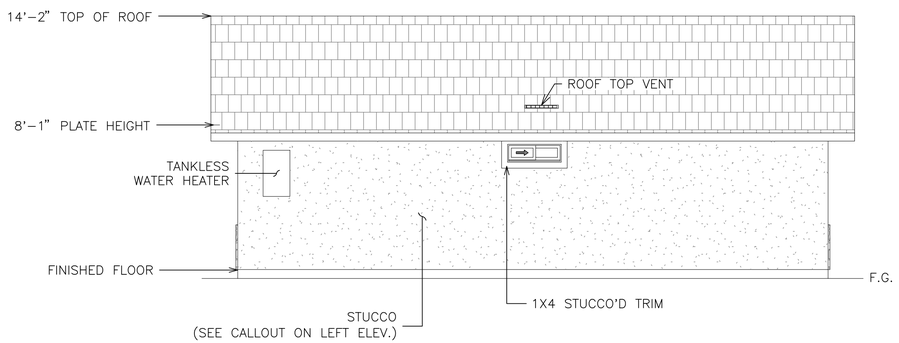
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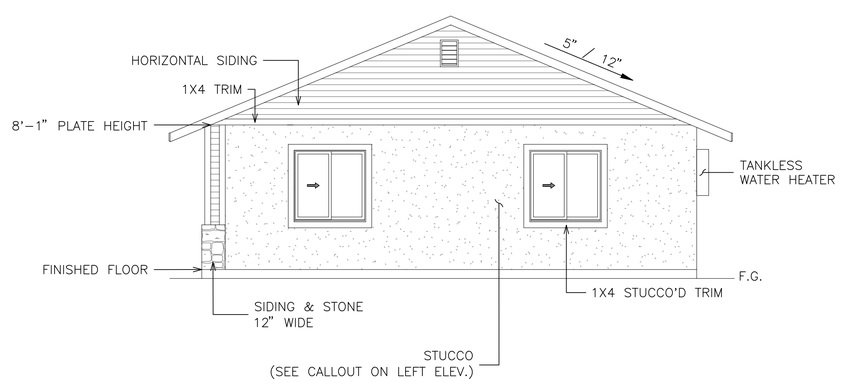
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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CITY OF ATWATER

REVISIONS
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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
ELEVATION C

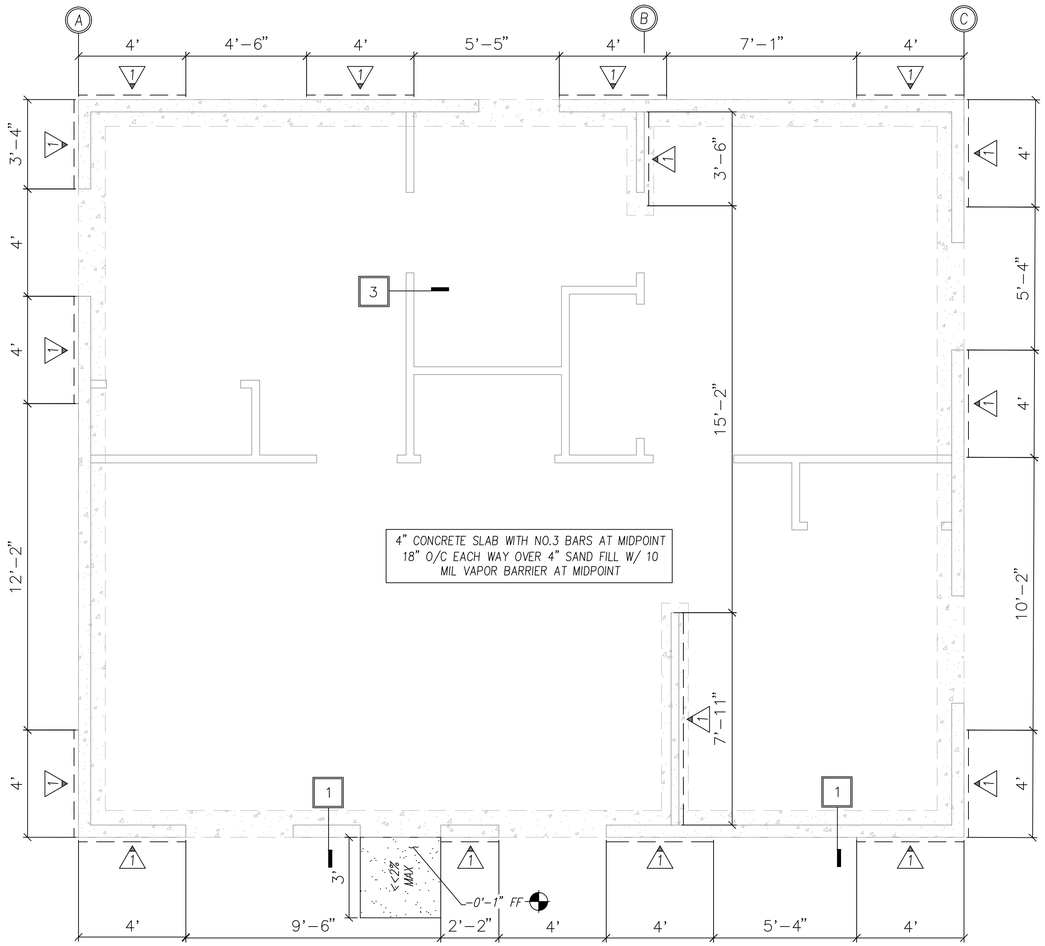
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
908

DRAWING SCALE
1/4" = 1'

SHEET
A5



KEYNOTES/LEGEND

(#) BRACED WALL LINE

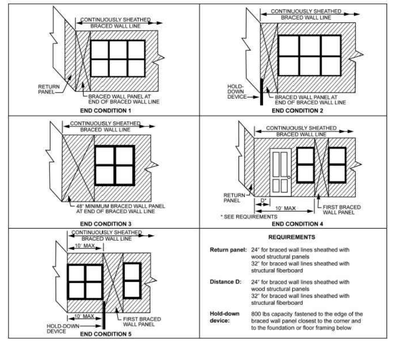
[#] FOUNDATION PLAN DETAIL FOUND ON SHEET S3

INDICATES CONCRETE FOOTING AREA

WALL BRACING SCHEDULE		
TYPE	MATERIAL	NAILING/STAPLING
1	3/8" PLYWD[2]	6d NAILS; EDGES @ 6" O.C. , FIELD NAIL @ 12" O.C.

1. EXPANDED METAL OR WOVEN WIRE LATH STAPLED TO ALL STUDS, TOP AND BTM.
2. STRUCTURAL PANEL SHEATHING TO BE USED ON ALL EXTERIOR SURFACES INCLUDING AREAS ABOVE AND BELOW OPENINGS.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES
WITH CONTINUOUS SHEATHING



WALL BRACING NOTES

1. FOR THE PURPOSE OF DETERMINING THE AMOUNT AND LOCATION OF BRACING REQUIRED IN EACH STORY LEVEL OF A BUILDING, BRACED WALL LINES SHALL BE DESIGNATED AS STRAIGHT LINES IN THE BUILDING PLAN PLACED IN ACCORDANCE WITH THIS SECTION.(CRC602.10.1)

2. THE LENGTH OF A BRACED WALL LINE SHALL BE THE DISTANCE BETWEEN ITS ENDS. THE END OF A BRACED WALL LINE SHALL BE THE INTERSECTION WITH A PERPENDICULAR BRACED WALL LINE, AN ANGLED BRACED WALL LINE AS PERMITTED IN SECTION R602.10.1.4 OR AN EXTERIOR WALL AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.1)

3. EACH BRACED WALL LINE SHALL BE LOCATED SUCH THAT NO MORE THAN TWO–THIRDS OF THE REQUIRED BRACED WALL PANEL LENGTH IS LOCATED TO ONE SIDE OF THE BRACED WALL LINE. BRACED WALL PANELS SHALL BE PERMITTED TO BE OFFSET UP TO 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE. BRACED WALL PANELS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1.
EXTERIOR WALLS PARALLEL TO A BRACED WALL LINE SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM THE DESIGNATED BRACED WALL LINE LOCATION AS SHOWN IN FIGURE R602.10.1.1.
INTERIOR WALLS USED AS BRACING SHALL BE OFFSET NOT MORE THAN 4 FEET (1219 MM) FROM A BRACED WALL LINE THROUGH THE INTERIOR OF THE BUILDING AS SHOWN IN FIGURE R602.10.1.1. (CRC602.10.1.2)

4. THE SPACING BETWEEN PARALLEL BRACED WALL LINES SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.3. INTERMEDIATE BRACED WALL LINES THROUGH THE INTERIOR OF THE BUILDING SHALL BE PERMITTED. (CRC602.10.1.3)

TABLE R602.10.1.3
BRACED WALL LINE SPACING

APPLICATION	CONDITION	BUILDING TYPE	BRACED WALL LINE SPACING CRITERIA	
			Maximum Spacing	Exception to Maximum Spacing
Wind bracing	Ultimate design wind speed 100 mph to < 140 mph	Detached, townhouse	60 feet	None
Seismic bracing	SDC A – C	Detached	Use wind bracing	
	SDC A – B	Townhouse	Use wind bracing	
	SDC C	Townhouse	35 feet	Up to 50 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).
	SDC D_0, D_1, D_2	Detached, townhouses, one- and two-story only	25 feet	Up to 35 feet to allow for a single room not to exceed 900 square feet. Spacing of all other braced wall lines shall not exceed 25 feet.
	SDC D_0, D_1, D_2	Detached, townhouse	25 feet	Up to 35 feet when length of required bracing per Table R602.10.3(3) is adjusted in accordance with Table R602.10.3(4).

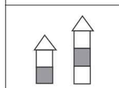
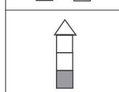
For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m^2, 1 mile per hour = 0.447 m/s.

5. BRACED WALL LINES WITH A LENGTH OF 16 FEET (4877 MM) OR LESS SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS OF ANY LENGTH OR ONE BRACED WALL PANEL EQUAL TO 48 INCHES (1219 MM) OR MORE. BRACED WALL LINES GREATER THAN 16 FEET (4877 MM) SHALL HAVE NOT LESS THAN TWO BRACED WALL PANELS. (CRC602.10.2.3)

6. TABLE R602.10.3(1) AND THE APPLICABLE ADJUSTMENT FACTORS IN TABLE R602.10.2(2) (CRC602.10.3)

TABLE R602.10.3(3)
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

- SOIL CLASS D[b]
- WALL HEIGHT = 10 FEET
- 10 PSF FLOOR DEAD LOAD
- 15 PSF ROOF/CEILING DEAD LOAD
- BRACED WALL LINE SPACING ≤ 25 FEET

Seismic Design Category	Story Location	Braced Wall Line Length (feet)[c]	MINIMUM TOTAL LENGTH (FEET) OF BRACED WALL PANELS REQUIRED ALONG EACH BRACED WALL LINE[a, f]				
			Method LIB[d]	Method GB	Methods DWB, SFB, PBS, PCP, HPS, CS-SFB[e]	Method WSP	Methods CS-WSP, CS-G, CS-PF
D_0		10	NP	2.8	2.8	1.8	1.6
		20	NP	5.5	5.5	3.6	3.1
		30	NP	8.3	8.3	5.4	4.6
		40	NP	11.0	11.0	7.2	6.1
		50	NP	13.8	13.8	9.0	7.7
		10	NP	5.3	5.3	3.8	3.2
		20	NP	10.5	10.5	7.5	6.4
		30	NP	15.8	15.8	11.3	9.6
		40	NP	21.0	21.0	15.0	12.8
		50	NP	26.3	26.3	18.8	16.0
		10	NP	7.3	7.3	5.3	4.5
		20	NP	14.5	14.5	10.5	9.0
		30	NP	21.8	21.8	15.8	13.4
		40	NP	29.0	29.0	21.0	17.9
		50	NP	36.3	36.3	26.3	22.3

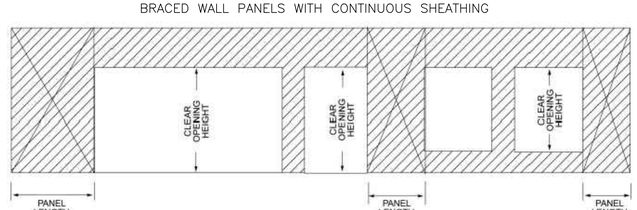
For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
NP = Not Permitted.
a. Linear interpolation shall be permitted.
b. Wall bracing lengths are based on a soil site class "D." Interpolation of bracing length between the S_{ds} values associated with the seismic design categories shall be permitted when a site-specific S_{ds} value is determined in accordance with Section 1613.2 of the *California Building Code*.
c. Where the braced wall line length is greater than 50 feet, braced wall lines shall be permitted to be divided into shorter segments having lengths of 50 feet or less, and the amount of bracing within each segment shall be in accordance with this table.
d. Method LIB shall have gypsum board fastened to not less than one side with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum board. Spacing of fasteners at panel edges shall not exceed 8 inches.
e. Methods PFG and CS-SFB do not apply in Seismic Design Categories D_0, D_1 and D_2.
f. Where more than one bracing method is used, mixing methods shall be in accordance with Section R602.10.4.1.

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES[a, b, c]

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V_{ult} (mph)		
Size	Penetration (inches)				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category		
							B	C	D
6d Common (2.0″ × 0.113″)	1.5	24/0	3/8	16	6	12	140	115	110
8d Common (2.5″ × 0.131″)	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces in accordance with Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
c. Wood structural panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 o.c. or 24 o.c. shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 o.c. shall be used with studs spaced not more than 16 inches on center.

FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING



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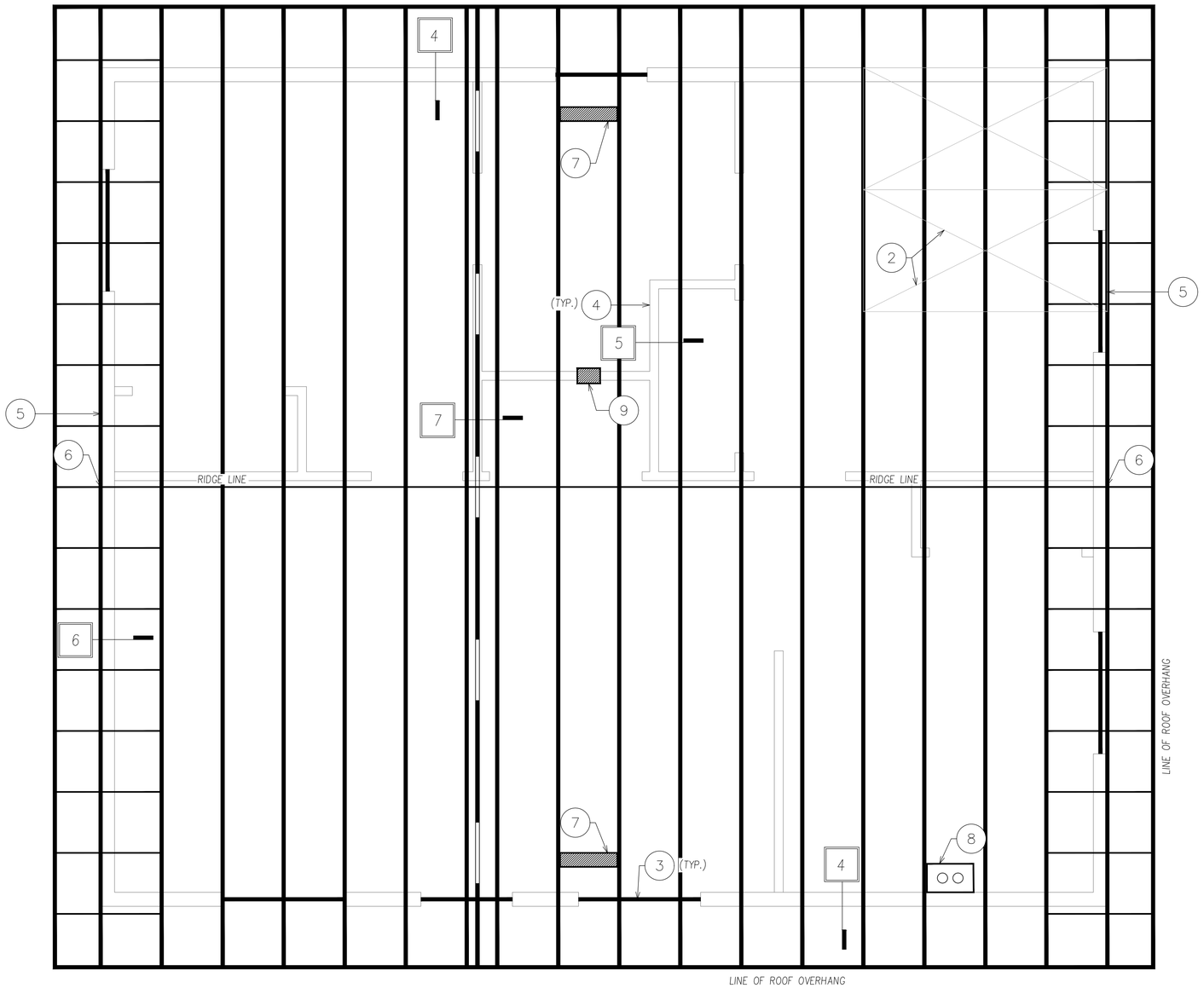
REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: FOUNDATION PLAN
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT
908

DRAWING SCALE
3/8" = 1'

SHEET
S1



KEYNOTES

1. PRE-MFR. TRUSSES @ 24" O.C.
2. 15/32" APA RATED PLYW'D OR OSB, P.I. 32/16, EDGE NAIL W/8D @ 6" O.C. & FIELD NAIL @ 6" O.C.
3. 6X8 D.F. # 2
4. TOP OF NON-BEARING, NON-BRACED WALL. SEE DETAIL 5.
5. SEE DETAIL 3 FOR END WALL TRUSS SHEAR TRANSFER DESIGN REQUIREMENT
6. LOCATION OF 12"x18" GABLE END VENT
7. LOCATION OF 5 ½" x 22 ½" ROOF TOP VENT
8. LOCATION OF RANGE HOOD VENT
9. LOCATION OF DRYER VENT
- [#] FRAMING PLAN DETAIL FOUND ON SHEET S3

NOTES

1. TRUSS CALCULATIONS (FROM THE TRUSS MANUFACTURER) SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO A REQUEST FOR ROOF AND SHEAR INSPECTION

ATTIC VENTILATION REQUIREMENTS

$\frac{908\ SQFT}{300} \cdot 144\ in/ft = (436\ in^2)$

PROVIDE:

2 – 12"x18" GABLE END VENT (140 in^2) = (280 in^2)

2 – 5-1/2" x 22-1/2" ROOF TOP VENT (83 in^2) = (166 in^2)

TOTAL PROVIDED: = (446 in^2)

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CITY OF ATWATER

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PROJECT TITLE	CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION	ROOF FRAMING PLAN
DATE	4/15/2024
AGENCY	SJV REAP

ADU SQFT

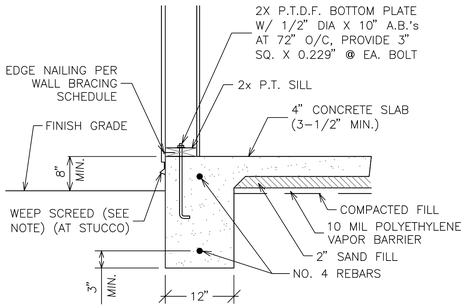
908

DRAWING SCALE

$\frac{1}{2}" = 1'$

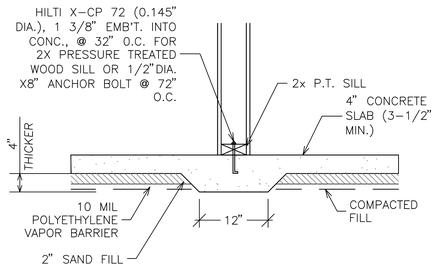
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S2

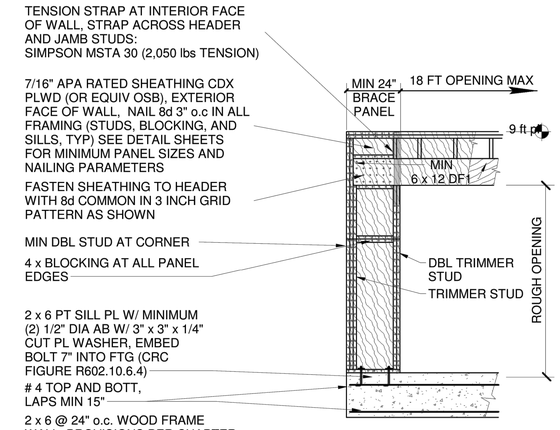


NOTE: STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4" AND 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED

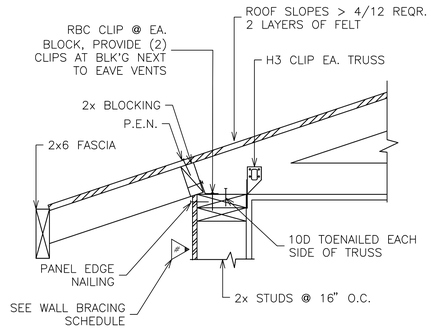
1 EXTERIOR FOOTING
N.T.S.



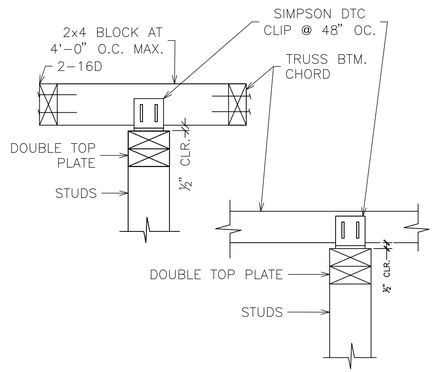
2 NON-BEARING INTERIOR FOOTING
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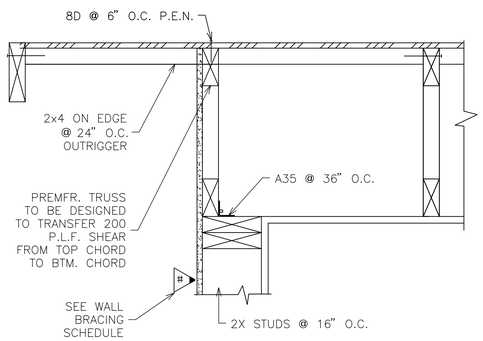
3 CS-PF DETAIL
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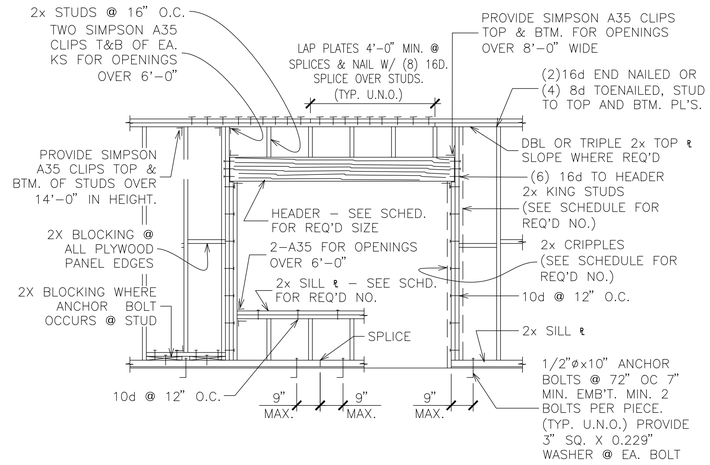
4 EAVE DETAIL
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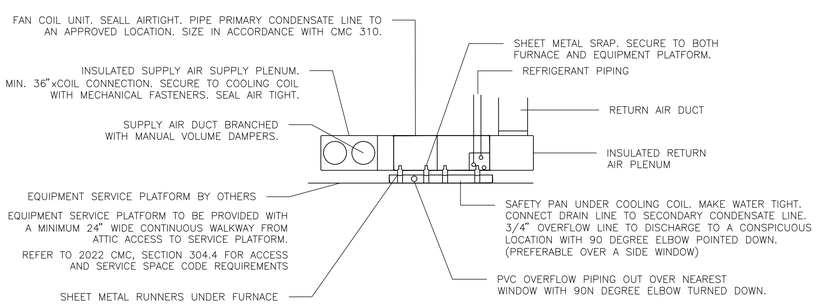
5 NON-BRG., NON-BRACED WALL CONNECTION
N.T.S.



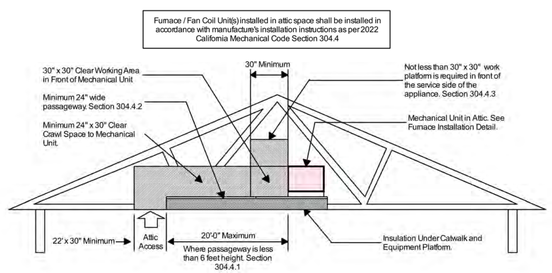
6 GABLE END DETAIL
N.T.S.



TYP. WALL FRAMING AT OPENING N.T.S.



7 FAN COIL INSTALLATION IN ATTIC
N.T.S.



NOTES:
1. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
[CA. ENERGY CODE 150.0(a)2]

2. FURNACE/FAN COIL UNIT(S) INSTALLED IN ATTIC SPACE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURE'S INSTALLATION INSTRUCTIONS AS PER (CMC 304.4)

8 ATTIC MOUNTED AIR HANDLER
N.T.S.

HEADER SCHEDULE

CLEAR SPAN OF OPENING	HEADER SIZE NOTE 1		NUMBER OF CRIPPLES		NUMBER OF KING STUDS		NUMBER OF SILL PLATES	
	BEARING WALL	NON–BRG WALL	BRG WALL	NON–BRG WALL	EXTERIOR	INTERIOR	EXTERIOR	INTERIOR
UP TO 6'–0"	4 x 8	4 x 6	1	1	1	1	1	1

NOTES:
1. 4x HEADER SIZE SHOWN IS FOR 2x4 STUD WALL. REVISE TO 6x FOR 2x6 STUD WALLS AND 8x FOR 2x8 STUD WALLS.
2. DETAILS AND MEMBER SIZES ARE TYPICAL UNLESS OTHERWISE NOTED OR DETAILED.
3. NOTES AND MEMBER SIZES SHOWN ON FRAMING PLANS SHALL TAKE PRECEDENCE OVER SCHEDULE.

9 HEADER DETAIL
N.T.S.

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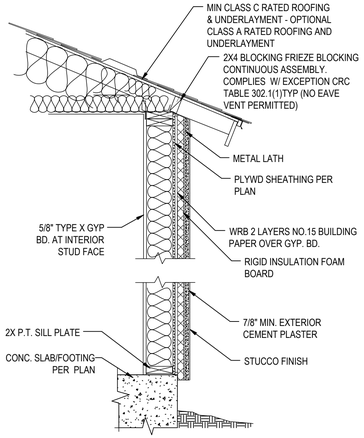
REVISIONS
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PROJECT TITLE: CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM
SHEET DESCRIPTION: DETAILS
DATE: 4/15/2024
AGENCY: SJV REAP

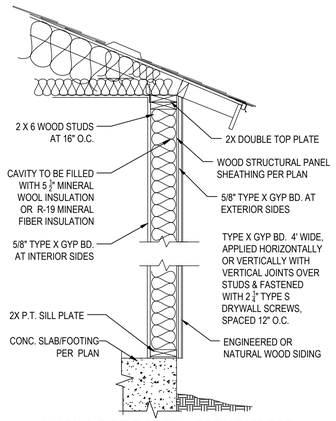
ADU SQFT
908

DRAWING SCALE

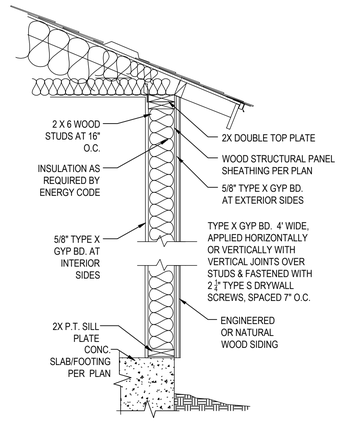
SHEET
S3



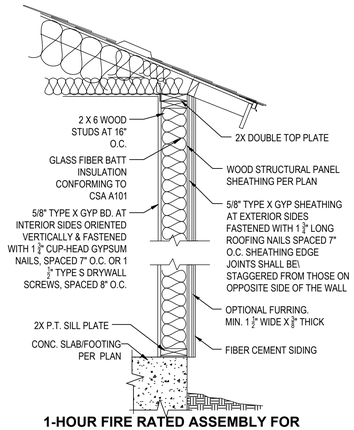
10 1-HOUR FIRE RATED ASSEMBLY FOR STUCCO FINISH
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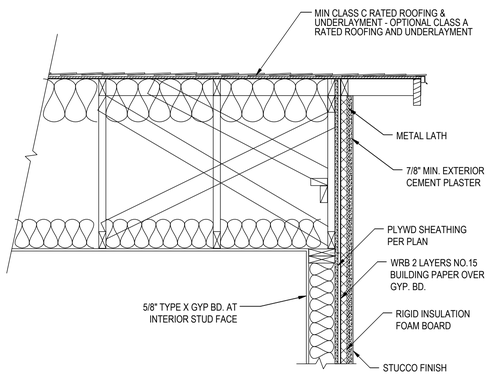
11 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
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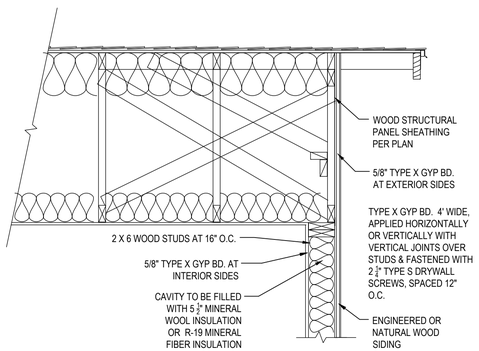
12 1-HOUR FIRE RATED ASSEMBLY FOR ENGINEERED OR NATURAL WOOD SIDING
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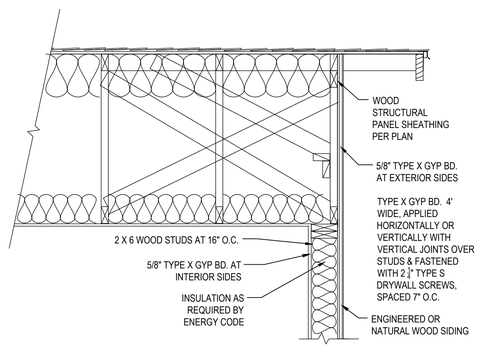
13 1-HOUR FIRE RATED ASSEMBLY FOR FIBER CEMENT SIDING
N.T.S.



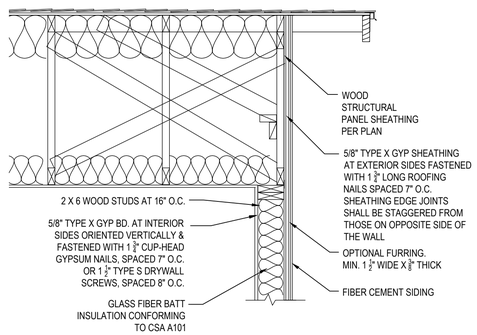
14 1-HOUR FIRE RATED GABLE END FOR STUCCO FINISH
N.T.S.



15 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



16 1-HOUR FIRE RATED GABLE END FOR ENGINEERED OR NATURAL WOOD SIDING
N.T.S.



17 1-HOUR FIRE RATED GABLE END FOR FIBER CEMENT SIDING
N.T.S.

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PROJECT TITLE
CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM

SHEET DESCRIPTION
DETAILS

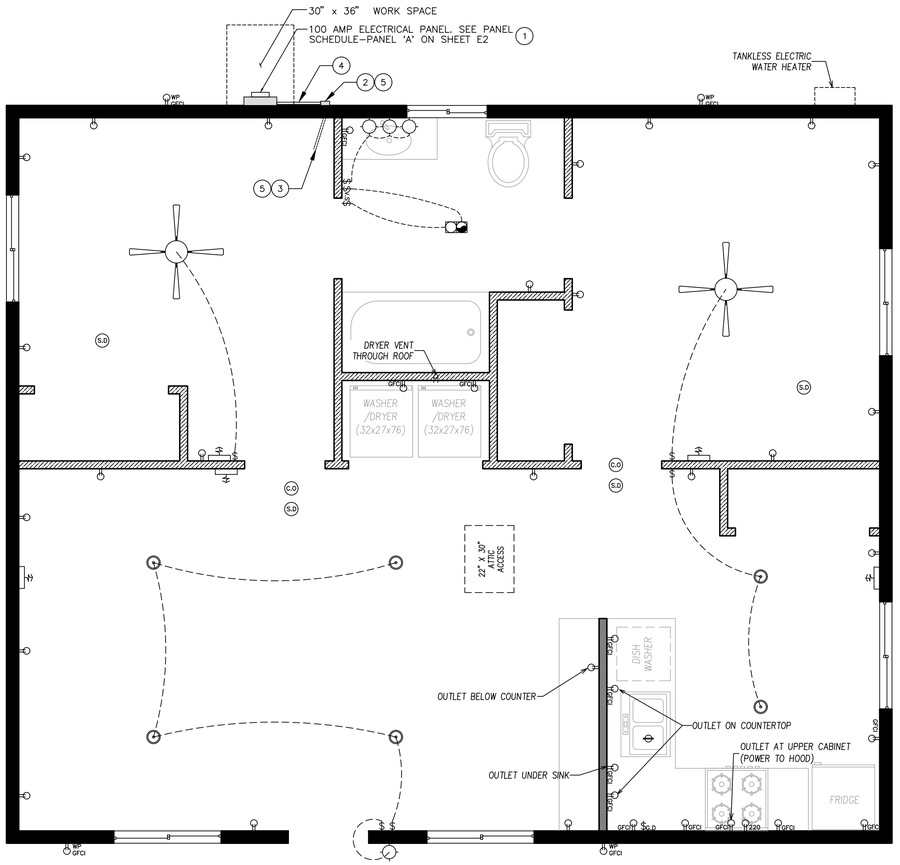
DATE
4/15/2024

AGENCY
SJV REAP

ADU SQFT
908

DRAWING SCALE

SHEET
S4



120/240V 1PH 3 WIRE 100 AMP

MLO

NEMA–1 FLUSH MOUNT 30 CK

10KAIC

PANEL SCHEDULE -PANEL 'A'

#498

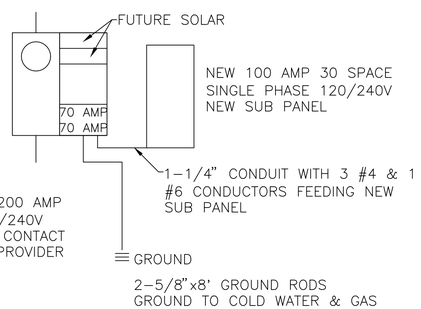
DESCRIPTION	CKT	OCPD	PHASE A	PHASE B	OCPD	CKT	DESCRIPTION
RECEPTACLES	1	20 AMP	1800	1300	15 AMP	2	LIGHTING
WASHER	3	20 AMP	1800	2700	30 AMP	4	DRYER
RANGE	5	40 AMP	3700	2700	30 AMP	6	DRYER
RANGE	7	40 AMP	3700	1350	20 AMP	8	KITCHEN APPLIANCE
KITCHEN APPLIANCE	9	20 AMP	1350	1800	20 AMP	10	DISH WASHER
RECEPTACLES	11	20 AMP	1800	1800	20 AMP	12	DISPOSAL
EF #1 AND EF #2	13	20 AMP	600	4000	50 AMP	14	COOK TOP
	15			4000	50 AMP	16	COOK TOP
WATER HEATER	17	30 AMP	2400	2400	30 AMP	18	FURNACE
WATER HEATER	19	30 AMP	2400	2400	30 AMP	20	FURNACE
SPACE	21					22	SPACE
SPACE	23					24	SPACE
SPACE	25					26	SPACE
SPACE	27					28	SPACE
SPACE	29					30	SPACE
SPACE	31					32	SPACE
SPACE	33					34	SPACE
SPACE	35					36	SPACE
SPACE	37					38	SPACE
SPACE	39					40	SPACE
SPACE	41					42	SPACE
		TOTAL VA LOAD	14150	11650			
		25% LCU/IML	3538	2913			
		TOTAL LOAD	17688	14563			
		TOTAL LOAD AMPS	64	53			

ELECTRICAL LEGEND

	DUPLEX OUTLET		FAN AND LIGHT COMBINATION (HE LIGHT)
GFCI	GFCI OUTLET		HIGH EFFICACY LIGHT FIXTURE
WP GFCI	WEATHERPROOF GFCI OUTLET		HIGH EFFICACY RECESSED LIGHT
$	WALL SWITCH		GARBAGE DISPOSAL
$G.D	GARBAGE DISPOSAL SWITCH		HVAC AIR DUCT LOCATION
$V.S	VACANCY SENSOR		FAN & LIGHT COMBO
S.D	SMOKE DETECTOR		
C.O	CARBON MONOXIDE ALARM		

SUB-PANEL & SWITCH GEAR FOR FUTURE BATTERY STORAGE

N.T.S.



SOLAR READY KEYNOTES (#)

NOTE: SOLAR READY NOTES SHOWN TO DEMONSTRATE PLAN IS SOLAR READY. SEPARATE PERMIT AND FEES ARE REQUIRED. IF REQUIRED, CONTACT A PV/SOLAR PROVIDER FOR PLANS AND PERMITS.

1. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER–FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE–POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
2. APPROVED MINIMUM 4–INCH SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICAL OF MAIN ELECTRICAL SERVICE PANEL
3. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX
4. MINIMUM 1 INCH DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL
5. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"

CLOTHES DRYER VENT NOTES

1. 4" ø DRYER VENT WITH MAXIMUM 14 FOOT COMBINED HORIZONTAL AND VERTICAL LENGTH WITH TWO 90 DEGREE ELBOWS.
2. SMALL APPLIANCE CIRCUIT LOAD
   IN EACH DWELLING UNIT, THE LOAD SHALL BE CALCULATED AT 1500 VOLT–AMPERES FOR EACH 2–WIRE SMALL APPLIANCE BRANCH CIRCUIT AS COVERED BY 2010.11(C)(1). WHERE THE LOAD IS SUBDIVIDED THROUGH TWO OR MORE FEEDERS, THE CALCULATED LOAD FOR EACH SHALL INCLUDE NOT LESS THAN 1500 VOLT–AMPERES FOR EACH 2–WIRE SMALL APPLIANCE BRANCH CIRCUIT. THESE LOADS SHALL BE PERMITTED TO BE INCLUDED WITH THE GENERAL LIGHTING LOAD AND SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42.
   2.1. THE INDIVIDUAL BRANCH CIRCUIT PERMITTED BY 210.52(B)(1). EXCEPTION NO. 2, SHALL BE PERMITTED TO EB EXCLUDED FROM THE CALCULATION REQUIRED BY 220.52.
3. LAUNDRY CIRCUIT LOAD
   A LOAD OF NOT LESS THAN 1500 VOLT–AMPERES SHALL IN INCLUDED FOR EACH 2–WIRE LAUNDRY BRANCH CIRCUIT INSTALLED AS COVERED BY 210.11(C)(2). THIS LOAD SHALL BE SUBJECTED TO THE DEMAND FACTORS PROVIDED IN TABLE 220.42. [CEC 220.43(B)]
4. APPLIANCE LOAD–DWELLING UNITS
   IT SHALL BE PERMISSIBLE TO APPLY A DEMAND FACTOR OF 75 PERCENT TO THE NAMEPLATE RATING LOAD OF FOUR OR MORE APPLIANCES RATED ¼ HP OR GREATER, OR 500 WATTS OR GREATER, THAT ARE FASTENED IN PLACE AND THAT ARE SERVED BY THE SAME FEEDER OR SERVICE INA ONE–FAMILY,TWO–FAMILY, OR MULTIFAMILY DWELLING. THIS DEMAND FACTOR SHALL NOT APPLY TO: HOUSEHOLD ELECTRIC COOKING EQUIPMENT THAT IS FASTENED IN PLACE, CLOTHES DRYERS, SPACE HEATING EQUIPMENT, ADN AIR–CONDITIONING EQUIPMENT. [CEC 220.53]
5. ELECTRIC CLOTHES DRYER
   THE LOAD FOR HOUSEHOLD ELECTRIC CLOTHES DRYERS INA DWELLING UNIT SHALL BE EITHER 5,000 WATTS OR THE NAMEPLATE RATING, WHICHEVER IS LARGER, FOR EACH DRYER SERVED. THE USE OF THE DEMAND FACTORS IN TABLE 220.54 SHALL BE PERMITTED. WHERE TWO OR MORE SINGLE–PHASE DRYERS ARE SUPPLIED BY A 3–PHASE,4–WIRE FEEDER OR SERVICE, THE TOTAL LOAD SHALL BE CALCULATED ON THE BASIS OF TWICE THE MAX. NUMBER CONNECTED BETWEEN ANY TWO PHASES. KILOVOLT–AMPERES SHALL BE CONSIDERED EQUIVALENT TO KILOWATTS FOR LOADS CALCULATED IN THIS SECTION.

OUTLET NOTES

1. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.[CEC 210.52(A)(1)]
2. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
3. AFCI OUTLETS. ELECTRICAL CIRCUITS IN BEDROOMS, LIVING ROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI). (CEC 210.12)
4. RECEPTACLE OUTLETS SHALL BE LOCATED IN ONE OR MORE OF THE FOLLOWING:
   4.1. ON OR ABOVE COUNTERTOP OR WORK SURFACES: ON OR ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE, THE COUNTERTOP OR WORK SURFACE.
   4.2. IN COUNTERTOP OR WORK SURFACES: RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES SHALL BE PERMITTED TO BE INSTALLED IN COUNTERTOPS OR WORK SURFACES.
   4.3. BELOW COUNTERTOP OR WORK SURFACES: NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE. RECEPTACLES INSTALLED BELOW A COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE. [CEC 210.52(C)(3)]
5. BATHROOMS
   AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12 INCHES BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP RECEPTACLE OUTLET ASSEMBLIES LISTED FOR USE IN THE COUNTERTOPS SHALL BE PERMITTED TO BE INSTALLED IN THE COUNTERTOP. [CEC 210.52(D)]
6. OUTDOOR OUTLETS
   ALL EXTERIOR RECEPTACLES SHALL BE WP/GFCI PROTECTED.
   FOR A ONE–FAMILY DWELLING THAT IS AT GRADE LEVEL, AT LEAST ONE RECEPTACLE OUTLET READILY ACCESSIBLE FROM GRADE AND NOT MORE THAN 6 ½ FEET ABOVE GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING. [210.52(E)(1)]
7. LAUNDRY AREAS
   IN DWELLING UNITS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT. [210.52(F)]
8. GFCI OUTLETS. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS. (CEC 210.8)
9. AFCI OUTLETS. ARC FAULT CIRCUIT INTERRUPTERS (AFCI) PROTECTION IS REQUIRED THROUGHOUT ALL 15 AND 20–AMP 120V CIRCUITRY THAT IS NOT GFCI PROTECTED. (CEC 210.12)

DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

REVISIONS

PROJECT TITLE	SHEET DESCRIPTION	DATE
CITY OF ATWATER – PRE–REVIEWED ADU PROGRAM	ELECTRICAL PLAN	4/15/2024
	AGENCY	SJV REAP

ADU SQFT

908

DRAWING SCALE

3/8" = 1'

SHEET

E1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions:

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

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

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

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

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

4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.

2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

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

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a.Construction documents shall show locations of future EV spaces.

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

2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

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

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

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

4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:

1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1.The minimum length of each EV space shall be 18 feet (5486 mm).

2.The minimum width of each EV space shall be 9 feet (2743 mm).

3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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

2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

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

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

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

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

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

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

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

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

TABLE H-2

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

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

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

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

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

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

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

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

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

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

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

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

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

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

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

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

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

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DISCLAIMER:
BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF ATWATER FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS AND DEMANDS ON ACCOUNT OF ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

CITY OF ATWATER

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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT
908

DRAWING SCALE

SHEET
G1

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

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

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

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

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

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

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

TABLE 4.504.2 - SEALANT VOC LIMIT

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

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

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

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

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

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

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

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

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

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

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

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

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

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

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

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

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

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

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

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

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

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

Notes:

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

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

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

703 VERIFICATIONS

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

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CITY OF ATWATER

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PROJECT TITLE: CITY OF ATWATER – PRE-REVIEWED ADU PROGRAM
SHEET DESCRIPTION: CALGREEN FORM
DATE: 4/15/2024
AGENCY: SJV REAP

ADU SQFT: 908

DRAWING SCALE

SHEET: G2

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CITY COUNCIL
AGENDA REPORT

CITY COUNCIL

Mike Nelson, Mayor
Danny Ambriz — Tyler Button
John Cale — Brian Raymond

MEETING DATE: July 8, 2024
TO: Mayor and City Council
FROM: Justin Vinson, Public Works Director
PREPARED BY: Justin Vinson, Public Works Director
SUBJECT: **Awarding Construction Services Agreement with Lawrence Backhoe Service, Inc of Atwater, California for the Water Meter Installation Project** (Public Works Director Vinson)

RECOMMENDED COUNCIL ACTION

Motion to award a General Construction Agreement, in a form approved by the City Attorney, to Lawrence Backhoe Service, Inc. of Atwater, California, for the Water Meter Installation Project, City Project 24-10, in an amount not to exceed $1,387,300 and authorize construction contract change orders up to an aggregate amount of $138,730.00 (10%); and authorizes and directs the City Manager or designee to execute all contract documents on behalf of the City; or

Motion to approve staff's recommendation as presented.

I. BACKGROUND/ANALYSIS:

In 2004, the California State Legislature passed Assembly Bill No. 2572 amending the California Water Code. The Bill required a water supplier beginning on or before January 1, 2021, to start reading meters and charging on a water volume-based measurement on all connections installed on or after January 1, 1992. By January 1, 2025, the water supplier must have all other connections prior to January 1, 1992, on water meters and be charged on a water volume-based measurement.

Public Works continues to work towards installing meters on all unmetered water services within the City of Atwater service areas. The installation of the water meters will enable the City to comply with a state mandate, Assembly Bill 2572, which requires a fully metered system by January 1, 2025.

At the regular council meeting of November 13, 2023, the City Council authorized the purchase order of 3,500 water meters and transmitters to be installed on the remaining unmetered services in the City. This call for bids will install some of those meters on services that are not prepared for the installation of a water meter. There are 1,549 addresses throughout the city that are not prepared for water meters, and these

addresses are not located in any specific area in the city, but spread throughout the city. City staff are also still installing meters on addresses throughout the city that are prepared for the installation of a water meter. For an address to be prepared for the installation of a water meter, it must already have a B16 Christy box and lid, piping and brass meter swivel connections. The engineer's estimate for this project was $2,000,000.

Bid proposals for this project were opened on Thursday, June 27, 2024, at 2:00 P.M. and were totaled and reviewed for responsiveness. Five (5) bid proposals were received. The Bid Summary (Exhibit “A”) shows the bid amounts ranging from $1,387,300.00 to $1,998,190.00.

Staff reviewed the bids and determined that the bid submitted by Lawrence Backhoe Service Inc. of Atwater, California in the amount of $1,387,300.00 is a responsive and acceptable bid.

The recommended contract administration practice is to add a contingency of 10% to the bid amount for unforeseen and necessary changes to the contract. Staff recommends a total construction budget of $1,526,030. This total budget includes the construction contract amount of $1,387,300 and the contigency amount of $138,730.

II. FISCAL IMPACTS:

Sufficient funding for this project is available in the Fiscal Year 24/25 Budget, in the Water Enterprise Fund, Capital Projects, Installation of New Water Meters Account No. 6001.1080. L014.

This item has been reviewed by the Finance Department.

III. LEGAL REVIEW:

This item has been reviewed by the City Attorney's Office.

IV. EXISTING POLICY:

This item is consistent with goal number one (1) of the Strategic Plan: to ensure the City's continued financial stability.

V. ALTERNATIVES:

N/A

VI. INTERDEPARTMENTAL COORDINATION:

This item has been reviewed by all appropriate departments.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to City

Council action.

VIII. ENVIRONMENTAL REVIEW:

This item is not considered a "project" under Section 21065 of the Public Resources Code as it will not directly or reasonably indirectly affect the physical environment and therefore is not subject to review or analysis.

IX. STEPS FOLLOWING APPROVAL:

Following City Council's approval for the award of contract, staff will issue a notice of award to the contractor, hold a pre-construction meeting, and issue a notice to proceed, with construction to follow.

Submitted by:



Justin Vinson, Public Works Director

Approved by:

/s/ Chris Hoem

Chris Hoem, City Manager

Attachments:

1. Bid Summary Bid Call 729-24 Project 24-10
2. Lawrence Backhoe Services, Inc. 7.8.24

CITY OF ATWATER
PUBLIC WORKS DEPARTMENT

BID SUMMARY

WATER METER INSTALLATION PROJECT

Project No. 24-10; Bid Call No. 729-24

Bid Opening: June 27, 2024; Engineer's Estimate: $2,000,000

No.	Contractor	Bid Total
1	Lawrence Backhoe Service, Inc. 2985 A Street Atwater, CA 95301	$1,387,300
2	Rolfe Construction 3573 Southern Pacific Avenue Atwater, CA 95301	$1,642,779
3	Mid Cal Pipeline & Utilities, Inc. P.O Box 2406 Merced, CA 95344	$1,792,230
4	Westvalley Construction P.O Box 5639 San Jose, CA 95150	$1,874,480
5	Vulcan Construction & Maintenance, Inc. 1010 W. Whitesbridge Avenue Fresno, CA 93706	$1,998,190

00 52 13 – CONTRACT

This CONTRACT, No. 24-10 is made and entered into this 9th day of July 2024, by and between City of Atwater, sometimes hereinafter called "City," and Lawrence Backhoe Service, Inc, sometimes hereinafter called "Contractor."

WITNESSETH: That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other as follows:

a. **SCOPE OF WORK.** The Contractor shall perform all Work within the time stipulated in the Contract, and shall provide all labor, materials, equipment, tools, utility services, and transportation to complete all of the Work required in strict compliance with the Contract Documents as specified in Section (e), below, for the following Project:

WATER METER INSTALLATION PROJECT

The Contractor and its surety shall be liable to the City for any damages arising as a result of the Contractor's failure to comply with this obligation.

b. **TIME FOR COMPLETION.** Time is of the essence in the performance of the Work. The Work shall commence on the date stated in the City's Notice to Proceed. The Contractor shall complete all Work required by the Contract Documents **by December 31, 2024**. By its signature hereunder, Contractor agrees the time for completion set forth above is adequate and reasonable to complete the Work.

c. **CONTRACT PRICE.** The City shall pay to the Contractor as full compensation for the performance of the Contract, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs, the sum of **One million three hundred eighty-seven thousand three hundred Dollars ($1,387,300.00)**. Payment shall be made as set forth in the General Conditions.

d. **LIQUIDATED DAMAGES.** In accordance with Government Code section 53069.85, it is agreed that the Contractor will pay the City the sum set forth in Section 00 73 13, Article 1.11 for each and every calendar day of delay beyond the time prescribed in the Contract Documents for finishing the Work, as Liquidated Damages and not as a penalty or forfeiture. In the event this is not paid, the Contractor agrees the City may deduct that amount from any money due or that may become due the Contractor under the Contract. This Article does not exclude recovery of other damages specified in the Contract Documents.

e. **COMPONENT PARTS OF THE CONTRACT.** The "Contract Documents" include the following:

Notice Inviting Bids
Instructions to Bidders
Bid Form
Bid Bond
Designation of Subcontractors
Information Required of Bidders
Non-Collusion Declaration Form
Iran Contracting Act Certification

Public Works Contractor Registration Certification
Fleet Compliance Certification
Performance Bond
Payment (Labor and Materials) Bond
General Conditions
Special Conditions
Technical Specifications
Addenda
Plans and Drawings
Standard Specifications for Public Works Construction "Greenbook", latest edition, Except Sections 1-9
Applicable Local Agency Standards and Specifications, as last revised
Approved and fully executed change orders
Any other documents contained in or incorporated into the Contract

The Contractor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. This Contract shall supersede any prior agreement of the parties.

f. **PROVISIONS REQUIRED BY LAW AND CONTRACTOR COMPLIANCE.** Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including, but not limited to, the provisions of the California Labor Code and California Public Contract Code which are applicable to this Work.

g. **INDEMNIFICATION.** Contractor shall provide indemnification and defense as set forth in the General Conditions.

h. **PREVAILING WAGES.** Contractor shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates shall be made available at the City's Administrative Office or may be obtained online at http://www.dir.ca.gov and which must be posted at the job site.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Contract has been duly executed by the above-named parties, on the day and year above written.

CITY OF ATWATER
Approved By:

_____
Chris Hoem
City Manager

_____
Date

Attested By:

_____
Kory J. Billings
City Clerk

Approved As To Form:

_____
Frank Splendorio
City Attorney

(CONTRACTOR'S SIGNATURE MUST BE NOTARIZED AND CORPORATE SEAL AFFIXED, IF APPLICABLE)

CONTRACTOR

_____
Signature

_____
Name

_____
Title

_____
Date

END OF CONTRACT

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On _____, 20___, before me, _____, Notary Public, personally

appeared _____, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

☐ Individual
☐ Corporate Officer

_____
Title(s)

☐ Partner(s) ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other:

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number of Pages

_____
Date of Document

_____
Signer(s) Other Than Named Above

1.1 Performance Bond.

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WHEREAS, the City of Atwater, (hereinafter referred to as "City") has awarded to _____, (hereinafter referred to as the "Contractor") an agreement for **Contract No. 24-10**, (hereinafter referred to as the "Project").

WHEREAS, the work to be performed by the Contractor is more particularly set forth in the Contract Documents for the Project dated _____, (hereinafter referred to as "Contract Documents"), the terms and conditions of which are expressly incorporated herein by reference; and

WHEREAS, the Contractor is required by said Contract Documents to perform the terms thereof and to furnish a bond for the faithful performance of said Contract Documents.

NOW, THEREFORE, we, _____, the undersigned Contractor and _____ as Surety, a corporation organized and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto the City in the sum of _____ DOLLARS, ($_____), said sum being not less than one hundred percent (100%) of the total amount of the Contract, for which amount well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Contractor, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the Contract Documents and any alteration thereof made as therein provided, on its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their intent and meaning; and shall faithfully fulfill all obligations including the one (1) year guarantee of all materials and workmanship; and shall indemnify and save harmless the City, its officials, officers, employees, and authorized volunteers, as stipulated in said Contract Documents, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees including reasonable attorney's fees, incurred by City in enforcing such obligation.

As a condition precedent to the satisfactory completion of the Contract Documents, unless otherwise provided for in the Contract Documents, the above obligation shall hold good for a period of one (1) year after the acceptance of the work by City, during which time if Contractor shall fail to make full, complete, and satisfactory repair and replacements and totally protect the City from loss or damage resulting from or caused by defective materials or faulty workmanship. The obligations of Surety hereunder shall continue so long as any obligation of Contractor remains. Nothing herein shall limit the City's rights or the Contractor or Surety's obligations under the Contract, law or equity, including, but not limited to, California Code of Civil Procedure Section 337.15.

Whenever Contractor shall be, and is declared by the City to be, in default under the Contract Documents, the Surety shall remedy the default pursuant to the Contract Documents, or shall promptly, at the City's option:

i. Take over and complete the Project in accordance with all terms and conditions in the Contract Documents; or

ii. Obtain a bid or bids for completing the Project in accordance with all terms and conditions in the Contract Documents and upon determination by Surety of the lowest responsive and responsible bidder, arrange for a Contract between such bidder, the Surety and the City, and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Contractor by the City under the Contract and any modification thereto, less any amount previously paid by the City to the Contractor and any other set offs pursuant to the Contract Documents.

iii. Permit the City to complete the Project in any manner consistent with California law and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Contractor by the City under the Contract and any modification thereto, less any amount previously paid by the City to the Contractor and any other set offs pursuant to the Contract Documents.

Surety expressly agrees that the City may reject any contractor or subcontractor which may be proposed by Surety in fulfillment of its obligations in the event of default by the Contractor.

Surety shall not utilize Contractor in completing the Project nor shall Surety accept a bid from Contractor for completion of the Project if the City, when declaring the Contractor in default, notifies Surety of the City's objection to Contractor's further participation in the completion of the Project.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project.

By their signatures hereunder, Surety and Contractor hereby confirm under penalty of perjury that surety is an admitted surety insurer authorized to do business in the State of California.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20___.

(Corporate Seal)

_____
Contractor/ Principal

By_____

Title_____

(Corporate Seal)

_____
Surety

By _____
Attorney-in-Fact

(Attach Attorney-in-Fact Certificate)

Title_____

The rate of premium on this bond is _____ per thousand. The total amount of premium charges is $_____.
(The above must be filled in by corporate attorney.)

THIS IS A REQUIRED FORM

Any claims under this bond may be addressed to:

(Name and Address of Surety) _____
_____
_____

(Name and Address of Agent or Representative for service of process in California, if different from above) _____
_____
_____

(Telephone number of Surety and Agent or Representative for service of process in California) _____

Notary Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On _____, 20___, before me, _____, Notary Public, personally

appeared _____, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

☐ Individual
☐ Corporate Officer

_____
Title(s)

☐ Partner(s) ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other:

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number of Pages

_____
Date of Document

_____
Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for Contractor/Principal.

Notary Acknowledgment

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COUNTY OF _____

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appeared _____, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary Public

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☐ Individual
☐ Corporate Officer

_____
Title(s)

☐ Partner(s) ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other:

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number of Pages

_____
Date of Document

_____
Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for the Attorney-in-Fact. The Power-of Attorney to local representatives of the bonding company must also be attached.

END OF PERFORMANCE BOND

1.2 Payment Bond (Labor and Materials).

KNOW ALL MEN BY THESE PRESENTS That

WHEREAS, the City of Atwater (hereinafter designated as the "City"), by action taken or a resolution passed _____ , 20_____, has awarded to _____ hereinafter designated as the "Principal," a contract for the work described as follows: **Contract No. 24-10** (the "Project"); and

WHEREAS, said Principal is required to furnish a bond in connection with said contract; providing that if said Principal or any of its Subcontractors shall fail to pay for any materials, provisions, provender, equipment, or other supplies used in, upon, for or about the performance of the work contracted to be done, or for any work or labor done thereon of any kind, or for amounts due under the Unemployment Insurance Code or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of said Principal and its Subcontractors with respect to such work or labor the Surety on this bond will pay for the same to the extent hereinafter set forth.

NOW THEREFORE, we, the Principal and _____ as Surety, are held and firmly bound unto the City in the penal sum of _____ Dollars ($_____) lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if said Principal, his or its subcontractors, heirs, executors, administrators, successors or assigns, shall fail to pay any of the persons named in Civil Code Section 9100, fail to pay for any materials, provisions or other supplies, used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or amounts due under the Unemployment Insurance Code with respect to work or labor performed under the contract, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department or Franchise Tax Board from the wages of employees of the contractor and his subcontractors pursuant to Revenue and Taxation Code Section 18663, with respect to such work and labor the Surety or Sureties will pay for the same, in an amount not exceeding the sum herein above specified, and also, in case suit is brought upon this bond, all litigation expenses incurred by the City in such suit, including reasonable attorneys' fees, court costs, expert witness fees and investigation expenses.

This bond shall inure to the benefit of any of the persons named in Civil Code Section 9100 so as to give a right of action to such persons or their assigns in any suit brought upon this bond.

It is further stipulated and agreed that the Surety on this bond shall not be exonerated or released from the obligation of this bond by any change, extension of time for performance, addition, alteration or modification in, to, or of any contract, plans, specifications, or agreement pertaining or relating to any scheme or work of improvement herein above described, or pertaining or relating to the furnishing of labor, materials, or equipment therefore, nor by any change or modification of any terms of payment or extension of the time for any payment pertaining or relating to any scheme or work of improvement herein above described, nor by any rescission or attempted rescission or attempted rescission of the contract, agreement or bond, nor by any conditions precedent or subsequent in the bond attempting to limit the right of recovery of claimants otherwise entitled to recover under any such contract or agreement or under the bond, nor by any

fraud practiced by any person other than the claimant seeking to recover on the bond and that this bond be construed most strongly against the Surety and in favor of all persons for whose benefit such bond is given, and under no circumstances shall Surety be released from liability to those for whose benefit such bond has been given, by reason of any breach of contract between the owner or City and original contractor or on the part of any obligee named in such bond, but the sole conditions of recovery shall be that claimant is a person described in Civil Code Section 9100, and has not been paid the full amount of his claim and that Surety does hereby waive notice of any such change, extension of time, addition, alteration or modification herein mentioned, including but not limited to the provisions of sections 2819 and 2845 of the California Civil Code.

By their signatures hereunder, Surety and Principal hereby confirm under penalty of perjury that surety is an admitted surety insurer authorized to do business in the State of California.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20__.

(Corporate Seal)

_____
Contractor/ Principal

By_____

Title_____

(Corporate Seal)

_____
Surety

By _____
Attorney-in-Fact

(Attach Attorney-in-Fact Certificate)

Title_____

Notary Acknowledgment

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STATE OF CALIFORNIA
COUNTY OF _____

On _____, 20___, before me, _____, Notary Public, personally

appeared _____, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

CAPACITY CLAIMED BY SIGNER

☐ Individual
☐ Corporate Officer

_____
Title(s)

☐ Partner(s) ☐ Limited ☐ General
☐ Attorney-In-Fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other:

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____
_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number of Pages

_____
Date of Document

_____
Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for Contractor/Principal.

Notary Acknowledgment

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STATE OF CALIFORNIA
COUNTY OF _____

On _____, 20___, before me, _____, Notary Public, personally

appeared _____, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary Public

OPTIONAL

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Title(s)

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Signer is representing:
Name Of Person(s) Or Entity(ies)

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_____

DESCRIPTION OF ATTACHED DOCUMENT

_____
Title or Type of Document

_____
Number of Pages

_____
Date of Document

_____
Signer(s) Other Than Named Above

NOTE: This acknowledgment is to be completed for the Attorney-in-Fact. The Power-of-Attorney to local representatives of the bonding company must also be attached.

END OF PAYMENT BOND

00 72 13 – GENERAL CONDITIONS

ARTICLE 1. DEFINED TERMS

Whenever used in the Contract Documents and printed with initial capital letters, the terms listed below will have the meanings indicated which are applicable to both the singular and plural thereof. In addition to terms specifically defined below, terms with initial capital letters in the Contract Documents include references to identified articles and paragraphs, and the titles of other documents or forms.

A. Act of God – An earthquake of magnitude of 3.5 or higher on the Richter scale or a tidal wave.

B. Addenda -- Written or graphic instruments issued prior to the submission of Bids which clarify, correct, or change the Contract Documents.

C. Additional Work -- New or unforeseen work will be classified as "Additional Work" when the City's Representative determines that it is not covered by the Contract.

D. Applicable Laws -- The laws, statutes, ordinances, rules, codes, regulations, permits, and licenses of any kind, issued by local, state or federal governmental authorities or private authorities with jurisdiction (including utilities), to the extent they apply to the Work.

E. Bid -- The offer or proposal of a Bidder submitted on the prescribed form setting forth the prices and other terms for the Work to be performed.

F. Bidder -- The individual or entity who submits a Bid directly to the City.

G. Change Order ("CO") -- A document that authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Times, issued on or after the Effective Date of the Contract, in accordance with the Contract Documents and in the form contained in the Contract Documents.

H. Change Order Request ("COR") -- A request made by the Contractor for an adjustment in the Contract Price and/or Contract Times as the result of a Contractor-claimed change to the Work. This term may also be referred to as a Change Order Proposal ("COP"), or Request for Change ("RFC").

I. City -- The City of Atwater.

J. City's Representative -- The individual or entity as identified in the Special Conditions to act as the City's Representative.

K. Claim -- A demand or assertion by the City or Contractor seeking an adjustment of Contract Price or Contract Times, or both, or other relief with respect to the terms of the Contract. A demand for money or services by a third party is not a Claim.

L. Contract -- The entire integrated written agreement between the City and Contractor concerning the Work. "Contract" may be used interchangeably with "Agreement" in the

Contract Documents. The Contract supersedes prior negotiations, representations, or agreements, whether written or oral, and includes all Contract Documents.

M. Contract Documents -- The documents listed in Section 00 52 13, Article 5. Some documents provided by the City to the Bidders and Contractor, including but not limited to reports and drawings of subsurface and physical conditions are not Contract Documents.

N. Contract Price -- Amount to be paid by the City to the Contractor as full compensation for the performance of the Contract and completion of the Work, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs.

O. Contract Times -- The number of days or the dates stated in the Contract Documents to: achieve defined Milestones, if any; and to complete the Work so that it is ready for final payment.

P. Contractor -- The individual or entity with which the City has contracted for performance of the Work.

Q. Contractor's Designated On-Site Representative -- The Contractor's Designated On-Site Representative will be as identified in Section 00 72 13, Article 3 and shall not be changed without prior written consent of the City.

R. Daily Rate -- The Daily Rate stipulated in the Contract Documents as full compensation to the Contractor due to the City's unreasonable delay to the Project that was not contemplated by the parties.

S. Day -- A calendar day of 24 hours measured from midnight to the next midnight.

T. Defective Work -- Work that is unsatisfactory, faulty, or deficient; or that does not conform to the Contract Documents; or that does not meet the requirements of any inspection, reference standard, test, or approval referenced in the Contract Documents.

U. Demobilization -- The complete dismantling and removal by the Contractor of all of the Contractor's temporary facilities, equipment, and personnel at the Site.

V. Drawings -- That part of the Contract Documents prepared by of the Engineer of Record which graphically shows the scope, extent, and character of the Work to be performed by Contractor. Shop Drawings and other Contractor submittals are not Drawings as so defined.

W. Effective Date of the Contract -- The date indicated in the Contract on which it becomes effective, but if no such date is indicated, it means the date on which the Contract is signed and delivered by the last of the two parties to sign and deliver.

X. Engineer, whenever not qualified, shall mean the [**INSERT TITLE**] of the City, acting either directly or through properly authorized agents, such agents acting severally within the scope of the particular duties entrusted to them. On all questions concerning the acceptance of materials, machinery, the classifications of material, the

execution of work, conflicting interest of the contractors performing related work and the determination of costs, the decision of the Engineer, duly authorized by the City, shall be binding and final upon both parties.

Y. Engineer of Record -- The individual, partnership, corporation, joint venture, or other legal entity named as such in Section 00 73 13, Article 1.1. or any succeeding entity designated by the City.

Z. Green Book -- The current edition of the Standard Specifications for Public Works Construction.

AA. Hazardous Waste -- The term "Hazardous Waste" shall have the meaning provided in Section 104 of the Solid Waste Disposal Act (42 U.S.C. § 6903) as amended from time to time or, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a class I, class II, or class III disposal site in accordance with provisions of existing law, whichever is more restrictive.

BB. Holiday – The Holidays occur on:

New Year's Day - January 1
President's Day – Third Monday in February
Memorial Day - Last Monday in May
Independence Day - July 4
Labor Day - First Monday in September
Veteran's Day - November 11
Thanksgiving Day - Fourth Thursday in November
Friday after Thanksgiving
Christmas Eve – December 24
Christmas Day - December 25
Day After Christmas – December 26
New Year's Eve – December 31

If any Holiday listed above falls on a Saturday, Saturday and the preceding Friday are both Holidays. If the Holiday should fall on a Sunday, Sunday and the following Monday are both Holidays.

CC. Notice of Award -- The written notice by the City to the Successful Bidder stating that upon timely compliance by the Successful Bidder with the conditions precedent listed therein, the City will sign and deliver the Contract.

DD. Notice of Completion -- The form which may be executed by the City and recorded by the county where the Project is located constituting final acceptance of the Project.

EE. Notice to Proceed -- A written notice given by the City to Contractor fixing the date on which the Contractor may proceed with the Work and when Contract Times will commence to run.

FF. Project -- The total construction of which the Work to be performed under the Contract Documents may be the whole, or a part.

GG. Recyclable Waste Materials -- Materials removed from the Site which are required to be diverted to a recycling center rather than an area landfill. Recyclable Waste Materials include asphalt, concrete, brick, concrete block, and rock.

HH. Schedule of Submittals -- A schedule, prepared and maintained by Contractor, of required submittals and the time requirements to facilitate scheduled performance of related construction activities.

II. Shop Drawings -- All drawings, diagrams, illustrations, schedules, and other data or information which are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work.

JJ. Specifications -- That part of the Contract Documents consisting of written requirements for materials, equipment, systems, standards and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable thereto.

KK. Stop Payment Notice -- A written notice as defined in Civil Code section 8044.

LL. Subcontractor -- An individual or entity other than a Contractor having a contract with any other entity than the City for performance of any portion of the Work at the Site.

MM. Submittal -- Written and graphic information and physical samples prepared and supplied by the Contractor demonstrating various portions of the Work.

NN. Successful Bidder -- The Bidder submitting a responsive Bid to whom the City makes an award.

OO. Supplier -- A manufacturer, fabricator, supplier, distributor, material man, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment used in the performance of the Work or to be incorporated in the Work.

PP. Underground Facilities -- All underground pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels, or other such facilities or attachments, and any encasements containing such facilities, including those that convey electricity, gases, steam, liquid petroleum products, telephone or other communications, cable television, water, wastewater, storm water, other liquids or chemicals, or traffic or other control systems.

QQ. Unit Price Work -- Work to be paid for on the basis of unit prices as provided by the Contractor in its bid or as adjusted in accordance with the Contract Documents.

RR. Warranty -- A written guarantee provided to the City by the Contractor that the Work will remain free of defects and suitable for its intended use for the period required by the Contract Documents or the longest period permitted by the law of this State, whichever is longer.

SS. Work -- The entire construction or the various separately identifiable parts thereof required to be provided under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce

such construction, and furnishing, installing, and incorporating all materials and equipment into such construction, all as required by the Contract Documents.

ARTICLE 2. CONTRACT DOCUMENTS

A. **Contract Documents.** The Contract Documents are complementary, and what is called for by one shall be as binding as if called for by all.

B. **Interpretations.** The Contract Documents are intended to be fully cooperative and complementary. If the Contractor observes that any documents are in conflict, the Contractor shall promptly notify the Engineer in writing. In case of conflicts between the Contract Documents, the order of precedence shall be as follows:

1. Change Orders
2. Addenda
3. Special Conditions
4. Technical Specifications
5. Plans (Contract Drawings)
6. Contract
7. General Conditions
8. Instructions to Bidders
9. Notice Inviting Bids
10. Contractor's Bid Forms
11. Standard Specifications for Public Works Construction (Sections 1-9 Excluded)
12. Applicable Local Agency Standards and Specifications
13. Standard Drawings
14. Reference Documents

With reference to the Drawings, the order of precedence shall be as follows:

1. Figures govern over scaled dimensions
2. Detail drawings govern over general drawings
3. Addenda or Change Order drawings govern over Contract Drawings
4. Contract Drawings govern over Standard Drawings
5. Contract Drawings govern over Shop Drawings

C. **Conflicts in Contract Documents.** Notwithstanding the orders of precedence established above, in the event of conflicts, the higher standard, higher quality, and most expensive shall always apply.

D. **Organization of Contract Documents.** Organization of the Contract Documents into divisions, sections, and articles, and arrangement of drawings shall not control the Contractor in dividing Project Work among subcontractors or in establishing the extent of Work to be performed by any trade.

ARTICLE 3. PRECONSTRUCTION AND CONSTRUCTION COMMUNICATION

Before any Work at the site is started, a conference attended by the City, Contractor, City's Representative, and others as appropriate will be held to establish a working understanding among the parties as to the Work and to discuss the schedules referred to herein, procedures for

handling Shop Drawings and other submittals, processing Applications for Payment, and maintaining required records.

At this conference the City and Contractor each shall designate, in writing, a specific individual to act as its authorized representative with respect to the services and responsibilities under the Contract. Such individuals shall have the authority to transmit instructions, receive information, render decisions relative to the Contract, and otherwise act on behalf of each respective party.

ARTICLE 4. CONTRACT DOCUMENTS: COPIES & MAINTENANCE

Contractor will be furnished, free of charge, **five (5)** copies of the Contract Documents. Additional copies may be obtained at cost of reproduction.

Contractor shall maintain a clean, undamaged set of Contract Documents, including submittals, at the Project site.

ARTICLE 5. EXAMINATION OF DRAWINGS, SPECIFICATIONS AND SITE OF WORK

A. **Examination of Contract Documents.** Before commencing any portion of the Work, Contractor shall again carefully examine all applicable Contract Documents, the Project site, and other information given to Contractor as to materials and methods of construction and other Project requirements. Contractor shall immediately notify the Engineer of any potential error, inconsistency, ambiguity, conflict, or lack of detail or explanation. If Contractor performs, permits, or causes the performance of any Work which is in error, inconsistent or ambiguous, or not sufficiently detailed or explained, Contractor shall bear any and all resulting costs, including, without limitation, the cost of correction. In no case shall the Contractor or any subcontractor proceed with Work if uncertain as to the applicable requirements.

B. **Additional Instructions.** After notification of any error, inconsistency, ambiguity, conflict, or lack of detail or explanation, the Engineer will provide any required additional instructions, by means of drawings or other written direction, necessary for proper execution of Work.

C. **Quality of Parts, Construction and Finish.** All parts of the Work shall be of the best quality of their respective kinds and the Contractor must use all diligence to inform itself fully as to the required construction and finish.

D. **Contractor's Variation from Contract Document Requirements.** If it is found that the Contractor has varied from the requirements of the Contract Documents including the requirement to comply with all applicable laws, ordinances, rules and regulations, the Engineer may at any time, before or after completion of the Work, order the improper Work removed, remade or replaced by the Contractor at the Contractor's expense.

ARTICLE 6. MOBILIZATION

A. When a bid item is included in the Bid Form for mobilization, the costs of Work in advance of construction operations and not directly attributable to any specific bid item will be included in the progress estimate ("Initial Mobilization"). When no bid item is

provided for “Initial Mobilization,” payment for such costs will be deemed to be included in the other items of the Work.

B. Payment for Initial Mobilization based on the lump sum provided in the Bid Form, which shall constitute full compensation for all such Work. No payment for Initial Mobilization will be made until all of the listed items have been completed to the satisfaction of the Engineer. The scope of the Work included under Initial Mobilization shall include, but shall not be limited to, the following principal items:

1. Obtaining and paying for all bonds, insurance, and permits.

2. Moving on to the Project site of all Contractor’s plant and equipment required for the first month’s operations.

3. Installing temporary construction power, wiring, and lighting facilities, as applicable.

4. Establishing fire protection system, as applicable.

5. Developing and installing a construction water supply, if applicable.

6. Providing and maintaining the field office trailers for the Contractor, if necessary, and the Engineer (if specified), complete, with all specified furnishings and utility services.

7. Providing on-site sanitary facilities and potable water facilities as specified per Cal-OSHA and these Contract Documents.

8. Furnishing, installing, and maintaining all storage buildings or sheds required for temporary storage of products, equipment, or materials that have not yet been installed in the Work. All such storage shall meet manufacturer’s specified storage requirements, and the specific provisions of the specifications, including temperature and humidity control, if recommended by the manufacturer, and for all security.

9. Arranging for and erection of Contractor’s work and storage yard.

10. Posting all OSHA required notices and establishment of safety programs per Cal-OSHA.

11. Full-time presence of Contractor’s superintendent at the job site as required herein.

12. Submittal of Construction Schedule as required by the Contract Documents.

ARTICLE 7. EXISTENCE OF UTILITIES AT THE WORK SITE

A. The City has endeavored to determine the existence of utilities at the Project site from the records of the owners of known utilities in the vicinity of the Project. The positions of these utilities as derived from such records are shown on the Plans.

B. Unless indicated otherwise on the Plans and Specifications, no excavations were made to verify the locations shown for underground utilities. The service connections to these utilities are not shown on the Plans. Water service connections may be shown on the Plans showing general locations of such connections. It shall be the responsibility of the Contractor to determine the exact location of all service connections. The Contractor shall make its own investigations, including exploratory excavations, to determine the locations and type of service connections, prior to commencing Work which could result in damage to such utilities. The Contractor shall immediately notify the City in writing of any utility discovered in a different position than shown on the Plans or which is not shown on the Plans.

C. If applicable, all water meters, water valves, fire hydrants, electrical utility vaults, telephone vaults, gas utility valves, and other subsurface structures shall be relocated or adjusted to final grade by the Contractor. Locations of existing utilities shown on the Plans are approximate and may not be complete. The Contractor shall be responsible for coordinating its Work with all utility companies during the construction of the Work.

D. Notwithstanding the above, pursuant to section 4215 of the Government Code, the City has the responsibility to identify, with reasonable accuracy, main or trunkline facilities on the plans and specifications. In the event that main or trunkline utility facilities are not identified with reasonable accuracy in the plans and specifications made a part of the invitation for Bids, the City shall assume the responsibility for their timely removal, relocation, or protection.

E. Contractor, except in an emergency, shall contact the appropriate regional notification center, **California Underground Service Alert** at 811 or 1-800-227-2600 or on-line at www.digalert.org at least two working days prior to commencing any excavation if the excavation will be performed in an area which is known, or reasonably should be known, to contain subsurface installations other than the underground facilities owned or operated by the City, and obtain an inquiry identification number from that notification center. No excavation shall be commenced or carried out by the Contractor unless such an inquiry identification number has been assigned to the Contractor or any subcontractor of the Contractor and the City has been given the identification number by the Contractor.

ARTICLE 8. SOILS INVESTIGATIONS

A. Reports and Drawings. The Special Conditions identify:

1. those reports known to the City of explorations and tests of subsurface conditions at or contiguous to the site; and

2. those drawings known to the City of physical conditions relating to existing surface or subsurface structures at the site (except Underground Facilities).

B. Limited Reliance by Contractor on Technical Data Authorized. Contractor may rely upon the accuracy of the "technical data" contained in such reports and drawings, which were expressly not created or obtained to evaluate or assist in the evaluation of constructability, and are not Contract Documents. Contractor shall make its own interpretation of the "technical data" and shall be solely responsible for any such

interpretations. Except for reliance on the accuracy of such "technical data," Contractor may not rely upon or make any claim against the City, City's Representative, or Engineer of Record, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, with respect to:

1. the completeness of such reports and drawings for Contractor's purposes, including without limitation any aspects of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, and safety precautions and programs incident thereto; or

2. other data, interpretations, opinions, conclusions and information contained in such reports or shown or indicated in such drawings; or

3. any Contractor interpretation of or conclusion drawn from any "technical data" or any such other data, interpretations, opinions, or information.

ARTICLE 9. CONTRACTOR'S SUPERVISION

Contractor shall continuously keep at the Project site, a competent and experienced full-time Project superintendent acceptable to the City. Superintendent must be able to proficiently speak, read and write in English and shall have the authority to make decisions on behalf of the Contractor. Contractor shall continuously provide efficient supervision of the Project.

ARTICLE 10. WORKERS

A. Contractor shall at all times enforce strict discipline and good order among its employees. Contractor shall not employ on the Project any unfit person or any one not skilled in the Work assigned to him or her.

B. Any person in the employ of the Contractor whom the City may deem incompetent or unfit shall be dismissed from the Work and shall not be employed on this Project.

ARTICLE 11. INDEPENDENT CONTRACTORS

Contractor shall be an independent contractor for the City and not an employee. Contractor understands and agrees that it and all of its employees shall not be considered officers, employees, or agents of City and are not entitled to benefits of any kind normally provided employees of City, including but not limited to, state unemployment compensation or workers' compensation. Contractor assumes full responsibility for the acts and omissions of its employees or agents related to the Work.

ARTICLE 12. SUBCONTRACTS

A. Contractor agrees to bind every subcontractor to the terms of the Contract Documents as far as such terms are applicable to subcontractor's portion of the Work. Contractor shall be as fully responsible to the City for the acts and omissions of its subcontractors and of persons either directly or indirectly employed by its subcontractors, as Contractor is for acts and omissions of persons directly employed by Contractor. Nothing contained in these Contract Documents shall create any contractual relationship between any subcontractor and the City.

B. The City reserves the right to accept all subcontractors. The City's acceptance of any subcontractor under this Contract shall not in any way relieve Contractor of its obligations in the Contract Documents.

C. Prior to substituting any subcontractor listed in the Bid Forms, Contractor must comply with the requirements of the Subletting and Subcontracting Fair Practices Act pursuant to California Public Contract Code section 4100 et seq.

ARTICLE 13. VERIFICATION OF EMPLOYMENT ELIGIBILITY

By executing this Contract, Contractor verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time, and shall require all subcontractors, sub-subcontractors and consultants to comply with the same. Each person executing this Contract on behalf of Contractor verifies that he or she is a duly authorized officer of Contractor and that any of the following shall be grounds for the City to terminate the Contract for cause: (1) failure of the Contractor or its subcontractors, sub-subcontractors or consultants to meet any of the requirements provided for in this Article; (2) any misrepresentation or material omission concerning compliance with such requirements; or (3) failure to immediately remove from the Work any person found not to be in compliance with such requirements.

ARTICLE 14. REQUESTS FOR SUBSTITUTION

A. For the purposes of this provision, the term "substitution" shall mean the substitution of any material, method or service substantially equal to or better in every respect to that indicated in the Standard Specifications or otherwise referenced herein.

B. Pursuant to Public Contract Code section 3400(b), the City may make a finding that is described in the Notice Inviting Bids that designates certain products, things, or services by specific brand or trade name.

C. Unless specifically designated in the Special Conditions, whenever any material, process, or article is indicated or specified by grade, patent, or proprietary name or by name of manufacturer, such specifications shall be deemed to be used for the purpose of facilitating the description of the material, process, or article desired and shall be deemed to be followed by the words "or equal." Contractor may, unless otherwise stated, offer for substitution any material, process, or article which may be substantially equal to or better in every respect to that so indicated or specified in the Contract Documents. However, the City has adopted uniform standards for certain materials, processes, and articles.

D. The Contractor shall submit substitution requests, together with substantiating data, for substitution of any "or equal" material, process, or article no later than thirty-five (35) calendar days after award of Contract. Provisions regarding submission of substitution requests shall not in any way authorize an extension of time for the performance of this Contract. If a substitution request is rejected by the City, the Contractor shall provide the material, method or service specified herein. The City shall not be responsible for any costs incurred by the Contractor associated with substitution requests. The burden of proof as to the equality of any material, process,

or article shall rest with the Contractor. The Engineer has the complete and sole discretion to determine if a material, process, or article is substantially equal to or better than that specified and to approve or reject all substitution requests.

E. Substantiating data as described above shall include, at a minimum, the following information:

1. A signed affidavit from the Contractor stating that the material, process, or article proposed as a substitution is substantially equal to or better than that specified in every way except as may be listed on the affidavit.

2. Illustrations, specifications, catalog cut sheets, and any other relevant data required to prove that the material, process, or article is substantially equal to or better than that specified.

3. A statement of the cost implications of the substitution being requested, indicating whether and why the proposed substitution will reduce or increase the amount of the contract.

4. Information detailing the durability and lifecycle costs of the proposed substitution.

F. Failure to submit all the required substantiating data detailed above in a timely manner so that the substitution request can be adequately reviewed may result in rejection of the substitution request. The Engineer is not obligated to review multiple submittals related the same substitution request resulting from the Contractor's failure to initially submit a complete package.

G. Time limitations within this Article shall be strictly complied with and in no case will an extension of time for completion of the contract be granted because of Contractor's failure to provide substitution requests at the time and in the manner described herein.

H. The Contractor shall bear the costs of all City work associated with the review of substitution requests.

I. If substitution requests approved by the Engineer require that Contractor furnish materials, methods or services more expensive than that specified, the increased costs shall be borne by Contractor.

ARTICLE 15. SHOP DRAWINGS

A. Contractor shall check and verify all field measurements and shall submit with such promptness as to provide adequate time for review and cause no delay in its own Work or in that of any other contractor, subcontractor, or worker on the Project, six (6) copies of all shop drawings, calculations, schedules, and materials list, and all other provisions required by the Contract Documents. Contractor shall sign all submittals affirming that submittals have been reviewed and approved by Contractor prior to submission to Engineer. Each signed submittal shall affirm that the submittal meets all the requirements of the Contract Documents except as specifically and clearly noted and listed on the transmittal letter of the submittal.

B. Contractor shall make any corrections required by the Engineer, and file with the Engineer six (6) corrected copies each, and furnish such other copies as may be needed for completion of the Work. Engineer's acceptance of shop drawings shall not relieve Contractor from responsibility for deviations from the Contract Documents unless Contractor has, in writing, called Engineer's attention to such deviations at time of submission and has secured the Engineer's written acceptance. Engineer's acceptance of shop drawings shall not relieve Contractor from responsibility for errors in shop drawings.

ARTICLE 16. SUBMITTALS

A. Contractor shall furnish to the Engineer for approval, prior to purchasing or commencing any Work, a log of all samples, material lists and certifications, mix designs, schedules, and other submittals, as required in the Contract Documents. The log shall indicate whether samples will be provided in accordance with other provisions of this Contract.

B. Contractor will provide samples and submittals, together with catalogs and supporting data required by the Engineer, to the Engineer within a reasonable time period to provide for adequate review and avoid delays in the Work.

C. These requirements shall not authorize any extension of time for performance of this Contract. Engineer will check and approve such samples, but only for conformance with design concept of work and for compliance with information given in the Contract Documents. Work shall be in accordance with approved samples and submittals.

ARTICLE 17. MATERIALS

A. Except as otherwise specifically stated in the Contract Documents, Contractor shall provide and pay for all materials, labor, tools, equipment, lights, power, transportation, superintendence, temporary constructions of every nature, and all other services and facilities of every nature whatsoever necessary to execute and complete this Contract within specified time.

B. Unless otherwise specified, all materials shall be new and the best of their respective kinds and grades as noted and/or specified, and workmanship shall be of good quality.

C. Materials shall be furnished in ample quantities and at such times as to ensure uninterrupted progress of the Work and shall be stored properly and protected as required by the Contract Documents. Contractor shall be entirely responsible for damage or loss by weather or other causes to materials or Work.

D. No materials, supplies, or equipment for Work under this Contract shall be purchased subject to any chattel mortgage or under a conditional sale or other agreement by which an interest therein or in any part thereof is retained by the seller or supplier. Contractor warrants good title to all material, supplies, and equipment installed or incorporated in the Work and agrees upon completion of all work to deliver the Project, to the City free from any claims, liens, or charges.

E. Materials shall be stored on the Project site in such manner so as not to interfere with any operations of the City or any independent contractor.

F. Contractor shall verify all measurements, dimensions, elevations, and quantities before ordering any materials or performing any Work, and the City shall not be liable for Contractor's failure to so. No additional compensation, over and above payment for the actual quantities at the prices set out in the Bid Form, will be allowed because of differences between actual measurements, dimension, elevations and quantities and those indicated on the Plans and in the Specifications. Any difference therein shall be submitted to the Engineer for consideration before proceeding with the Work.

ARTICLE 18. PERMITS AND LICENSES

A. City will apply and pay for the review of necessary encroachment permits for Work within the public rights-of-way. Contractor shall obtain all other necessary permits and licenses for the construction of the Project, including encroachment permits, and shall pay all fees required by law and shall comply with all laws, ordinances, rules and regulations relating to the Work and to the preservation of public health and safety. Before acceptance of the Project, the Contractor shall submit all licenses, permits, certificates of inspection and required approvals to the City.

B. The Bid Form contains an allowance for the Contractor's cost of acquiring traffic control permits and for construction inspection fees that may be charged to the Contractor by the Agency of Jurisdiction. The allowance is included within the Bid Form to eliminate the need by bidders to research or estimate the costs of traffic control permits and construction inspection fees prior to submitting a bid. The allowance is specifically intended to account for the costs of traffic control permits and construction inspection fees charged by the local Agency of Jurisdiction only. No other costs payable by Contractor to the Agency of Jurisdiction are included within the allowance. Payment by City to Contractor under the Permit and Inspection Allowance Bid Item shall be made based on actual cost receipts only and in accordance with the provisions of these specifications.

ARTICLE 19. TRENCHES

A. **Trenches Five Feet or More in Depth.** Contractor shall submit to the Engineer at the preconstruction meeting, a detailed plan showing the design of shoring, bracing, sloping or other provisions to be made for worker protection from hazards of caving ground during the excavation of any trench or trenches five feet or more in depth. If such plan varies from shoring system standards established by the Construction Safety Orders of the California Code of Regulations, Department of Industrial Relations, the plan shall be prepared by a California registered civil or structural engineer. The plan shall not be less effective than the shoring, bracing, sloping, or other provisions of the Construction Safety Orders, as defined in the California Code of Regulations. The Contractor shall designate in writing the "competent person" as defined in Title 8, California Code of Regulations, who shall be present at the Work Site each day that trenching/excavation is in progress. The "competent person" shall prepare and provide daily trenching/excavation inspection reports to the Engineer. Contractor shall also submit a copy of its annual California Occupational Safety and Health Administration (Cal/OSHA) trench/excavation permit.

B. **Excavations Deeper than Four Feet.** If the Work involves excavating trenches or other excavations that extend deeper than four feet below the surface, Contractor shall

promptly, and before the excavation is further disturbed, notify the City in writing of any of the following conditions:

1. Material that the Contractor believes may be material that is hazardous waste, as defined in section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.

2. Subsurface or latent physical conditions at the site differing from those indicated.

3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract

The City shall promptly investigate the conditions, and if it finds that the conditions do so materially differ, or do involve hazardous waste, and cause a decrease or increase in Contractor's cost of, or the time required for, performance of any part of the Work, shall issue a change order under the procedures described in the Contract Documents.

In the event that a dispute arises between the City and the Contractor as to whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor's cost of, or time required for, performance of any part of the Work, the Contractor shall not be excused from any scheduled completion date provided for by the Contract, but shall proceed with all Work to be performed under the Contract. Contractor shall retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the parties.

ARTICLE 20. TRAFFIC CONTROL

A. Traffic control plan(s) for the Work may be required by the Agency(s) of Jurisdiction. Traffic control plans, if required, shall be prepared at Contractor's expense, and traffic control shall be performed at Contractor's expense in accordance with the requirements of the Agency(s) of Jurisdiction. The Permit and Inspection Allowance included within the Bid Form includes the cost of required traffic control permit(s) and construction inspection by the Agency(s) of Jurisdiction only. The Permit and Inspection Allowance does not include costs for preparation of any required traffic control plans, implementation of any traffic control requirements or for any traffic signal services that may be required. Costs for traffic control plans, implementation of traffic control, or traffic signal services required by the Agency(s) of Jurisdiction shall be included in the Contractor's Bid.

B. All warning signs and safety devices used by the Contractor to perform the Work shall conform to the requirements contained in the State of California, Department of Transportation's current edition of "Manual of Traffic Controls for Construction and Maintenance Work Zones" or to the requirements of the local agency. The Contractor shall also be responsible for all traffic control required by the agency having jurisdiction over the project on the intersecting streets. Contractor must submit a traffic control plan to the agency having jurisdiction over the project for approval prior to starting work.

C. The Contractor's representative on the site responsible for traffic control shall produce evidence that he/she has completed training acceptable to the California Department of Transportation for safety through construction zones. All of the streets in which the Work will occur shall remain open to traffic and one lane of traffic maintained at all times unless otherwise directed by the agency of jurisdiction. Businesses and residences adjacent to the Work shall be notified forty-eight (48) hours in advance of closing of driveways. The Contractor shall make every effort to minimize the amount of public parking temporarily eliminated due to construction in areas fronting businesses. No stockpiles of pipe or other material will be allowed in traveled right-of-ways after working hours unless otherwise approved by the Engineer.

ARTICLE 21. DIVERSION OF RECYCLABLE WASTE MATERIALS

In compliance with the applicable City's waste reduction and recycling efforts, Contractor shall divert all Recyclable Waste Materials to appropriate recycling centers as required for compliance with the local jurisdiction's waste diversion ordinances. Contractor will be required to submit weight tickets and written proof of diversion with its monthly progress payment requests. Contractor shall complete and execute any certification forms required by City or other applicable agencies to document Contractor's compliance with these diversion requirements. All costs incurred for these waste diversion efforts shall be the responsibility of the Contractor.

ARTICLE 22. REMOVAL OF HAZARDOUS MATERIALS

Should Contractor encounter material reasonably believed to be polychlorinated biphenyl (PCB) or other toxic wastes and hazardous materials which have not been rendered harmless at the Project site, the Contractor shall immediately stop work at the affected Project site and shall report the condition to the City in writing. The City shall contract for any services required to directly remove and/or abate PCBs and other toxic wastes and hazardous materials, if required by the Project site(s), and shall not require the Contractor to subcontract for such services. The Work in the affected area shall not thereafter be resumed except by written agreement of the City and Contractor.

ARTICLE 23. SANITARY FACILITIES

Contractor shall provide sanitary temporary toilet buildings and hand washing facilities for the use of all workers. All toilets and hand washing facilities shall comply with all applicable federal, state and local laws, codes, ordinances, and regulations. Toilets shall be kept supplied with toilet paper and shall have workable door fasteners. Toilets and hand washing facilities shall be serviced no less than once weekly and shall be present in a quantity of not less than 1 per 20 workers as required by Cal/OSHA regulations. The toilets and hand washing facilities shall be maintained in a sanitary condition at all times. Use of toilet and hand washing facilities in the Work under construction shall not be permitted. Any other Sanitary Facilities required by Cal/OSHA shall be the responsibility of the Contractor.

ARTICLE 24. AIR POLLUTION CONTROL

Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes. All containers of paint, thinner, curing compound, solvent or liquid asphalt shall be labeled to indicate that the contents fully comply with the applicable material requirements.

ARTICLE 25. LAYOUT AND FIELD ENGINEERING

All field engineering required for laying out the Work and establishing grades for earthwork operations shall be furnished by the Contractor at its expense.

ARTICLE 26. TESTS AND INSPECTIONS

A. If the Contract Documents, the Engineer, or any instructions, laws, ordinances, or public authority requires any part of the Work to be tested or Approved, Contractor shall provide the Engineer at least two (2) working days' notice of its readiness for observation or inspection. If inspection is by a public authority other than the City, Contractor shall promptly inform the City of the date fixed for such inspection. Required certificates of inspection (or similar) shall be secured by Contractor. Costs for City testing and City inspection shall be paid by the City. Costs of tests for Work found not to be in compliance shall be paid by the Contractor.

B. If any Work is done or covered up without the required testing or approval, the Contractor shall uncover or deconstruct the Work, and the Work shall be redone after completion of the testing at the Contractor's cost in compliance with the Contract Documents.

C. Where inspection and testing are to be conducted by an independent laboratory or agency, materials or samples of materials to be inspected or tested shall be selected by such laboratory or agency, or by the City, and not by Contractor. All tests or inspections of materials shall be made in accordance with the commonly recognized standards of national organizations.

D. In advance of manufacture of materials to be supplied by Contractor which must be tested or inspected, Contractor shall notify the City so that the City may arrange for testing at the source of supply. Any materials which have not satisfactorily passed such testing and inspection shall not be incorporated into the Work.

E. If the manufacture of materials to be inspected or tested will occur in a plant or location greater than sixty (60) miles from the City, the Contractor shall pay for any excessive or unusual costs associated with such testing or inspection, including but not limited to excessive travel time, standby time and required lodging.

F. Reexamination of Work may be ordered by the City. If so ordered, Work must be uncovered or deconstructed by Contractor. If Work is found to be in accordance with the Contract Documents, the City shall pay the costs of reexamination and reconstruction. If such work is found not to be in accordance with the Contract Documents, Contractor shall pay all costs.

ARTICLE 27. PROTECTION OF WORK AND PROPERTY

A. The Contractor shall be responsible for all damages to persons or property that occurs as a result of the Work. Contractor shall be responsible for the proper care and protection of all materials delivered and Work performed until completion and final Acceptance by the City. All Work shall be solely at the Contractor's risk. Contractor shall adequately protect adjacent property from settlement or loss of lateral support as necessary. Contractor shall comply with all applicable safety laws and building codes

to prevent accidents or injury to persons on, about, or adjacent to the Project site where Work is being performed. Contractor shall erect and properly maintain at all times, as required by field conditions and progress of work, all necessary safeguards, signs, barriers, lights, and watchmen for protection of workers and the public, and shall post danger signs warning against hazards created in the course of construction.

B. In an emergency affecting safety of life or of work or of adjoining property, Contractor, without special instruction or authorization from the Engineer, is hereby permitted to act to prevent such threatened loss or injury; and Contractor shall so act, without appeal, if so authorized or instructed by the Engineer or the City. Any compensation claimed by Contractor on account of emergency work shall be determined by and agreed upon by the City and the Contractor.

ARTICLE 28. CONTRACTOR'S MEANS AND METHODS

Contractor is solely responsible for the means and methods utilized to perform the Work. In no case shall the Contractor's means and methods deviate from commonly used industry standards.

ARTICLE 29. AUTHORIZED REPRESENTATIVES

The City shall designate representatives, who shall have the right to be present at the Project site at all times. The City may designate an inspector who shall have the right to observe all of the Contractor's Work. The inspector shall not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents. Contractor shall provide safe and proper facilities for such access.

ARTICLE 30. HOURS OF WORK

A. As provided in Article 3 (commencing at section 1810), Chapter 1, Part 7, Division 2 of the Labor Code, Contractor stipulates that eight (8) hours of labor shall constitute a legal day's work. The time of service of any worker employed at any time by the Contractor or by any subcontractor on any subcontract under this Contract upon the Work or upon any part of the Work contemplated by this Contract is limited and restricted to eight (8) hours during any one calendar day and 40 hours during any one calendar week, except as hereinafter provided. Notwithstanding the provisions herein above set forth, work performed by employees of Contractor in excess of eight (8) hours per day, and 40 hours during any one week, shall be permitted upon this public work upon compensation for all hours worked in excess of eight (8) hours per day at not less than one and one-half times the basic rate of pay.

B. The Contractor and every subcontractor shall keep an accurate record showing the name of and actual hours worked each calendar day and each calendar week by each worker employed in connection with the Work or any part of the Work contemplated by this Contract. The record shall be kept open at all reasonable hours to the inspection of the City and to the Division of Labor Law Enforcement, Department of Industrial Relations of the State of California.

C. The Contractor shall pay to the City a penalty of twenty-five dollars ($25.00) for each worker employed in the execution of this Contract by the Contractor or by any subcontractor for each calendar day during which such worker is required or permitted

to work more than eight (8) hours in any calendar day and 40 hours in any one calendar week in violation of the provisions of Article 3 (commencing at section 1810), Chapter 1, Part 7, Division 2 of the Labor Code.

D. Any work necessary to be performed after regular working hours, or on Saturdays and Sundays or other holidays, shall be performed without additional expense to the City.

E. City will provide inspection during normal working hours from 7:00 a.m. to 3:30 p.m. Monday through Friday. Inspection before or after this time will be charged to the Contractor as reimbursable inspection time. Inspections on weekends requires two days' notice for review and approval. Upon written request and approval the 8.5 hour working day may be changed to other limits subject to city/county ordinance.

F. It shall be unlawful for any person to operate, permit, use, or cause to operate any of the following at the Project site, other than between the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday, with no Work allowed on the City-observed holidays, unless otherwise approved by the City:

1. Powered Vehicles

2. Construction Equipment

3. Loading and Unloading Vehicles

4. Domestic Power Tools

ARTICLE 31. PAYROLL RECORDS; LABOR COMPLIANCE

A. Pursuant to Labor Code section 1776, Contractor and all subcontractors shall maintain weekly certified payroll records, showing the names, addresses, Social Security numbers, work classifications, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by them in connection with the Work under this Contract. Contractor shall certify under penalty of perjury that records maintained and submitted by Contractor are true and accurate. Contractor shall also require subcontractor(s) to certify weekly payroll records under penalty of perjury.

B. In accordance with Labor Code section 1771.4, the Contractor and each subcontractor shall furnish the certified payroll records directly to the Department of Industrial Relations ("DIR") on the specified interval and format prescribed by the DIR, which may include electronic submission. Contractor shall comply with all requirements and regulations from the DIR relating to labor compliance monitoring and enforcement. The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

C. Any stop orders issued by the Department of Industrial Relations against Contractor or any subcontractor that affect Contractor's performance of Work, including any delay, shall be Contractor's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Contractor caused delay subject to any

applicable liquidated damages and shall not be compensable by the City. Contractor shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Contractor or any subcontractor.

D. The payroll records described herein shall be certified and submitted by the Contractor at a time designated by the City. The Contractor shall also provide the following:

1. A certified copy of the employee's payroll records shall be made available for inspection or furnished to such employee or his or her authorized representative on request.

2. A certified copy of all payroll records described herein shall be made available for inspection or furnished upon request of the DIR.

E. Unless submitted electronically, the certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement ("DLSE") of the DIR or shall contain the same information as the forms provided by the DLSE.

F. Any copy of records made available for inspection as copies and furnished upon request to the public or any public agency, the City, the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement shall be marked or obliterated in such a manner as to prevent disclosure of an individual's name, address and social security number. The name and address of the Contractor awarded the Contract or performing the contract shall not be marked or obliterated.

G. In the event of noncompliance with the requirements of this Article, the Contractor shall have ten (10) calendar days in which to comply subsequent to receipt of written notice specifying in what respects the Contractor must comply with this Article. Should noncompliance still be evident after such 10-day period, the Contractor shall pay a penalty of one hundred dollars ($100.00) to the City for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, such penalties shall be withheld from progress payment then due.

H. The responsibility for compliance with this Article shall rest upon the Contractor.

ARTICLE 32. PREVAILING RATES OF WAGES

A. The Contractor is aware of the requirements of Labor Code sections 1720 *et seq.* and 1770 *et seq.*, as well as California Code of Regulations, Title 8, Section 16000 *et seq.* ("Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects. Since this Project involves an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and since the total compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage Laws. The Contractor shall obtain a copy of the prevailing rates of per diem wages at the commencement of this Contract from the website of the Division of Labor Statistics and Research of the Department of Industrial Relations located at www.dir.ca.gov. In the alternative, the Contractor may view a copy of the prevailing rate of per diem wages

which are on file at the City's Administration Office and shall be made available to interested parties upon request. Contractor shall make copies of the prevailing rates of per diem wages for each craft, classification, or type of worker needed to perform work on the Project available to interested parties upon request, and shall post copies at the Contractor's principal place of business and at the Project site. Contractor shall defend, indemnify and hold the City, its officials, officers, employees and authorized volunteers free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or allege failure to comply with the Prevailing Wage Laws.

B. The Contractor shall forfeit as a penalty to the City not more than Two Hundred Dollars ($200.00), pursuant to Labor Code section 1775, for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate as determined by the Director of the Department of Industrial Relations for such work or craft in which such worker is employed for any public work done under the Contract by it or by any subcontractor under it. The difference between such prevailing wage rate and the amount paid to each worker for each calendar day or portion thereof, for which each worker was paid less than the prevailing wage rate, shall be paid to each worker by the Contractor.

C. Contractor shall post, at appropriate conspicuous points on the Project site, a schedule showing all determined general prevailing wage rates and all authorized deductions, if any, from unpaid wages actually earned.

ARTICLE 33. PUBLIC WORKS CONTRACTOR REGISTRATION

Pursuant to Labor Code sections 1725.5 and 1771.1, the Contractor and its subcontractors must be registered with the Department of Industrial Relations prior to the execution of a contract to perform public works. By entering into this Contract, Contractor represents that it is aware of the registration requirement and is currently registered with the DIR. Contractor shall maintain a current registration for the duration of the Project. Contractor shall further include the requirements of Labor Code sections 1725.5 and 1771.1 in any subcontract and ensure that all subcontractors are registered at the time this Contract is entered into and maintain registration for the duration of the Project. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

ARTICLE 34. EMPLOYMENT OF APPRENTICES

A. Contractor and all subcontractors shall comply with the requirements of Labor Code sections 1777.5 and 1777.6 in the employment of apprentices.

B. Information relative to apprenticeship standards, wage schedules, and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

C. Knowing violations of Labor Code section 1777.5 will result in forfeiture not to exceed one hundred dollars ($100.00) for each calendar day of non-compliance pursuant to Labor Code section 1777.7.

D. The responsibility for compliance with this Article shall rest upon the Contractor.

ARTICLE 35. NONDISCRIMINATION/EQUAL EMPLOYMENT OPPORTUNITY

Pursuant to Labor Code section 1735 and other applicable provisions of law, the Contractor and its subcontractors shall not discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, or any other classifications protected by law on this Project. The Contractor will take affirmative action to insure that employees are treated during employment or training without regard to their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, or any other classifications protected by law.

Employment Eligibility; Contractor. By executing this Contract, Contractor verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time. Such requirements and restrictions include, but are not limited to, examination and retention of documentation confirming the identity and immigration status of each employee of the Contractor. Contractor also verifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Contract, and shall not violate any such law at any time during the term of the Contract. Contractor shall avoid any violation of any such law during the term of this Contract by participating in an electronic verification of work authorization program operated by the United States Department of Homeland Security, by participating in an equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, or by some other legally acceptable method. Contractor shall maintain records of each such verification, and shall make them available to the City or its representatives for inspection and copy at any time during normal business hours. The City shall not be responsible for any costs or expenses related to Contractor's compliance with the requirements provided for or referred to herein.

Employment Eligibility; Subcontractors, Sub-subcontractors and Consultants. To the same extent and under the same conditions as Contractor, Contractor shall require all of its subcontractors, sub-subcontractors and consultants performing any part of the Work or of this Contract to make the same verifications and comply with all requirements and restrictions provided for herein.

Employment Eligibility; Failure to Comply. Each person executing this Contract on behalf of Contractor verifies that he or she is a duly authorized officer of Contractor, and understands that any of the following shall be grounds for the City to terminate the Contract for cause: (1) failure of Contractor or its subcontractors, sub-subcontractors or consultants to meet any of the requirements provided for herein; (2) any misrepresentation or material omission concerning compliance with such requirements; or (3) failure to immediately remove from the Work any person found not to be in compliance with such requirements.

ARTICLE 36. DEBARMENT OF CONTRACTORS AND SUBCONTRACTORS

Contractors or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Labor Code section 1777.1 or 1777.7. Any contract on a public works project entered into between a contractor and

a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money that is paid, or may have been paid to a debarred subcontractor by a contractor on the project shall be returned to the City. The Contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project.

ARTICLE 37. LABOR/EMPLOYMENT SAFETY

The Contractor shall comply with all applicable laws and regulations of the federal, state, and local government, including Cal/OSHA requirements and requirements for verification of employees' legal right to work in the United States.

The Contractor shall maintain emergency first aid treatment for his employees which complies with the Federal Occupational Safety and Health Act of 1970 (29 U.S.C. § 651 *et seq*.), and California Code of Regulations, Title 8, Industrial Relations Division 1, Department of Industrial Relations, Chapter 4. The Contractor shall ensure the availability of emergency medical services for its employees in accordance with California Code of Regulations, Title 8, Section 1512.

The Contractor shall submit the Illness and Injury Prevention Program and a Project site specific safety program to the City prior to beginning Work at the Project site. Contractor shall maintain a confined space program that meets or exceeds the City Standards. Contractor shall adhere to the City's lock out tag out program.

ARTICLE 38. INSURANCE

[**CITY'S RISK MANAGER TO REVIEW COVERAGE AND LIMITS**]

The Contractor shall obtain, and at all times during performance of the Work of Contract, maintain all of the insurance described in this Article. Contractor shall not commence Work under this Contract until it has provided evidence satisfactory to the City that it has secured all insurance required hereunder. Contractor shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to the City that the subcontractor has secured all insurance required under this Article. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Contract for cause. Contractor shall furnish City with original certificates of insurance and endorsements effective coverage required by this Contract on forms satisfactory to the City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms acceptable to the City. All certificates and endorsements must be received and approved by the City before Work commences.

A. **Additional Insureds; Waiver of Subrogation**. The City, its officials, officers, employees, agents and authorized volunteers shall be named as Additional Insureds on Contractor's All Risk policy and on Contractor's and its subcontractors' policies of Commercial General Liability and Automobile Liability insurance using, for Contractor's policy/ies of Commercial General Liability insurance, ISO CG forms 20 10 and 20 37 (or endorsements providing the exact same coverage, including completed operations), and, for subcontractors' policies of Commercial General Liability insurance, ISO CG form 20 38 (or endorsements providing the exact same coverage). Notwithstanding the minimum limits set forth in this Contract for any type of insurance coverage, all available insurance proceeds in excess of the specified

minimum limits of coverage shall be available to the parties required to be named as Additional Insureds hereunder. Contractor and its insurance carriers shall provide a Waiver of Subrogation in favor of those parties.

B. **Workers' Compensation Insurance**. The Contractor shall provide workers' compensation insurance for all of the employees engaged in Work under this Contract, on or at the Site, and, in case of any sublet Work, the Contractor shall require the subcontractor similarly to provide workers' compensation insurance for all the latter's employees as prescribed by State law. Any class of employee or employees not covered by a subcontractor's insurance shall be covered by the Contractor's insurance. In case any class of employees engaged in work under this Contract, on or at the Site, is not protected under the Workers' Compensation Statutes, the Contractor shall provide or shall cause a subcontractor to provide, adequate insurance coverage for the protection of such employees not otherwise protected. The Contractor is required to secure payment of compensation to his employees in accordance with the provisions of section 3700 of the Labor Code. The Contractor shall file with the City certificates of his insurance protecting workers. Company or companies providing insurance coverage shall be acceptable to the City, if in the form and coverage as set forth in the Contract Documents.

C. **Employer's Liability Insurance**. Contractor shall provide Employer's Liability Insurance, including Occupational Disease, in the amount of at least one million dollars ($1,000,000.00) per person per accident. Contractor shall provide City with a certificate of Employer's Liability Insurance. Such insurance shall comply with the provisions of the Contract Documents. The policy shall be endorsed, if applicable, to provide a Borrowed Servant/Alternate Employer Endorsement and contain a Waiver of Subrogation in favor of the City.

D. **Commercial General Liability Insurance**. Contractor shall provide "occurrence" form Commercial General Liability insurance coverage at least as broad as the most current ISO CGL Form 00 01, including but not limited to, premises liability, contractual liability, products/completed operations, personal and advertising injury which may arise from or out of Contractor's operations, use, and management of the Site, or the performance of its obligations hereunder. The policy shall not contain any exclusion contrary to this Contract including but not limited to endorsements or provisions limiting coverage for (1) contractual liability (including but not limited to ISO CG 24 26 or 21 39); or (2) cross-liability for claims or suits against one insured against another. Policy limits shall not be less than $1,000,000 per occurrence for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit. Defense costs shall be paid in addition to the limits.

1. Such policy shall comply with all the requirements of this Article. The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Contractor from liability in excess of such coverage, nor shall it limit Contractor's indemnification obligations to the City, and shall not preclude the City from taking such other actions available to the City under other provisions of the Contract Documents or law.

2. All general liability policies provided pursuant to the provisions of this Article shall comply with the provisions of the Contract Documents.

3. All general liability policies shall be written to apply to all bodily injury, including death, property damage, personal injury, owned and non-owned equipment, blanket contractual liability, completed operations liability, explosion, collapse, under-ground excavation, removal of lateral support, and other covered loss, however occasioned, occurring during the policy term, and shall specifically insure the performance by Contractor of that part of the indemnification contained in these General Conditions relating to liability for injury to or death of persons and damage to property.

4. If the coverage contains one or more aggregate limits, a minimum of 50% of any such aggregate limit must remain available at all times; if over 50% of any aggregate limit has been paid or reserved, the City may require additional coverage to be purchased by Contractor to restore the required limits. Contractor may combine primary, umbrella, and as broad as possible excess liability coverage to achieve the total limits indicated above. Any umbrella or excess liability policy shall include the additional insured endorsement described in the Contract Documents.

5. All policies of general liability insurance shall permit and Contractor does hereby waive any right of subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss.

E. **Automobile Liability Insurance**. Contractor shall provide "occurrence" form Automobile Liability Insurance at least as broad as ISO CA 00 01 (Any Auto) in the amount of, at least, one million dollars ($1,000,000) per accident for bodily injury and property damage. Such insurance shall provide coverage with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by Contractor or for which Contractor is responsible, in a form and with insurance companies acceptable to the City. All policies of automobile insurance shall permit and Contractor does hereby waive any right of subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss.

F. Contractor shall require all tiers of sub-contractors working under this Contract to provide the insurance required under this Article unless otherwise agreed to in writing by City. Contractor shall make certain that any and all subcontractors hired by Contractor are insured in accordance with this Contract. If any subcontractor's coverage does not comply with the foregoing provisions, Contractor shall indemnify and hold the City harmless from any damage, loss, cost, or expense, including attorneys' fees, incurred by the City as a result thereof.

ARTICLE 39. FORM AND PROOF OF CARRIAGE OF INSURANCE

A. Any insurance carrier providing insurance coverage required by the Contract Documents shall be admitted to and authorized to do business in the State of California unless waived, in writing, by the City's Risk Manager. Carrier(s) shall have an A.M. Best rating of not less than an A:VII. Insurance deductibles or self-insured retentions

must be declared by the Contractor. At the election of the City the Contractor shall either 1) reduce or eliminate such deductibles or self-insured retentions, or 2) procure a bond which guarantees payment of losses and related investigations, claims administration, and defense costs and expenses. If umbrella or excess liability coverage is used to meet any required limit(s) specified herein, the Contractor shall provide a "follow form" endorsement satisfactory to the City indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.

B. Each insurance policy required by this Contract shall be endorsed to state that: (1) coverage shall not be suspended, voided, reduced or cancelled except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City; and (2) any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the City, its officials, officers, agents, employees, and volunteers.

C. The Certificates(s) and policies of insurance shall contain or shall be endorsed to contain the covenant of the insurance carrier(s) that it shall provide no less than thirty (30) days written notice be given to the City prior to any material modification or cancellation of such insurance. In the event of a material modification or cancellation of coverage, the City may terminate the Contract or stop the Work in accordance with the Contract Documents, unless the City receives, prior to such effective date, another properly executed original Certificate of Insurance and original copies of endorsements or certified original policies, including all endorsements and attachments thereto evidencing coverage's set forth herein and the insurance required herein is in full force and effect. Contractor shall not take possession, or use the Site, or commence operations under this Contract until the City has been furnished original Certificate(s) of Insurance and certified original copies of endorsements or policies of insurance including all endorsements and any and all other attachments as required in this Article. The original endorsements for each policy and the Certificate of Insurance shall be signed by an individual authorized by the insurance carrier to do so on its behalf.

D. The Certificate(s) of Insurance, policies and endorsements shall so covenant and shall be construed as primary, and the City's insurance and/or deductibles and/or self-insured retentions or self-insured programs shall not be construed as contributory.

E. City reserves the right to adjust the monetary limits of insurance coverages during the term of this Contract including any extension thereof if, in the City's reasonable judgment, the amount or type of insurance carried by the Contractor becomes inadequate.

F. Contractor shall report to the City, in addition to the Contractor's insurer, any and all insurance claims submitted by the Contractor in connection with the Work under this Contract.

ARTICLE 40. TIME FOR COMPLETION AND LIQUIDATED DAMAGES

A. **Time for Completion/Liquidated Damages.** Time is of the essence in the completion of the Work. Work shall be commenced within ten (10) Days of the date stated in the City's Notice to Proceed and shall be completed by Contractor in the time specified in

the Contract Documents. The City is under no obligation to consider early completion of the Project; and the Contract completion date shall not be amended by the City's receipt or acceptance of the Contractor's proposed earlier completion date. Furthermore, Contractor shall not, under any circumstances, receive additional compensation from the City (including but not limited to indirect, general, administrative or other forms of overhead costs) for the period between the time of earlier completion proposed by the Contractor and the Contract completion date. If the Work is not completed as stated in the Contract Documents, it is understood that the City will suffer damage. In accordance with Government Code section 53069.85, being impractical and infeasible to determine the amount of actual damage, it is agreed that Contractor shall pay to the City as fixed and liquidated damages, and not as a penalty, the sum stipulated in the Contract for each calendar day of delay until the Work is fully completed. Contractor and its surety shall be liable for any liquidated damages. Any money due or to become due the Contractor may be retained to cover liquidated damages.

B. **Inclement Weather.** Contractor shall abide by the Engineer's determination of what constitutes inclement weather. Time extensions for inclement weather shall only be granted when the Work stopped during inclement weather is on the critical path of the Project schedule.

C. **Extension of Time.** Contractor shall not be charged liquidated damages because of any delays in completion of the Work due to unforeseeable causes beyond the control and without the fault or negligence of Contractor (or its subcontractors or suppliers). Contractor shall within five (5) Days of identifying any such delay notify the City in writing of causes of delay. The City shall ascertain the facts and extent of delay and grant extension of time for completing the Work when, in its judgment, the facts justify such an extension. Time extensions to the Project shall be requested by the Contractor as they occur and without delay. No delay claims shall be permitted unless the event or occurrence delays the completion of the Project beyond the Contract completion date.

D. **No Damages for Reasonable Delay.** The City's liability to Contractor for delays for which the City is responsible shall be limited to only an extension of time unless such delays were unreasonable under the circumstances. In no case shall the City be liable for any costs which are borne by the Contractor in the regular course of business, including, but not limited to, home office overhead and other ongoing costs. Damages caused by unreasonable City delay, including delays caused by items that are the responsibility of the City pursuant to Government Code section 4215, shall be based on actual costs only, no proportions or formulas shall be used to calculate any delay damages.

ARTICLE 41. COST BREAKDOWN AND PERIODIC ESTIMATES

Contractor shall furnish on forms Approved by the City:

A. Within ten (10) Days of Notice to Proceed with the Contract, a detailed estimate giving a complete breakdown of the Contract price, if the Contract amount is a lump sum.

B. A monthly itemized estimate of Work done for the purpose of making progress payments. In order for the City to consider and evaluate each progress payment application, the Contractor shall submit a detailed measurement of Work performed and a progress estimate of the value thereof before the tenth (10th) Day of the following month.

C. Contractor shall submit, with each of its payment requests, an adjusted list of actual quantities, verified by the Engineer, for unit price items listed, if any, in the Bid Form.

D. Following the City's Acceptance of the Work, the Contractor shall submit to the City a written statement of the final quantities of unit price items for inclusion in the final payment request.

E. The City shall have the right to adjust any estimate of quantity and to subsequently correct any error made in any estimate for payment.

Contractor shall certify under penalty of perjury, that all cost breakdowns and periodic estimates accurately reflect the Work on the Project.

ARTICLE 42. PROGRESS ESTIMATES AND PAYMENT

A. By the tenth (10th) Day of the following calendar month, Contractor shall submit to Engineer a payment request which shall set forth in detail the value of the Work done for the period beginning with the date work was first commenced and ending on the end of the calendar month for which the payment request is prepared. Contractor shall include any amount earned for authorized extra work. From the total thus computed, a deduction shall be made in the amount of five percent (5%) for retention, except where the City has adopted a finding that the Work done under the Contract is substantially complex, and then the amount withheld as retention shall be the percentage specified in the Notice Inviting Bids. From the remainder a further deduction may be made in accordance with Section B below. The amount computed, less the amount withheld for retention and any amounts withheld as set forth below, shall be the amount of the Contractor's payment request.

B. The City may withhold a sufficient amount or amounts of any payment or payments otherwise due to Contractor, as in his judgment may be necessary to cover:

1. Payments which may be past due and payable for just claims against Contractor or any subcontractors for labor or materials furnished in and about the performance of work on the Project under this Contract.

2. Defective work not remedied.

3. Failure of Contractor to make proper payments to his subcontractor or for material or labor.

4. Completion of the Contract if there is a reasonable doubt that the Work can be completed for balance then unpaid.

5. Damage to another contractor or a third party.

6. Amounts which may be due the City for claims against Contractor.

7. Failure of Contractor to keep the record ("as-built") drawings up to date.

8. Failure to provide update on construction schedule as required herein.

9. Site cleanup.

10. Failure to comply with Contract Documents.

11. Liquidated damages.

12. Legally permitted penalties.

C. The City may apply such withheld amount or amounts to payment of such claims or obligations at its discretion with the exception of subsections (B)(1), (3), and (5) of this Article, which must be retained or applied in accordance with applicable law. In so doing, the City shall be deemed the agent of Contractor and any payment so made by the City shall be considered as a payment made under contract by the City to Contractor and the City shall not be liable to Contractor for such payments made in good faith. Such payments may be made without prior judicial determination of claim or obligations. The City will render Contractor a proper accounting of such funds disbursed on behalf of Contractor.

D. Upon receipt, the Engineer shall review the payment request to determine whether it is undisputed and suitable for payment. If the payment request is determined to be unsuitable for payment, it shall be returned to Contractor as soon as practicable but not later than seven (7) Days after receipt, accompanied by a document setting forth in writing the reasons why the payment request is not proper. The City shall make the progress payment within 30 calendar days after the receipt of an undisputed and properly submitted payment request from Contractor, provided that a release of liens and claims has been received from the Contractor pursuant to Civil Code section 8132. The number of days available to the City to make a payment without incurring interest pursuant to this paragraph shall be reduced by the number of days by which the Engineer exceeds the seven (7) Day requirement.

E. A payment request shall be considered properly executed if funds are available for payment of the payment request and payment is not delayed due to an audit inquiry by the financial officer of the City.

ARTICLE 43. SECURITIES FOR MONEY WITHHELD

Pursuant to section 22300 of the Public Contract Code of the State of California, Contractor may request the City to make retention payments directly to an escrow agent or may substitute securities for any money withheld by the City to ensure performance under the contract. At the request and expense of Contractor, securities equivalent to the amount withheld shall be deposited with the City or with a state or federally chartered bank as the escrow agent who shall return such securities to Contractor upon satisfactory completion of the contract. Deposit of securities with an escrow agent shall be subject to a written agreement substantially in the form provided in section 22300 of the Public Contract Code.

ARTICLE 44. CHANGES AND EXTRA WORK.

A. **Contract Change Orders**.

1. The City, without invalidating the Contract, may order changes in the Work consisting of additions, deletions or other revisions, and the Contract Price and Contract Time shall be adjusted accordingly. Except as otherwise provided herein, all such changes in the Work shall be authorized by Change Order, and shall be performed under the applicable conditions of the Contract Documents. A Change Order signed by the Contractor indicates the Contractor's agreement therewith, including any adjustment in the Contract Price or the Contract Time, and the full and final settlement of all costs (direct, indirect and overhead) related to the Work authorized by the Change Order.

2. Contractor shall promptly execute changes in the Work as directed in writing by the City even when the parties have not reached agreement on whether the change increases the scope of Work or affects the Contract Price or Contract Time. All claims for additional compensation to the Contractor shall be presented in writing. No claim will be considered after the Work in question has been done unless a written Change Order has been issued or a timely written notice of claim has been made by Contractor.

3. Whenever any change is made as provided for herein, such change shall be considered and treated as though originally included in the Contract, and shall be subject to all terms, conditions, and provisions of the original Contract.

4. Contractor shall not be entitled to claim or bring suit for damages, whether for loss of profits or otherwise, on account of any decrease or omission of any item or portion of Work to be done.

5. No dispute, disagreement, or failure of the parties to reach agreement on the terms of the Change Order shall relieve the Contractor from the obligation to proceed with performance of the work, including Additional Work, promptly and expeditiously.

6. Contractor shall make available to the City any of the Contractor’s documents related to the Project immediately upon request of the City, as set forth in Article 52.

7. Any alterations, extensions of time, Additional Work, or any other changes may be made without securing consent of the Contractor’s surety or sureties.

B. **Contract Price Change**.

1. Process for Determining Adjustments in Contract Price.

   a. Owner Initiated Change. The Contractor must submit a complete cost proposal, including any change in the Contract Price or Contract Time, within seven (7) Days after receipt of a scope of a proposed change order initiated by the City, unless the City requests that proposals be submitted in less than seven (7) Days.

b. Contractor Initiated Change. The Contractor must give written notice of a proposed change order required for compliance with the Contract Documents within seven (7) Days of discovery of the facts giving rise to the proposed change order.

c. Whenever possible, any changes to the Contract amount shall be in a lump sum mutually agreed to by the Contractor and the City.

d. Price quotations from the Contractor shall be accompanied by sufficiently detailed supporting documentation to permit verification by the City, including but not limited to estimates and quotations from subcontractors or material suppliers, as the City may reasonably request. Contractor shall certify the accuracy of all Change Order Requests under penalty of perjury.

e. If the Contractor fails to submit a complete cost proposal within the seven (7) Day period (or as requested), the City has the right to order the Contractor in writing to commence the Work immediately on a time and materials basis and/or issue a lump sum change to the Contract Price and/or Contract Time in accordance with the City's estimate. If the change is issued based on the City's estimate, the Contractor will waive its right to dispute the action unless within fifteen (15) Days following completion of the added/deleted work, the Contractor presents written proof that the City's estimate was in error.

2. Unit Price Change Orders.

a. When the actual quantity of a Unit Price item varies from the Bid Form, compensation for the change in quantity will be calculated by multiplying the actual quantity by the Unit Price. This calculation may result in either an additive or deductive Final Change Order pursuant to the Contract Documents.

b. No Mark up for Overhead and Profit. Because the Contract Unit Prices provided in the Bid Form include Overhead and Profit as determined by Contractor at the time of Bid submission, no mark up or deduction for Overhead and Profit will be included in Unit Price Change Orders.

c. Bid items included on the Bid Form may be deducted from the Work in their entirety without any negotiated extra costs.

d. Contractor acknowledges that unit quantities are estimates and agrees that the estimated unit quantities listed on the Bid Form will be adjusted to reflect the actual unit quantities which may result in an adjustment to the Contract Unit Prices. Such an adjustment will be made by execution of a final additive or deductive Change Order following Contractor's completion of the Work. Upon notification, Contractor's failure to respond within seven (7) Days will result in City's issuance of a unit quantity adjustment to the Contract Unit Prices and/or Contract Time in accordance with the Contract Documents.

e. The City or Contractor may make a Claim for an adjustment in the Unit Price in accordance with the Contract Documents if:

i. the quantity of any item of Unit Price Work performed by Contractor differs by twenty-five percent (25%) or more from the estimated quantity of such item indicated in the Contract; and

ii. there is no corresponding adjustment with respect to any other item of Work; and

iii. Contractor believes that Contractor is entitled to an increase in Unit Price as a result of having incurred additional expense or the City believes that the City is entitled to a decrease in Unit Price and the parties are unable to agree as to the amount of any such increase or decrease..

3. Lump Sum Change Orders. Contractor shall incorporate the provisions of this Section into all agreements with Subcontractors. Compensation for Lump Sum Change Orders shall be limited to expenditures necessitated specifically by the Additional Work, and shall be according to the following:

a. Overview. The Contractor will submit a properly itemized Lump Sum Change Order Proposal covering the Additional Work and/or the work to be deleted. This proposal will be itemized for the various components of the Additional Work and segregated by labor, material, and equipment in a detailed format satisfactory to the City. The City will require itemized change orders on all change order proposals from the Contractor, subcontractors, and sub-subcontractors regardless of tier. Details to be submitted will include detailed line item estimates showing detailed materials quantity take-offs, material prices by item and related labor hour pricing information and extensions (by line item or by drawing as applicable).

b. Labor. The costs of labor will be the actual cost for wages prevailing locally for each craft or type of worker at the time the Additional Work is done, plus employer payments of payroll taxes and insurance, health and welfare, pension, vacation, apprenticeship funds, and other direct costs resulting from Federal, State or local laws, as well as assessment or benefits required by lawful collective bargaining agreements. The use of a labor classification which would increase the Additional Work cost will not be permitted unless the Contractor establishes the necessity for such new classifications. Labor costs for equipment operators and helpers shall be reported only when such costs are not included in the invoice for equipment rental.

Estimated labor hours must only include hours for those workmen and working foremen directly involved in performing the change order work. Supervision above the level of working foremen (such as general foremen, superintendent, project manager, etc.) is considered to be included in the markup percentages as outlined below. Note that no separate allowances for warranty expense will be allowed as a direct cost of a change order. Costs attributed to warranty expenses will be considered to be covered by the markup.

c. Labor Burden. Labor burden allowable in change orders shall be defined as employer's net actual cost of payroll taxes (FICA, Medicare, SUTA, FUTA), net actual cost for employer's cost of union benefits (or other usual and customary

fringe benefits if the employees are not union employees), and net actual cost to employer for worker's compensation insurance taking into consideration adjustments for experience modifiers, premium discounts, dividends, rebates, expense constants, assigned risk pool costs, net cost reductions due to policies with deductibles for self-insured losses, assigned risk rebates, etc. Contractor shall reduce their standard payroll tax percentages to properly reflect the effective cost reduction due to the estimated impact of the annual maximum wages subject to payroll taxes. An estimated percentage for labor burden may be used for pricing change orders. However, the percentage used for labor burden to price change orders will be examined at the conclusion of the Project and an adjustment to the approved change orders will be processed if it is determined that the actual labor burden percentage should have been more or less than the estimated percentage used.

d. Materials. The cost of materials reported shall be at invoice or lowest current price at which such materials are locally available in the quantities involved, plus sales tax, freight, and delivery. Materials costs shall be based upon supplier or manufacturer's invoice. If invoices or other satisfactory evidence of cost are not furnished within fifteen (15) Days of delivery, then the City shall determine the materials cost, at its sole discretion. Estimated material change order costs shall reflect the Contractor's reasonably anticipated net actual cost for the purchase of the material needed for the change order work. Estimated material costs shall reflect cost reductions available to the Contractor due to "non-cash" discounts, trade discounts, free material credits, and/or volume rebates. "Cash" discounts (i.e., prompt payment discounts of 2% or less) available on material purchased for change order work shall be credited to the City if the Contractor is provided the City funds in time for Contractor to take advantage of any such "cash" discounts. The portion of any "cash" discounts greater than 2% will not be considered "non-cash" discount for purposes of this provision. Price quotations from material suppliers must be itemized with unit prices for each specific item to be purchased. "Lot pricing" quotations will not be considered sufficient substantiating detail.

e. Tool and Equipment Use. Costs for the use of small tools, which are tools that have a replacement value of $1,000 or less, shall be considered included in the Overhead and Profit mark-ups established below. Allowable change order estimated costs may include appropriate amounts for rental of major equipment specifically needed to perform the change order work (defined as tools and equipment with an individual purchase cost of more than $750). For Contractor owned equipment, the "bare" equipment rental rates allowed to be used for pricing change order proposals shall be 75% of the monthly rate listed in the most current publication of The AED Green Book divided by 176 to arrive at a maximum hourly rate to be applied to the hours the equipment is used performing the change order work. Further, for Contractor owned equipment, the aggregate equipment rent charges for any single piece of equipment used in all change order work shall be limited to 50% of the fair market value of the piece of equipment when the first change order is priced involving usage of the piece of equipment. Fuel necessary to operate the equipment will be considered as a separate direct cost associated with the change order work.

f. Maximum Markup Percentage Allowable on Self-Performed Work. With respect to pricing change orders, the maximum markup percentage to be paid to any Contractor or subcontractor (regardless of tier) on self-performed work shall be a single markup percentage not-to-exceed fifteen percent (15%) of the net direct cost of (1) direct labor and allowable labor burden costs applicable to the change in the Work; (2) the net cost of material and installed equipment incorporated into the change in the Work, and (3) net rental cost of major equipment and related fuel costs necessary to complete the change in the Work. The markup computed using the above formula shall be considered to be allocated 2/3 to cover applicable overhead costs directly attributable to the field overhead costs related to processing, supervising and performing, the change order work, and the remaining 1/3 to cover home office overhead costs and profit

g. Maximum Markup Percentages Allowable on Work Performed by Lower Tier Subcontractors. With respect to pricing the portion of change order proposals involving Work performed by lower tier contractors, the maximum markup percentage allowable to the Contractor or subcontractor supervising the lower tier subcontractor's work shall not exceed five percent (5%) of the net of all approved change order work performed by all subcontractors combined for any particular change order proposal. The markup computed using the above formula shall be considered to be allocated 2/3 to cover applicable overhead costs directly attributable to the field overhead costs related to processing, supervising and performing the change order work, and the remaining 1/3 to cover home office overhead costs and profit.

h. No Markup on Bonds and Liability Insurance Costs. Change order cost adjustments due to increases or decreases in bond or insurance costs (if applicable) shall not be subject to any markup.

i. Direct and Indirect Costs Covered by Markup Percentages. As a further clarification, the agreed upon markup percentage set forth above is intended to cover the Contractor's profit and all indirect costs associated with the change order work. Items intended to be covered by the markup percentage include, but are not limited to: home office expenses, branch office and field office overhead expense of any kind, project management, superintendents, general foremen, estimating, engineering, coordinating, expediting, purchasing, detailing, legal, accounting, data processing or other administrative expenses, shop drawings, permits, auto insurance and umbrella insurance, pick-up truck costs, and warranty expense costs. The cost for the use of small tools is also to be considered covered by the markup percentage established above. Small tools shall be defined as tools and equipment (power or non-power) with an individual purchase cost of less than $750.

j. Deduct Change Orders and Net Deduct Changes. The application of the markup percentages referenced above will apply to both additive and deductive change orders. In the case of a deductive change order, the credit will be computed by applying the sliding scale percentages as outlined above so that a deductive change order would be computed in the same manner as an additive change order. In those instances where a change involves both

additive and deductive work, the additions and deductions will be netted and the markup percentage adjustments will be applied to the net amount.

k. Contingency. In no event will any lump sum or percentage amounts for "contingency" be allowed to be added as a separate line item in change order estimates. Unknowns attributable to labor hours will be accounted for when estimating labor hours anticipated performing the work. Unknowns attributable to material scrap and waste will be estimated as part of material costs.

l. Insurance and Bonds. In the event the Contractor has been required to furnish insurance and/or bonds as part of the base contract price, a final contract change order will be processed to account for the Contractor's net increase or decrease in insurance costs and/or bond premium costs associated with change orders to Contractor's base Contract Price.

4. Time and Materials Change Orders.

a. General. The term Time and Materials means the sum of all costs reasonably and necessarily incurred and paid by Contractor for labor, materials, and equipment in the proper performance of Additional Work. Except as otherwise may be agreed to in writing by the City, such costs shall be in amounts no higher than those prevailing in the locality of the Project, and shall include only the following items.

b. Timely and Final Documentation.

i. T&M Daily Sheets. Contractor must submit timesheets, materials invoices, records of equipment hours, and records of rental equipment hours to the City's Representative for an approval signature **each day** Additional Work is performed. Failure to get the City's Representative's approval signature each Day shall result in a waiver of Contractor's right to claim these costs. The City's Representative's signature on time sheets only serves as verification that the Work was performed and is not indicative of City's agreement to Contractor's entitlement to the cost.

ii. T&M Daily Summary Sheets. All documentation of incurred costs ("T&M Daily Summary Sheets") shall be submitted by Contractor within **three (3) Days** of incurring the cost for labor, material, equipment, and special services as Additional Work is performed. Contractor's actual costs shall be presented in a summary table in an electronic spreadsheet file by labor, material, equipment, and special services. Each T&M Daily Summary Sheet shall include Contractor's actual costs incurred for the Additional Work performed that day and a cumulative total of Contractor's actual costs incurred for the Additional Work. Contractor's failure to provide a T&M Daily Summary Sheet showing a total cost summary within three (3) Days but within five (5) Days of performance of the Work will result in the Contractor's otherwise allowable overhead and profit being reduced by 50% for that portion of Additional Work which was not documented in a timely manner. Contractor's failure to submit the T&M Daily Summary

Sheet within five (5) Days of performance of the Work will result in a total waiver of Contractor's right to claim these costs.

iii. T&M Total Cost Summary Sheet. Contractor shall submit a T&M Total Cost Summary Sheet, which shall include total actual costs, within **seven (7) Days** following completion of City approved Additional Work. Contractor's total actual cost shall be presented in a summary table in an electronic spreadsheet file by labor, material, equipment, and special services. Contractor's failure to submit the T&M Total Cost Summary Sheet within seven (7) Days of completion of the Additional Work will result in Contractor's waiver for any reimbursement of any costs associated with the T&M Summary Sheets or the performance of the Additional Work.

c. Labor. The Contractor will be paid the cost of labor for the workers used in the actual and direct performance of the Work. The cost of labor will be the sum of the actual wages paid (which shall include any employer payments to or on behalf of the workers for health and welfare, pension, vacation, and similar purposes) substantiated by timesheets and certified payroll for wages prevailing for each craft or type of workers performing the Additional Work at the time the Additional Work is done, and the labor surcharge set forth in the Department of Transportation publication entitled *Labor Surcharge and Equipment Rental Rates*, which is in effect on the date upon which the Work is accomplished and which is a part of the Contract. The labor surcharge shall constitute full compensation for all payments imposed by Federal, State, or local laws and for all other payments made to, or on behalf of, the workers, other than actual wages.

i. Equipment Operator Exception. Labor costs for equipment operators and helpers shall be paid only when such costs are not included in the invoice for equipment rental.

ii. Foreman Exception. The labor costs for foremen shall be proportioned to all of their assigned work and only that applicable to the Additional Work shall be paid. Indirect labor costs, including, without limitation, the superintendent, project manager, and other labor identified in the Contract Documents will be considered Overhead.

d. Materials. The cost of materials reported shall be itemized at invoice or lowest current price at which materials are locally available and delivered to the Project site in the quantities involved, plus the cost of sales tax, freight, delivery, and storage.

i. Trade discounts available to the purchaser shall be credited to the City notwithstanding the fact that such discounts may not have been taken by Contractor.

ii. For materials secured by other than a direct purchase and direct billing to the purchaser, the cost shall be deemed to be the price paid to the actual supplier as determined by the City's Representative.

iii. Payment for materials from sources owned wholly or in part by the purchaser shall not exceed the price paid by the purchaser for similar materials from said sources on Additional Work items or the current wholesale price for such materials delivered to the Project site, whichever price is lower.

iv. If, in the opinion of the City's Representative, the cost of materials is excessive, or Contractor does not furnish satisfactory evidence of the cost of such materials, then the cost shall be deemed to be the lowest current wholesale price for the total quantity concerned delivered to the Project site less trade discounts.

v. The City reserves the right to furnish materials for the Additional Work and no Claim shall be allowed by Contractor for costs of such materials or Indirect Costs or profit on City furnished materials.

e. Equipment.

i. Rental Time. The rental time to be paid for equipment on the Project site shall be the time the equipment is in productive operation on the Additional Work being performed and, in addition, shall include the time required to move the equipment to the location of the Additional Work and return it to the original location or to another location requiring no more time than that required to return it to its original location; except that moving time will not be paid if the equipment is used on other than the Additional Work, even though located at the site of the Additional Work.

(a) Rental Time Not Allowed. Rental time will not be allowed while equipment is inoperative due to breakdowns.

(b) Computation Method. The following shall be used in computing the rental time of equipment on the Project site.

(i) When hourly rates are paid, any part of an hour less than 30 minutes of operation shall be considered to be 1/2-hour of operation, and any part of an hour in excess of 30 minutes will be considered one hour of operation.

(ii) When daily rates are paid, any part of a day less than 4 hours operation shall be considered to be 1/2-day of operation, and any part of an hour in excess of 4 hours will be considered one day of operation.

ii. Rental Rates. Contractor will be paid for the use of equipment at the lesser of (i) the actual rental rate, or (ii) the rental rate listed for that equipment in the California Department of Transportation publication entitled *Labor Surcharge and Equipment Rental Rates*, which is in effect on the date upon which the Contract was executed. Such rental rates will be used to compute payments for equipment whether the equipment is under Contractor's control through direct ownership, leasing, renting, or another

method of acquisition. The rental rate to be applied for use of each item of equipment shall be the rate (i.e., daily, monthly) resulting in the least total cost to the City for the total period of use. If it is deemed necessary by Contractor to use equipment not listed in the publication, an equitable rental rate for the equipment will be established by the City's Representative. Contractor may furnish cost data which might assist the City's Representative in the establishment of the rental rate.

iii. Contractor-Owned Equipment.

(a) For Contractor-owned equipment, the allowed equipment rental rate will be limited to the monthly equipment rental rate using a utilization rate of 173 hours per month.

(b) For Contractor-owned equipment, the rental time to be paid for equipment on the Site shall be the time the equipment is in productive operation, unless, in the instance of standby time, the equipment could be actively used by Contractor on another project, then City shall pay for the entirety of the time the equipment is on Site. It shall be Contractor's burden to demonstrate to the City that the equipment could be actively used on another project.

iv. All equipment shall, in the opinion of the City's Representative, be in good working condition and suitable for the purpose for which the equipment is to be used.

v. Before construction equipment is used on the Additional Work, Contractor shall plainly stencil or stamp an identifying number thereon at a conspicuous location, and shall furnish to the City's Representative, in duplicate, a description of the equipment and its identifying number and the scheduled Additional Work activities planned.

vi. Unless otherwise specified, manufacturer's rating and manufacturer approved modifications shall be used to classify equipment for the determination of applicable rental rates. Equipment which has no direct power unit shall be powered by a unit of at least the minimum rating recommended by the manufacturer.

f. Special Services. Special work or services are defined as that Additional Work characterized by extraordinary complexity, sophistication, or innovation or a combination of the foregoing attributes which are unique to the construction industry.

i. Invoices for Special Services. When the City's Representative and Contractor determine that a special service is required which cannot be performed by the forces of Contractor or those of any of its Subcontractors, the special service may be performed by an entity especially skilled in the Additional Work. Invoices for special services based upon the current fair market value thereof may be accepted without complete itemization of

labor, material, and equipment rental costs, after validation of market values by the City's Representative.

ii. Discount and Allowance. All invoices for special services will be adjusted by deducting all trade discounts offered or available, whether the discounts were taken or not. In lieu of Overhead and Profit specified herein, a total allowance not to exceed fifteen percent (15%) for Overhead and Profit will be added to invoices for Special Services.

iii. When the City determines, in its sole discretion, that competitive bidding is necessary for certain special services, Contractor shall solicit competitive bids for those special services.

g. Excluded Costs. The term Time and Material shall not include any of the following costs or any other home or field office overhead costs, all of which are to be considered administrative costs covered by Contractor's allowance for Overhead and Profit.

i. Overhead Cost. Payroll costs and other compensation of Contractor's officers, executives, principals, general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, timekeepers, clerks, and other personnel employed by Contractor whether at the Site or in Contractor's principal office or any branch office, material yard, or shop for general administration of the Additional Work;

ii. Office Expenses. Expenses of Contractor's principal and branch offices;

iii. Capital Expenses. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Additional Work and charges against Contractor for delinquent payments;

iv. Negligence. Costs due to the negligence of Contractor or any Subcontractor or Supplier, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including without limitation the correction of Defective Work, disposal of materials or equipment wrongly supplied, and making good any damage to property;

v. Other. Other overhead or general expense costs of any kind and the cost of any item not specifically and expressly included in the Contract Documents;

vi. Small Tools. Cost of small tools valued at less than $1,000 and that remain the property of Contractor;

vii. Administrative Costs. Costs associated with the preparation of Change Orders (whether or not ultimately authorized), cost estimates, or the preparation or filing of Claims;

viii. Anticipated Lost Profits. Expenses of Contractor associated with anticipated lost profits or lost revenues, lost income or earnings, lost interest on earnings, or unpaid retention;

ix. Home Office Overhead. Costs derived from the computation of a "home office overhead" rate by application of the *Eichleay, Allegheny*, burden fluctuation, or other similar methods;

x. Special Consultants and Attorneys. Costs of special consultants or attorneys, whether or not in the direct employ of Contractor, employed for services specifically related to the resolution of a Claim, dispute, or other matter arising out of or relating to the performance of the Additional Work.

h. Overhead, Profit and Other Charges. The mark-up for overhead (including supervision) and profit on work added to the Contract shall be according to the following:

i. "Net Cost" is defined as consisting of costs of labor, materials, and tools and equipment only excluding overhead and profit. The costs of applicable insurance and bond premium will be reimbursed to the Contractor and subcontractors at cost only, without mark-up. Contractor shall provide City with documentation of the costs, including, but not limited to, payroll records, invoices, and such other information as City may reasonably request.

ii. For Work performed by the Contractor's forces, the added cost for overhead and profit shall not exceed fifteen percent (15%) of the Net Cost of the Work.

iii. For Work performed by a subcontractor, the added cost for overhead and profit shall not exceed fifteen percent (15%) of the subcontractor's Net Cost of the Work to which the Contractor may add five percent (5%) of the subcontractor's Net Cost.

iv. For Work performed by a sub-subcontractor, the added cost for overhead and profit shall not exceed fifteen percent (15%) of the sub-subcontractor's Net Cost for Work to which the subcontractor and general contractor may each add an additional five percent (5%) of the Net Cost of the lower tier subcontractor.

v. No additional mark-up will be allowed for lower tier subcontractors, and in no case shall the added cost for overhead and profit payable by City exceed twenty-five percent (25%) of the Net Cost as defined herein, of the party that performs the Work.

5. All of the following costs are included in the markups for overhead and profit described above, and Contractor shall not receive any additional compensation for: Submittals, drawings, field drawings, Shop Drawings, including submissions of drawings; field inspection; General Superintendence; General administration and preparation of cost proposals, schedule analysis, Change Orders, and other supporting documentation; computer services; reproduction services; Salaries of project engineer, superintendent, timekeeper, storekeeper, and secretaries; Janitorial services; Small tools, incidentals and consumables; Temporary On-Site facilities (Offices, Telephones, High Speed Internet Access, Plumbing, Electrical

Power, Lighting; Platforms, Fencing, Water), Jobsite and Home office overhead or other expenses; vehicles and fuel used for work otherwise included in the Contract Documents; Surveying; Estimating; Protection of Work; Handling and disposal fees; Final Cleanup; Other Incidental Work; Related Warranties; insurance and bond premiums.

6. For added or deducted Work by subcontractors, the Contractor shall furnish to the City the subcontractor's signed detailed record of the cost of labor, material and equipment, including the subcontractor markup for overhead and profit. The same requirement shall apply to sub-subcontractors

7. For added or deducted work furnished by a vendor or supplier, the Contractor shall furnish to the City a detailed record of the cost to the Contractor, signed by such vendor or supplier.

8. Any change in the Work involving both additions and deletions shall indicate a net total cost, including subcontracts and materials. Allowance for overhead and profit, as specified herein, shall be applied if the net total cost is an increase in the Contract Price; overhead and profit allowances shall not be applied if the net total cost is a deduction to the Contract Price. The estimated cost of deductions shall be based on labor and material prices on the date the Contract was executed.

9. Contractor shall not reserve a right to assert impact costs, extended job site costs, extended overhead, constructive acceleration and/or actual acceleration beyond what is stated in the Change Order for Work. No claims shall be allowed for impact, extended overhead costs, constructive acceleration and/or actual acceleration due to a multiplicity of changes and/or clarifications. The Contractor may not change or modify the City's change order form in an attempt to reserve additional rights.

10. If the City disagrees with the proposal submitted by Contractor, it will notify the Contractor and the City will provide its opinion of the appropriate price and/or time extension. If the Contractor agrees with the City, a Change Order will be issued by the City. If no agreement can be reached, the City shall have the right to issue a unilateral Change Order setting forth its determination of the reasonable additions or savings in costs and time attributable to the extra or deleted work. Such determination shall become final and binding if the Contractor fails to submit a claim in writing to the City within fifteen (15) Days of the issuance of the unilateral Change Order, disputing the terms of the unilateral Change Order, and providing such supporting documentation for its position as the City may require.

C. **Change of Contract Times**.

1. The Contract Times may only be changed by a Change Order.

2. All changes in the Contract Price and/or adjustments to the Contract Times related to each change shall be included in Contractor's COR pursuant to this Article. No cost or time will be allowed for cumulative effects of multiple changes. All Change Orders must state that the Contract Time is not changed or is either increased or decreased by a specific number of days. Failure to include a change to time shall

waive any change to the time unless the parties mutually agree in writing to postpone a determination of the change to time resulting from the Change Order.

3. Notice of the amount of the request for adjustment in the Contract Times with supporting data shall be delivered within seven (7) Days after such start of occurrence, unless City's Representative allows an additional period of time to ascertain more accurate data in support of the request. No extension of time or additional compensation shall be given for a delay if the Contractor failed to give notice in the manner and within the time prescribed.

4. City may elect, at City's sole discretion, to grant an extension in Contract Times, without Contractor's request, because of delays or other factors.

5. Use of Float and Critical Path.

    a. Float is for the benefit of the Project. Float shall not be considered for the exclusive use or benefit of either the City or the Contractor.

    b. Contractor shall not be entitled to compensation, and City will not compensate Contractor, for delays which impact early completion. Any difference in time between the Contractor's early completion and the Contract Time shall be considered a part of the Project float.

6. Contractor's entitlement to an extension of the Contract Times is limited to a City-caused extension of the critical path, reduced by the Contractor's concurrent delays, and established by a proper time impact analysis. No time extension shall be allowed unless, and then only to the extent that, the City-caused delay extends the critical path beyond the previously approved Contract Time. If approved, the increase in time required to complete the Work shall be added to the Contract Time.

    a. Contractor shall not be entitled to an adjustment in the Contract Price or Contract Times for delays within the control of Contractor. Delays attributable to and within the control of a Subcontractor or Supplier shall be deemed to be delays within the control of Contractor.

    b. If Contractor is delayed in the performance or progress of the Work by fire, flood, epidemic, pandemic, abnormal weather conditions (as determined by the City), Acts of God, acts or failures to act of utility owners not under the control of City, or other causes not the fault of and beyond control of City and Contractor, then Contractor shall be entitled to an time extension when the Work stopped is on the critical path. Such a non-compensable adjustment shall be Contractor's sole and exclusive remedy for such delays. Contractor must submit a timely request in accordance with the requirements of this Article.

    c. Utility-Related Delays.

        i. Contractor shall immediately notify in writing the utility owner and City's Representative of its construction schedule and any subsequent changes in the construction schedule which will affect the time available for

protection, removal, or relocation of utilities. Requests for extensions of time arising out of utility relocation or repair delays shall be filed in accordance with this Article.

ii. Contractor shall not be entitled to damages or additional payment for delays attributable to utility relocations or alterations if correctly located, as noted in the Contract Documents or by the Underground Service Alert survey.

7. Content for Requests for Contract Extension. Contractor's justification for entitlement shall be clear and complete citing specific Contract Document references and reasons on which Contractor's entitlement is based. At a minimum, each request for a time extension must include:

   a. Each request for an extension of Contract Time must identify the impacting event, in narrative form, providing a description of the delay event and sufficient justification as to why the Contractor is entitled to a time extension. Contractor must demonstrate that the delay arises from unforeseeable causes beyond the control and without the fault or negligence of both Contractor and any Subcontractors or Suppliers, or any other persons or organizations employed by any of them or for whose acts any of them may be liable, and that such causes in fact lead to performance or completion of the Work, or specified part in question, beyond the corresponding Contract Times, despite Contractor's reasonable and diligent actions to guard against those effects.

   b. Each request for an extension of Contract Time must include a time impact analysis in CPM format, using the Contemporaneous Impacted As-Planned Schedule Analysis to calculate the impact of the delay event.

8. No Damages for Reasonable Delay.

   a. City's liability to Contractor for delays for which City is responsible shall be limited to only an extension of time unless such delays were unreasonable under the circumstances. In no case shall City be liable for any costs which are borne by the Contractor in the regular course of business, including, but not limited to, home office overhead and other ongoing costs.

   b. Damages caused by unreasonable City delay that impact the critical path, including delays caused by items that are the responsibility of the City pursuant to Government Code section 4215, shall be compensated at the Daily Rate established in the Special Conditions. No other calculations, proportions or formulas shall be used to calculate any delay damages.

   c. City and City's Representative, and the officers, members, partners, employees, agents, consultants, or subcontractors of each of them, shall not be liable to Contractor for any claims, costs, losses, or damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by Contractor on or in connection with any other project or anticipated project.

9. Contractor's failure, neglect, or refusal to comply with the requirements of the Contract Documents, or any portion thereof, shall bar Contractor's request for extensions of the Contract Times. Such failure, neglect, or refusal prejudices City's and City's Representative's ability to recognize and mitigate delay, and such failure, neglect, or refusal prevent the timely analysis of requests for extensions of Contract Times, and whether such extensions may be warranted. Contractor hereby waives all rights to extensions of Contract Times due to delays or accelerations that result from or occur during periods of time for which Contractor fails, neglects, or refuses to fully comply with the requirements of this Article.

ARTICLE 45. FINAL ACCEPTANCE AND PAYMENT

A. The acceptance of the Work on behalf of the City will be made by the Engineer. Such acceptance by the City shall not constitute a waiver of defects. When the Work has been accepted there shall be paid to Contractor a sum equal to the contract price less any amounts previously paid Contractor and less any amounts withheld by the City from Contractor under the terms of the contract. The final five percent (5%), or the percentage specified in the notice inviting bids where the City has adopted a finding of substantially complete, shall not become due and payable until five (5) calendar days shall have elapsed after the expiration of the period within which all claims may be filed under the provisions of Civil Code section 9356. If the Contractor has placed securities with the City as described herein, the Contractor shall be paid a sum equal to one hundred percent (100%) of the contract price less any amounts due the City under the terms of the Contract.

B. Unless Contractor advises the City in writing prior to acceptance of the final five percent (5%) or the percentage specified in the notice inviting bids where the City has adopted a finding of substantially complete, or the return of securities held as described herein, said acceptance shall operate as a release to the City of all claims and all liability to Contractor for all things done or furnished in connection with this work and for every act of negligence of the City and for all other claims relating to or arising out of this work. If Contractor advises the City in writing prior to acceptance of final payment or return of the securities that there is a dispute regarding the amount due the Contractor, the City may pay the undisputed amount contingent upon the Contractor furnishing a release of all undisputed claims against the City with the disputed claims in stated amounts being specifically excluded by Contractor from the operation of the release. No payments, however, final or otherwise, shall operate to release Contractor or its sureties from the Faithful Performance Bond, Labor and Material Payment Bond, or from any other obligation under this contract.

C. In case of suspension of the contract any unpaid balance shall be and become the sole and absolute property of the City to the extent necessary to repay the City any excess in the cost of the Work above the contract price.

D. Final payment shall be made no later than 60 days after the date of acceptance of the Work by the City or the date of occupation, beneficial use and enjoyment of the Work by the City including any operation only for testing, start-up or commissioning accompanied by cessation of labor on the Work, provided that a release of liens and claims has been received from the Contractor pursuant to Civil Code section 8136. In

the event of a dispute between the City and the Contractor, the City may withhold from the final payment an amount not to exceed 150% of the disputed amount.

E. Within ten (10) calendar days from the time that all or any portion of the retention proceeds are received by Contractor, Contractor shall pay each of its subcontractors from whom retention has been withheld each subcontractor's share of the retention received. However, if a retention payment received by Contractor is specifically designated for a particular subcontractor, payment of the retention shall be made to the designated subcontractor if the payment is consistent with the terms of the subcontract.

ARTICLE 46. OCCUPANCY

The City reserves the right to occupy or utilize any portion of the Work at any time before completion, and such occupancy or use shall not constitute acceptance of any part of Work covered by this Contract. This use shall not relieve the Contractor of its responsibilities under the Contract.

ARTICLE 47. INDEMNIFICATION

To the fullest extent permitted by law, Contractor shall immediately defend (with counsel of the City's choosing), indemnify and hold harmless the City, officials, officers, agents, employees, and representatives, and each of them from and against:

A. Any and all claims, demands, causes of action, costs, expenses, injuries, losses or liabilities, in law or in equity, of every kind or nature whatsoever, but not limited to, injury to or death, including wrongful death, of any person, and damages to or destruction of property of any person, arising out of, related to, or in any manner directly or indirectly connected with the Work or this Contract, including claims made by subcontractors for nonpayment, including without limitation the payment of all consequential damages and attorney's fees and other related costs and expenses, however caused, regardless of whether the allegations are false, fraudulent, or groundless, and regardless of any negligence of the City or its officers, employees, or authorized volunteers (including passive negligence), except the sole negligence or willful misconduct or active negligence of the City or its officials, officers, employees, or authorized volunteers.

B. Contractor's defense and indemnity obligation herein includes, but is not limited to damages, fines, penalties, attorney's fees and costs arising from claims under the Americans with Disabilities Act (ADA) or other federal or state disability access or discrimination laws arising from Contractor's Work during the course of construction of the improvements or after the Work is complete, as the result of defects or negligence in Contractor's construction of the improvements.

C. Any and all actions, proceedings, damages, costs, expenses, fines, penalties or liabilities, in law or equity, of every kind or nature whatsoever, arising out of, resulting from, or on account of the violation of any governmental law or regulation, compliance with which is the responsibility of Contractor;

D. Any and all losses, expenses, damages (including damages to the Work itself), attorney's fees, and other costs, including all costs of defense which any of them may incur with respect to the failure, neglect, or refusal of Contractor to faithfully perform the Work and all of Contractor's obligations under the agreement. Such costs, expenses, and damages shall include all costs, including attorney's fees, incurred by the indemnified parties in any lawsuit to which they are a party.

Contractor shall immediately defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against the City, its officials, officers, agents, employees and representatives. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against the City, its officials, officers, employees, agents, employees and representatives, in any such suit, action or other legal proceeding. Contractor shall reimburse the City, its officials, officers, agents, employees and representatives for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. The only limitations on this provision shall be those imposed by Civil Code section 2782.

ARTICLE 48. PROCEDURE FOR RESOLVING DISPUTES

Contractor shall timely comply with all notices and requests for changes to the Contract Time or Contract Price, including but not limited to all requirements of Article 44, Changes and Extra Work, as a prerequisite to filing any claim governed by this Article. The failure to timely submit a notice of delay or notice of change, or to timely request a change to the Contract Price or Contract Time, or to timely provide any other notice or request required herein shall constitute a waiver of the right to further pursue the claim under the Contract or at law.

A. **Intent.** Effective January 1, 1991, Section 20104 et seq., of the California Public Contract Code prescribes a process utilizing informal conferences, non-binding judicial supervised mediation, and judicial arbitration to resolve disputes on construction claims of $375,000 or less. Effective January 1, 2017, Section 9204 of the Public Contract Code prescribes a process for negotiation and mediation to resolve disputes on construction claims. The intent of this Article is to implement Sections 20104 et seq. and Section 9204 of the California Public Contract Code. This Article shall be construed to be consistent with said statutes.

B. **Claims.** For purposes of this Article, "Claim" means a separate demand by the Contractor, after a change order duly requested in accordance with Article 44 "Changes and Extra Work" has been denied by the City, for (A) a time extension, (B) payment of money or damages arising from Work done by or on behalf of the Contractor pursuant to the Contract, or (C) an amount the payment of which is disputed by the City. Claims governed by this Article may not be filed unless and until the Contractor completes all procedures for giving notice of delay or change and for the requesting of a time extension or change order, including but not necessarily limited to the procedures contained in Article 44, Changes and Extra Work, and Contractor's request for a change has been denied in whole or in part. Claims governed by this Article must be filed no later than the date of final payment. The claim shall be submitted in writing to the City and shall include on its first page the following in 16 point capital font: "THIS IS A CLAIM." Furthermore, the claim shall include the documents necessary to substantiate the claim. Nothing herein is intended to extend the time limit or supersede notice requirements otherwise provided by contract for the

filing of claims, including all requirements pertaining to compensation or payment for extra Work, disputed Work, and/or changed conditions. Failure to follow such contractual requirements shall bar any claims or subsequent lawsuits for compensation or payment thereon.

C. **Supporting Documentation.** The Contractor shall submit all claims in the following format:

1. Summary of claim merit and price, reference Contract Document provisions pursuant to which the claim is made

2. List of documents relating to claim:

   a. Specifications

   b. Drawings

   c. Clarifications (Requests for Information)

   d. Schedules

   e. Other

3. Chronology of events and correspondence

4. Analysis of claim merit

5. Analysis of claim cost

6. Time impact analysis in CPM format

7. If Contractor's claim is based in whole or in part on an allegation of errors or omissions in the Drawings or Specifications for the Project, Contractor shall provide a summary of the percentage of the claim subject to design errors or omissions and shall obtain a certificate of merit in support of the claim of design errors and omissions.

D. **City's Response.** Upon receipt of a claim pursuant to this Article, City shall conduct a reasonable review of the claim and, within a period not to exceed 45 Days, shall provide the Contractor a written statement identifying what portion of the claim is disputed and what portion is undisputed. Any payment due on an undisputed portion of the claim will be processed and made within 60 Days after the City issues its written statement.

1. If the City needs approval from its governing body to provide the Contractor a written statement identifying the disputed portion and the undisputed portion of the claim, and the City's governing body does not meet within the 45 Days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the City shall have up to three Days following the next duly publicly noticed meeting of the City's governing

body after the 45-Day period, or extension, expires to provide the Contractor a written statement identifying the disputed portion and the undisputed portion.

2. Within 30 Days of receipt of a claim, the City may request in writing additional documentation supporting the claim or relating to defenses or claims the City may have against the Contractor. If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of City and the Contractor. The City's written response to the claim, as further documented, shall be submitted to the Contractor within 30 Days (if the claim is less than $15,000, within 15 Days) after receipt of the further documentation, or within a period of time no greater than that taken by the Contractor in producing the additional information or requested documentation, whichever is greater.

E. **Meet and Confer.** If the Contractor disputes the City's written response, or the City fails to respond within the time prescribed, the Contractor may so notify the City, in writing, either within 15 Days of receipt of the City's response or within 15 Days of the City's failure to respond within the time prescribed, respectively, and demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand, the City shall schedule a meet and confer conference within 30 Days for settlement of the dispute.

F. **Mediation.** Within 10 business Days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the Contractor a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 Days after the City issues its written statement. Any disputed portion of the claim, as identified by the Contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and Contractor shall mutually agree to a mediator within 10 business Days after the disputed portion of the claim has been identified in writing, unless the parties agree to select a mediator at a later time.

1. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator.

2. For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

3. Unless otherwise agreed to by the City and the Contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Public Contract Code Section 20104.4 to mediate after litigation has been commenced.

4. The mediation shall be held no earlier than the date the Contractor completes the Work or the date that the Contractor last performs Work, whichever is earlier. All unresolved claims shall be considered jointly in a single mediation, unless a new unrelated claim arises after mediation is completed.

G. **Procedures After Mediation.** If following the mediation, the claim or any portion remains in dispute, the Contractor must file a claim pursuant to Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code prior to initiating litigation. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time the Contractor submits his or her written claim pursuant to subdivision (a) until the time the claim is denied, including any period of time utilized by the meet and confer conference.

H. **Civil Actions.** The following procedures are established for all civil actions filed to resolve claims of $375,000 or less:

1. Within 60 Days, but no earlier than 30 Days, following the filing or responsive pleadings, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both parties or unless mediation was held prior to commencement of the action in accordance with Public Contract Code section 9204 and the terms of this Contract. The mediation process shall provide for the selection within 15 Days by both parties of a disinterested third person as mediator, shall be commenced within 30 Days of the submittal, and shall be concluded within 15 Days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court.

2. If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1114.11 of that code. The Civil Discovery Act of 1986 (Article 3 (commencing with Section 2016) of Chapter 3 of Title 3 of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration. In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, (A) arbitrators shall, when possible, be experienced in construction law, and (B) any party appealing an arbitration award who does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, also pay the attorney's fees on appeal of the other party.

I. **Government Code Claims.** In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra Work, disputed Work, construction claims and/or changed conditions, the Contractor must comply with the claim procedures set forth in Government Code Sections 900, et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra Work, disputed Work, construction claims, and/or changed conditions have been followed by Contractor. If no such Government Code claim is submitted, or if the prerequisite contractual requirements are not satisfied, no action against the City may be filed. **A**

Government Code claim must be filed no earlier than the date the Work is completed or the date the Contractor last performs Work on the Project, whichever occurs first. A Government Code claim shall be inclusive of all unresolved claims unless a new unrelated claim arises after the Government Code claim is submitted.

J. **Non-Waiver.** The City's failure to respond to a claim from the Contractor within the time periods described in this Article or to otherwise meet the time requirements of this Article shall result in the claim being deemed rejected in its entirety.

ARTICLE 49. CITY'S RIGHT TO TERMINATE CONTRACT

A. **Termination for Cause by the City:**

1. In the sole estimation of the City, if the Contractor refuses or fails to prosecute the Work or any separable part thereof with such diligence as will insure its completion within the time specified by the Contract Documents, or any extension thereof, or fails to complete such Work within such time, or if the Contractor should be adjudged a bankrupt, or if it should make a general assignment for the benefit of its creditors, or if a receiver should be appointed on account of its insolvency, or the Contractor or any of its subcontractors should violate any of the provisions of this Contract, the City may serve written notice upon the Contractor and its Surety of the City's intention to terminate this Contract. This notice of intent to terminate shall contain the reasons for such intention to terminate this Contract, and a statement to the effect that the Contractor's right to perform this Contract shall cease and terminate upon the expiration of ten (10) calendar days unless such violations have ceased and arrangements satisfactory to the City have been made for correction of said violations.

2. In the event that the City serves such written notice of termination upon the Contractor and the Surety, the Surety shall have the right to take over and perform the Contract. If the Surety does not: (1) give the City written notice of Surety's intention to take over and commence performance of the Contract within 15 calendar days of the City's service of said notice of intent to terminate upon Surety; and (2) actually commence performance of the Contract within 30 calendar days of the City's service of said notice upon Surety; then the City may take over the Work and prosecute the same to completion by separate contract or by any other method it may deem advisable for the account and at the expense of the Contractor.

3. In the event that the City elects to obtain an alternative performance of the Contract as specified above: (1) the City may, without liability for so doing, take possession of and utilize in completion of the Work such materials, appliances, plants and other property belonging to the Contractor that are on the site and reasonably necessary for such completion (A special lien to secure the claims of the City in the event of such suspension is hereby created against any property of Contractor taken into the possession of the City under the terms hereof and such lien may be enforced by sale of such property under the direction of the City without notice to Contractor. The proceeds of the sale after deducting all expenses thereof and connected therewith shall be credited to Contractor. If the net credits shall be in

excess of the claims of the City against Contractor, the balance will be paid to Contractor or Contractor's legal representatives.); and (2) Surety shall be liable to the City for any cost or other damage to the City necessitated by the City securing an alternate performance pursuant to this Article.

B. **Termination for Convenience by the City:**

1. The City may terminate performance of the Work called for by the Contract Documents in whole or, from time to time, in part, if the City determines that a termination is in the City's interest.

2. The Contractor shall terminate all or any part of the Work upon delivery to the Contractor of a Notice of Termination specifying that the termination is for the convenience of the City, the extent of termination, and the Effective Date of such termination.

3. After receipt of Notice of Termination, and except as directed by the City's Representative, the Contractor shall, regardless of any delay in determining or adjusting any amounts due under this Termination for Convenience clause, immediately proceed with the following obligations:

   a. Stop Work as specified in the Notice.

   b. Complete any Work specified in the Notice of Termination in a least cost/shortest time manner while still maintaining the quality called for under the Contract Documents.

   c. Leave the property upon which the Contractor was working and upon which the facility (or facilities) forming the basis of the Contract Document is situated in a safe and sanitary manner such that it does not pose any threat to the public health or safety.

   d. Terminate all subcontracts to the extent that they relate to the portions of the Work terminated.

   e. Place no further subcontracts or orders, except as necessary to complete the continued portion of the Contract.

   f. Submit to the City's Representative, within ten (10) calendar days from the Effective Date of the Notice of Termination, all of the usual documentation called for by the Contract Documents to substantiate all costs incurred by the Contractor for labor, materials and equipment through the Effective Date of the Notice of Termination. Any documentation substantiating costs incurred by the Contractor solely as a result of the City's exercise of its right to terminate this Contract pursuant to this clause, which costs the contractor is authorized under the Contract documents to incur, shall: (1) be submitted to and received by the Engineer no later than 30 calendar days after the Effective Date of the Notice of Termination; (2) describe the costs incurred with particularity; and (3) be conspicuously identified as "Termination Costs occasioned by the City's Termination for Convenience."

4. Termination of the Contract shall not relieve Surety of its obligation for any just claims arising out of or relating to the Work performed.

5. In the event that the City exercises its right to terminate this Contract pursuant to this clause, the City shall pay the Contractor, upon the Contractor's submission of the documentation required by this clause and other applicable provisions of the Contract Documents, the following amounts:

    a. All actual reimbursable costs incurred according to the provisions of this Contract.

    b. A reasonable allowance for profit on the cost of the Work performed, provided Contractor establishes to the satisfaction of the City's Representative that it is reasonably probable that Contractor would have made a profit had the Contract been completed and provided further, that the profit allowed shall in no event exceed fifteen (15%) percent of the costs.

    c. A reasonable allowance for Contractor's administrative costs in determining the amount payable due to termination of the Contract under this Article.

C. Notwithstanding any other provision of this Article, when immediate action is necessary to protect life and safety or to reduce significant exposure or liability, the City may immediately order Contractor to cease Work on the Project until such safety or liability issues are addressed to the satisfaction of the City or the Contract is terminated.

D. City shall not be liable for any costs other than the charges or portions thereof which are specified herein. Contractor shall not be entitled to payment for unperformed Work including, without limitation, any overhead and profit on the portion of the Work that is terminated and shall not be entitled to damages or compensation of any kind or nature for termination of Work.

ARTICLE 50. WARRANTY AND GUARANTEE OF WORK

A. Contractor hereby warrants that materials and Work shall be completed in conformance with the Contract Documents and that the materials and Work provided will fulfill the requirements of this Warranty. Contractor hereby agrees to repair or replace, at the discretion of the City, any or all Work that may prove to be defective in its workmanship, materials furnished, methods of installation or fail to conform to the Contract Document requirements together with any other Work which may be damaged or displaced by such defect(s) within a period of one (1) year from the date of the Notice of Completion of the Project without any expense whatever to the City, ordinary wear and tear and unusual abuse and neglect excepted. Contractor shall be required to promptly repair or replace defective equipment or materials, at Contractor’s option. All costs associated with such corrective actions and testing, including the removal, replacement, and reinstitution of equipment and materials necessary to gain access, shall be the sole responsibility of the Contractor.

B. For any Work so corrected, Contractor’s obligation hereunder to correct defective Work shall be reinstated for an additional one (1) year period, commencing with the

date of acceptance of such corrected Work. The reinstatement of the one (1) year warranty shall apply only to that portion of work that was corrected. Contractor shall perform such tests as City may require to verify that any corrective actions, including, without limitation, redesign, repairs, and replacements comply with the requirements of the Contract. In the event of Contractor's failure to comply with the above-mentioned conditions within ten (10) calendar days after being notified in writing of required repairs, to the reasonable satisfaction of the City, the City shall have the right to correct and replace any defective or non-conforming Work and any work damaged by such work or the replacement or correction thereof at Contractor's sole expense. Contractor shall be obligated to fully reimburse the City for any expenses incurred hereunder immediately upon demand.

C. In addition to the warranty set forth in this Article, Contractor shall obtain for City all warranties that would be given in normal commercial practice and assign to City any and all manufacturer's or installer's warranties for equipment or materials not manufactured by Contractor and provided as part of the Work, to the extent that such third-party warranties are assignable and extend beyond the warranty period set forth in this Article. Contractor shall furnish the City with all warranty and guarantee documents prior to final Acceptance of the Project by the City as required.

D. When specifically indicated in the Contract Documents or when directed by the Engineer, the City may furnish materials or products to the Contractor for installation. In the event any act or failure to act by Contractor shall cause a warranty applicable to any materials or products purchased by the City for installation by the Contractor to be voided or reduced, Contractor shall indemnify City from and against any cost, expense, or other liability arising therefrom, and shall be responsible to the City for the cost of any repairs, replacement or other costs that would have been covered by the warranty but for such act or failure to act by Contractor.

E. The Contractor shall remedy at its expense any damage to City-owned or controlled real or personal property.

F. The City shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect, or damage. The Contractor shall within ten (10) calendar days after being notified commence and perform with due diligence all necessary Work. If the Contractor fails to promptly remedy any defect, or damage; the City shall have the right to replace, repair or otherwise remedy the defect, or damage at the Contractor's expense.

G. In the event of any emergency constituting an immediate hazard to health, safety, property, or licensees, when caused by Work of the Contractor not in accordance with the Contract requirements, the City may undertake at Contractor's expense, and without prior notice, all Work necessary to correct such condition.

H. Acceptance of Defective Work.

1. If, instead of requiring correction or removal and replacement of Defective Work, the City prefers to accept it, City may do so. Contractor shall pay all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration

or other dispute resolution costs) attributable to City's evaluation of and determination to accept such Defective Work and for the diminished value of the Work.

2. If any acceptance of defective work occurs prior to release of the Project Retention, a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work, and City shall be entitled to an appropriate decrease in the Contract Price, reflecting the diminished value of Work and all costs incurred by City.

3. If the Project Retention is held in an escrow account as permitted by the Contract Documents, Contractor will promptly alert the escrow holder, in writing, of the amount of Retention to be paid to City.

4. If the acceptance of Defective Work occurs after release of the Project Retention, an appropriate amount will be paid by Contractor to City.

I. City May Correct Defective Work.

1. If Contractor fails within a reasonable time after written notice from City's Representative to correct Defective Work, or to remove and replace rejected Work as required by City, or if Contractor fails to perform the Work in accordance with the Contract Documents, or if Contractor fails to comply with any other provision of the Contract Documents, City may, after seven (7) Days' written notice to Contractor, correct, or remedy any such deficiency.

2. In connection with such corrective or remedial action, City may exclude Contractor from all or part of the Site, take possession of all or part of the Work and suspend Contractor's services related thereto, take possession of Contractor's tools, appliances, construction equipment and machinery at the Site, and incorporate in the Work all materials and equipment stored at the Site or for which City has paid Contractor but which are stored elsewhere. Contractor shall allow City and City's Representative, and the agents, employees, other contractors, and consultants of each of them, access to the Site to enable City to exercise the rights and remedies to correct the Defective Work.

3. All claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) incurred or sustained by City correcting the Defective Work will be charged against Contractor, and a Change Order will be issued incorporating the necessary revisions into the Contract Documents with respect to the Work; and City shall be entitled to an appropriate decrease in the Contract Price.

4. Such claims, costs, losses and damages will include, but not be limited to, all costs of repair, or replacement of work of others destroyed or damaged by correction, removal, or replacement of Defective Work.

5. If the Change Order is executed after all payments under the Contract have been paid by City and the Project Retention is held in an escrow account as permitted

by the Contract Documents, Contractor will promptly alert the escrow holder, in writing, of the amount of Retention to be paid to City.

6. If the Change Order is executed after release of the Project Retention, an appropriate amount will be paid by Contractor to City.

7. Contractor shall not be allowed an extension of the Contract Times because of any delay in the performance of the Work attributable to City correcting Defective work.

J. Nothing in the Warranty or in the Contract Documents shall be construed to limit the rights and remedies available to City at law or in equity, including, but not limited to, Code of Civil Procedure section 337.15.

ARTICLE 51. DOCUMENT RETENTION & EXAMINATION

A. In accordance with Government Code section 8546.7, records of both the City and the Contractor shall be subject to examination and audit by the State Auditor General for a period of three (3) years after final payment.

B. Contractor shall make available to the City any of the Contractor's other documents related to the Project immediately upon request of the City.

C. In addition to the State Auditor rights above, the City shall have the right to examine and audit all books, estimates, records, contracts, documents, bid documents, subcontracts, and other data of the Contractor (including computations and projections) related to negotiating, pricing, or performing the modification in order to evaluate the accuracy and completeness of the cost or pricing data at no additional cost to the City, for a period of four (4) years after final payment.

ARTICLE 52. SEPARATE CONTRACTS

A. The City reserves the right to let other contracts in connection with this Work or on the Project site. Contractor shall permit other contractors reasonable access and storage of their materials and execution of their work and shall properly connect and coordinate its Work with theirs.

B. To ensure proper execution of its subsequent Work, Contractor shall immediately inspect work already in place and shall at once report to the Engineer any problems with the Work in place or discrepancies with the Contract Documents.

C. Contractor shall ascertain to its own satisfaction the scope of the Project and nature of any other contracts that have been or may be awarded by the City in prosecution of the Project to the end that Contractor may perform this Contract in the light of such other contracts, if any. Nothing herein contained shall be interpreted as granting to Contractor exclusive occupancy at site of the Project. Contractor shall not cause any unnecessary hindrance or delay to any other contractor working on the Project. If simultaneous execution of any contract for the Project is likely to cause interference with performance of some other contract or contracts, the Engineer shall decide which Contractor shall cease Work temporarily and which contractor shall continue or whether work can be coordinated so that contractors may proceed simultaneously. The City shall not be responsible for any damages suffered or for extra costs incurred

by Contractor resulting directly or indirectly from award, performance, or attempted performance of any other contract or contracts on the Project site.

ARTICLE 53. NOTICE AND SERVICE THEREOF

All notices shall be in writing and either served by personal delivery or mailed to the other party as designated in the Bid Forms. Written notice to the Contractor shall be addressed to Contractor's principal place of business unless Contractor designates another address in writing for service of notice. Notice to City shall be addressed to the City as designated in the Notice Inviting Bids unless City designates another address in writing for service of notice. Notice shall be effective upon receipt or five (5) calendar days after being sent by first class mail, whichever is earlier. Notice given by facsimile shall not be effective unless acknowledged in writing by the receiving party.

ARTICLE 54. NOTICE OF THIRD PARTY CLAIMS

Pursuant to Public Contract Code section 9201, the City shall provide the Contractor with timely notification of the receipt of any third-party claims relating to the Contract. The City is entitled to recover reasonable costs incurred in providing such notification.

ARTICLE 55. STATE LICENSE BOARD NOTICE

Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four (4) years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within ten (10) years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, California 95826.

ARTICLE 56. INTEGRATION

A. **Oral Modifications Ineffective.** No oral order, objection, direction, claim or notice by any party or person shall affect or modify any of the terms or obligations contained in the Contract Documents.

B. **Contract Documents Represent Entire Contract.** The Contract Documents represent the entire agreement of the City and Contractor.

ARTICLE 57. ASSIGNMENT OF CONTRACT

Contractor shall not assign, transfer, convey, sublet or otherwise dispose of the rights or title of interest of any or all of this contract without the prior written consent of the City. Any assignment or change of Contractor's name of legal entity without the written consent of the City shall be void. Any assignment of money due or to become due under this Contract shall be subject to a prior lien for services rendered or Material supplied for performance of Work called for under the Contract Documents in favor of all persons, firms, or corporations rendering such services or supplying such Materials to the extent that claims are filed pursuant to the Civil Code, the Code of Civil Procedure or the Government Code.

ARTICLE 58. CHANGE IN NAME AND NATURE OF CONTRACTOR'S LEGAL ENTITY

Should a change be contemplated in the name or nature of the Contractor's legal entity, the Contractor shall first notify the City in order that proper steps may be taken to have the change reflected on the Contract and all related documents. No change of Contractor's name or nature will affect City's rights under the Contract, including but not limited to the bonds.

ARTICLE 59. ASSIGNMENT OF ANTITRUST ACTIONS

Pursuant to Public Contract Code section 7103.5, in entering into a public works contract or subcontract to supply goods, services, or materials pursuant to a public works contract, Contractor or subcontractor offers and agrees to assign to the City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 USC, Section 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from the purchase of goods, services, or materials pursuant to this contract or any subcontract. This assignment shall be made and become effective at the time the City tenders final payment to the Contractor, without further acknowledgment by the parties.

ARTICLE 60. PROHIBITED INTERESTS

No City official or representative who is authorized in such capacity and on behalf of the City to negotiate, supervise, make, accept, or approve, or to take part in negotiating, supervising, making, accepting or approving any engineering, inspection, construction or material supply contract or any subcontract in connection with construction of the project, shall be or become directly or indirectly interested financially in the Contract.

ARTICLE 61. CONTROLLING LAW

Notwithstanding any subcontract or other contract with any subcontractor, supplier, or other person or organization performing any part of the Work, this Contract shall be governed by the law of the State of California excluding any choice of law provisions.

ARTICLE 62. JURISDICTION; VENUE

Contractor and any subcontractor, supplier, or other person or organization performing any part of the Work agrees that any action or suits at law or in equity arising out of or related to the bidding, award, or performance of the Work shall be maintained in the Superior Court of Merced County, California, and expressly consent to the jurisdiction of said court, regardless of residence or domicile, and agree that said court shall be a proper venue for any such action.

ARTICLE 63. LAWS AND REGULATIONS

A. Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on conduct of work as indicated and specified. If Contractor observes that drawings and specifications are at variance therewith, it shall promptly notify the Engineer in writing and any necessary changes shall be adjusted as provided for in this Contract for changes in work. If Contractor performs any work knowing it to be contrary to such laws, ordinances, rules and regulations, and without such notice to the Engineer, it shall bear all costs arising therefrom.

B. Contractor shall be responsible for familiarity with the Americans with Disabilities Act ("ADA") (42 U.S.C. § 12101 et seq.). The Work will be performed in compliance with ADA regulations.

ARTICLE 64. PATENTS

Contractor shall hold and save the City, officials, officers, employees, and authorized volunteers harmless from liability of any nature or kind of claim therefrom including costs and expenses for or on account of any patented or unpatented invention, article or appliance manufactured, furnished or used by Contractor in the performance of this contract.

ARTICLE 65. OWNERSHIP OF CONTRACT DOCUMENTS

All Contract Documents furnished by the City are City property. They are not to be used by Contractor or any subcontractor on other work nor shall Contractor claim any right to such documents. With exception of one complete set of Contract Documents, all documents shall be returned to the City on request at completion of the Work.

ARTICLE 66. NOTICE OF TAXABLE POSSESSORY INTEREST

In accordance with Revenue and Taxation Code section 107.6, the Contract Documents may create a possessory interest subject to personal property taxation for which Contractor will be responsible.

ARTICLE 67. SURVIVAL OF OBLIGATIONS

All reresentations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract Documents, as well as all continuing obligations indicated in the Contract Documents, will survive final payment, completion, and acceptance of the Work or termination or completion of the Contract or termination of the services of Contractor.

END OF GENERAL CONDITIONS

00 73 13 – SPECIAL CONDITIONS

1.1 Engineer of Record.

A. For purposes of this Project, the Engineer of Record or Engineer shall be: Justin Vinson, Public Works Director.

1.2 Location of the Project.

A. The Project is located within the City of Atwater limits.

B. The general location of the Project is shown on City Drawing No. _____.

1.3 Status of the Project Area and Rights-of-Way.

A. City, at its expense, will provide all rights-of-way or permits, or both, covering the crossing of private property and public and private rights-of-way necessary for the permanent Work; provided, however, Contractor shall, at its expense, obtain any bonds or insurance policies or pay any fees and enter into any agreements required by a controlling authority, *e.g.*, Caltrans or Union Pacific Railroad Company, before Contractor enters upon any property or right-of-way under the jurisdiction of any such controlling authority for the purpose of performing Work.

B. City has acquired or is negotiating to acquire any rights-of-way, or both, necessary for the permanent Work.

C. If such permits are required, all operations of Contractor shall conform to the restrictions, regulations, and requirements set forth in said permits, copies of which will be included in the Contract Documents.

D. Contractor may be required, as a condition for receiving final payment, to obtain, and provide City's Representative with copies of, executed damage releases from the owners of public and private property whose property has been damaged by the Work. The damage releases will be on a form provided by City.

E. Contractor shall, also, as a condition for receiving final payment, obtain, and provide City's Representative with copies of, executed damage releases from the owners of certain public and private property or areas which have been crossed by the Work or otherwise affected by the Work. The damage releases will be on a form provided by City.

1.4 Site Data.

A. The data provided herein is for the information of Contractor and is subject to all limitations and conditions set forth in the Contract Documents.

B. Subsurface Exploration Data. The following data are included in the Project Manual:

1. _____

C. Other Site Data. The following data are available for inspection at City's office:

1. _____

Copies of these reports, drawings and other materials may be examined at City's office during regular business hours.

1.5 Pre-Purchased or Pre-Negotiated Material.

[NOT USED.]

OR

A. City has pre-purchased the following equipment and/or material to be incorporated into the Project:

- Meters
- Transmitters
- ___

B. Contractor is responsible for coordination with manufacturer and complete installation of the equipment and/or material as if Contractor had purchased it directly.

1.6 Designation of City's Representative.

A. Unless otherwise modified by City, City's Representative shall be **Justin Vinson, Public Works Director.**

1.7 Modification of Hours of Work.

NOT USED.

1.8 Project Retention

In accordance with Public Contract Code § 7201, City will withhold 5% of each progress payment as retention on the Project.

[OR]

In accordance with Public Contract Code § 7201, City has approved a finding that the Project is substantially complex and will withhold 10% of each progress payment as retention on the Project. A copy of City's finding is attached as **Attachment A** to the Contract Documents.

1.9 Reverse Liquidated Damages Due to Unreasonable City Delay.

A. In compliance with the provisions of California Public Contract Code § 7102, the Contractor will be compensated for damages incurred due to delays in completing the Work due solely to the fault of the City, where such delay is unreasonable under the

circumstances and not contemplated by the parties and such delay is not the result of Additional Work. The Contractor and City agree that determining actual damages is impracticable and extremely difficult. As such, the Contractor shall be entitled to the appropriate time extension and to payment of liquidated damages in the sum of **$500** per Day of delay in excess of the time specified for the Completion of the Work. Such amount shall constitute the only payment allowed and shall necessarily include all overhead (direct or indirect), all profit, all administrative costs, all bond costs, all labor, materials, equipment and rental costs, and any other costs, expenses and fees incurred or sustained as a result of such delay. The Contractor expressly agrees to be limited solely to the liquidated damages for all such delays as defined in this subsection.

1.10 Liquidated Damages Due to Contractor Delay.

A. Time is of the essence. Should Contractor fail to complete all or any part of the Work within the time specified in the Contract Documents, City will suffer damage, the amount of which is difficult, if not impossible, to ascertain and, pursuant to the authority of Government Code section 53069.85, City shall therefore be entitled to $500 per Day as liquidated damages for each Day or part thereof that actual completion extends beyond the time specified.

B. Liquidated damages may be deducted from progress payments due Contractor, Project retention or may be collected directly from Contractor, or from Contractor's surety. These provisions for liquidated damages shall not prevent City, in case of Contractor's default, from terminating the Contractor.

1.11 Utility Outages – Notices to Residents.

A. Should Contractor's operations require interruption of any utility service, Contractor shall notify City at least ten (10) Days prior to the scheduled outage. Contractor will notify all impacted residents on a form provided by City at least seven (7) Days prior to the scheduled outage.

B. Contractor shall be responsible for providing, at its cost, any temporary utility or facilities necessitated by the utility outage.

1.12 Schedule Constraints.

NOT USED.

1.13 Noise Restrictions

A. Contractor shall use only such equipment on the Work and in such state of repair so that the emission of sound therefrom is within the noise tolerance level of that equipment as established by Cal/OSHA.

B. Contractor shall comply with the most restrictive of the following: (1) local sound control and noise level rules, regulations and ordinances and (2) the requirements contained in these Contract Documents, including hours of operation requirements.

C. No internal combustion engine shall be operated on the Project without a muffler of the type recommended by the manufacturer. Should any muffler or other control device sustain damage or be determined to be ineffective or defective, the Contractor shall promptly remove the equipment and shall not return said equipment to the job until the device is repaired or replaced. Said noise and vibration level requirements shall apply to all equipment on the job or related to the job, including but not limited to, trucks, transit mixers or transit equipment that may or may not be owned by the Contractor.

1.14 Safety Programs.

NOT USED.

1.15 Coordination with Other Contractors.

NOT USED.

OR

A. In addition to the Contract requirements relating to other work at the Site, City anticipates that other contractors will be performing work within the Site. Specifically:

NONE

B. City has considered these other contractors when determining the Contract Times and no additional time or compensation will be added to the Contract due to these other contractors.

END OF SPECIAL CONDITIONS

01 00 00 – GENERAL REQUIREMENTS

PART 1 -- GENERAL

1.1 DESCRIPTION

A. Refer to the technical specifications and project plans that accompany this document.

1.2 RELATED REQUIREMENTS SPECIFIED ELSEWHERE

PART 2 -- PRODUCTS (NOT USED)

PART 3 -- EXECUTION

3.1 LAYOUT OF WORK AND QUANTITY SURVEYS

A. General. The Contractor shall utilize a properly licensed surveyor to perform all layout surveys required for the control and completion of the Work, and all necessary surveys to compute quantities of Work performed.

City and/or the Engineer of Record has established primary control to be used by the Contractor for establishing lines and grades required for the Work.

Primary control consists of benchmarks and horizontal control points in the vicinity of the Work. A listing and identification of the primary control is provided on the Drawings. Before beginning any layout work or construction activity, the Contractor shall check and verify primary control, and shall advise the City Representative of any discrepancies.

B. Quantity surveys. The Contractor shall perform such surveys and computations as are necessary to determine quantities of Work performed or placed during each progress payment period, and shall perform all surveys necessary for the City Representative to determine final quantities of Work in place. The City Representative will determine final quantities based upon the survey data provided by the Contractor, and the design lines and grades. If requested by the City Representative, the Contractor shall provide an electronic copy of data used for quantity computations.

All surveys performed for measurement of final quantities of Work and material shall be subject to approval of City's Representative. Unless waived by City's Representative in each specific case, quantity surveys made by the Contractor shall be made in the presence of City's Representative.

C. Surveying

1. Accuracy. Degree of accuracy shall be an order high enough to satisfy tolerances specified for the Work and the following:

(a) Right-of-way and alignment of tangents and curves shall be within 0.1 foot.

(b) Structure points shall be set within 0.01 foot, except where operational function of the special features or installation of metalwork and equipment require closer tolerances. When formwork has been placed and is ready for concrete, the Contractor shall check the formwork for conformance with the drawings and to ensure that the forms are sufficiently within the tolerance limits for the completed work.

(c) Cross-section points shall be located within 0.1 foot, horizontally and vertically.

(d) Aerial Mapping shall meet National Mapping Standards for 2-foot contour intervals.

D. Records. Survey data shall be recorded in accordance with recognized professional surveying standards. Original field notes, computations, and other surveying data shall be recorded on electronic data collectors or in standard field books and must be of sufficient quality to enable the Contractor to prepare accurate record drawings as required by the Contract Documents.

E. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required for surveys for the layout of work and quantity surveys shall be included in the Schedule of Pay Items for items of work requiring the surveys. No additional compensation shall be made to the Contractor for this Work.

3.2 SCHEDULE

A. Estimated Schedule. Within 14 Days after the issuance of the Notice to Proceed, Contractor shall prepare a Project schedule and shall submit this to the Engineer for Approval. The receipt or Approval of any schedules by the Engineer or the City shall not in any way relieve the Contractor of its obligations under the Contract Documents. The Contractor is fully responsible to determine and provide for any and all staffing and resources at levels which allow for good quality and timely completion of the Project. Contractor's failure to incorporate all elements of Work required for the performance of the Contract or any inaccuracy in the schedule shall not excuse the Contractor from performing all Work required for a completed Project within the specified Contract time period. If the required schedule is not received by the time the first payment under the Contract is due, Contractor shall not be paid until the schedule is received, reviewed and accepted by the Engineer.

B. Schedule Contents. The schedule shall indicate the beginning and completion dates of all phases of construction; critical path for all critical, sequential time related activities; and "float time" for all "slack" or "gaps" in the non-critical activities. The schedule shall clearly identify all staffing and other resources which in the Contractor's judgment are needed to complete the Project within the time specified for completion. The overall Project Schedule duration shall be within the Contract time.

C. Schedule Updates. Contractor shall continuously update its construction schedule. Contractor shall submit an updated and accurate construction schedule to the Engineer monthly when requested to do so by Engineer. Contractor shall also submit schedules showing a three week detailed look-ahead at bi-weekly meetings conducted

with the City. The Engineer may withhold progress payments or other amounts due under the Contract Documents if Contractor fails to submit an updated and accurate construction schedule.

3.3 TEMPORARY FIELD OFFICE

NOT USED.

OR

A. Inspector's Field Office. Contractor shall be responsible for providing the inspector's field office. The office shall be a substantial waterproof construction with adequate natural light and ventilation by means of stock design windows. Door shall have a key type lock or padlock clasp. The office shall have heating and air conditioning and shall be equipped with a telephone, a telephone answering machine, high-speed internet connection, and a fax machine at Contractor's expense. A table satisfactory for the study of plans and two chairs shall be provided by Contractor. Contractor shall provide and pay for adequate electric lights, local telephone service, and adequate heat and air conditioning for the field office until authorized removal.

B. Utility Services. Contractor, at its expense, shall arrange for, develop and maintain all utilities, including but not limited to water, electric power, sewage disposal and telephone communications, at the Site to meet the requirements of the Work.

C. Sanitation. The Contractor shall provide sanitary facilities for all persons working on the project. These facilities shall be kept clean and shall not be unsightly or produce odors.

3.4 PROTECTION OF WORK AND PROPERTY

A. All traffic detector loops, fences, walls, culverts, property line monuments, or other obstructions (except property line monuments within five (5) feet of the centerline of the mains) which are removed, damaged, or destroyed in the course of the Work, shall be replaced or repaired to the original condition. If Contractor provides the City with reasonable notice of the need for such repair or replacement, it shall be performed by the City. If the Contractor fails to provide the City with reasonable notice, the repair or replacement shall be performed by and at the expense of the Contractor to the satisfaction of the City, whether or not those obstructions have been shown on the Plans, unless otherwise stated herein. It is then the Contractor's responsibility to employ at its expense a Licensed Land Surveyor to restore all property line monuments located more than five (5) feet from the centerline of the mains, which are destroyed or obliterated. Property line monuments located within five (5) feet of the centerline of the mains will be replaced by the City at no expense to the Contractor, provided the City is notified at least 48 hours before the property line monuments are damaged.

B. Contractor shall provide such heat, covering, and enclosures as are necessary to protect all Work, materials, equipment, appliances, and tools against damage by weather conditions.

C. Contractor shall take adequate precautions to protect existing sidewalks, curbs, pavements, utilities, and other adjoining property and structures, and to avoid damage thereto, and Contractor shall repair any damage thereto caused by the Work operations. Contractor shall:

1. Enclose the working area with a substantial barricade, and arrange work to cause minimum amount of inconvenience and danger to the public.

2. Provide substantial barricades around any shrubs or trees indicated to be preserved.

3. Deliver materials to the Project site over a route designated by the Engineer.

4. Provide any and all dust control required and follow the Applicable air quality regulations as appropriate. If the Contractor does not comply, the City shall have the immediate authority to provide dust control and deduct the cost from payments to the Contractor.

5. Confine Contractor's apparatus, the storage of materials, and the operations of its workers to limits required by law, ordinances, permits, or directions of the Engineer. Contractor shall not unreasonably encumber the Project site with its materials.

6. Take care to prevent disturbing or covering any survey markers, monuments, or other devices marking property boundaries or corners. If such markers are disturbed by accident, they shall be replaced by a civil engineer or land surveyor acceptable to the City, at no cost to the City.

7. Ensure that existing facilities, fences and other structures are all adequately protected and that, upon completion of all Work, all facilities that may have been damaged are restored to a condition acceptable to the City.

8. Preserve and protect from injury all buildings, pole lines and all direction, warning and mileage signs that have been placed within the right-of-way.

9. At the completion of work each day, leave the Project site in a clean, safe condition.

10. Comply with any stage construction and traffic control plans. Access to residences and businesses shall be maintained at all times, unless otherwise permitted in writing by the City.

D. These precautionary measures will apply continuously and not be limited to normal working hours. Full compensation for the Work involved in the preservation of life, safety and property as above specified shall be considered as included in the prices paid for the various contract items of Work, and no additional allowance will be made therefore.

E. Should damage to persons or property occur as a result of the Work, Contractor shall be responsible for proper investigation, documentation, including video or photography, to adequately memorialize and make a record of what transpired. The

City shall be entitled to inspect and copy any such documentation, video, or photographs.

3.5 SITE CONDITIONS SURVEYS

A. Work Included.

Contractor shall conduct thorough pre-construction and post-construction site condition surveys of the entire project area. Site Conditions surveys shall include written documentation of the conditions found, as well as photographs and video recordings of the area within at least 80 feet of any construction area and staging area. The written notes, photographs, and video shall be suitable for forensic purposes to resolve any damage claims that may arise as a result of construction.

B. Submittals.

1. Written documentation of site condition survey at pre-construction and post-construction.

2. Photographs as described herein of pre-construction and post-construction conditions.

3. Video recordings as described herein of pre-construction and post-construction conditions.

4. Submittals shall be made within three days of the surveys. All post-construction data shall be submitted prior to the final project inspection.

C. Site Condition Written Documentation.

Written documentation shall include the time, date, and conditions under which the site survey was made. The documentation shall note the condition of structures, pavement, sidewalks, utilities, fences, and etc. within the work areas.

D. Photographs.

1. General – Contractor shall take enough photographs during each site survey to provide a record of conditions existing prior to construction and conditions after construction. Pre-construction photographs shall be taken prior to any construction or mobilization of equipment, but not more that one week prior to actual start of work. The pre-construction photographs may be staged at different times to match the progression of the Work.

2. The photographs shall document existing damage to public and private facilities, both prior to and after construction. Conditions to be documented include, but are not limited to: sidewalk cracks, broken curbs, separated property walls, improvements within public right-of-ways, access roads used, utility covers and markings, signs, pavement striping, pavement, unique or unusual conditions, adjacent driveways, landscaping, survey markers, and any feature directed by the Engineer. Private property that is adjacent to the public right-of-way shall be documented to the extent visible from the public right-of-way.

3. Photographs shall include items to indicate scale, as needed. In particular, scales or other items shall be laid next to close ups of structural cracks and other damaged areas being recorded. Scaling shall also be used to document elevation differences, as needed.

4. One set of color prints shall be submitted. Additional sets shall be available for reviewing in settling any construction disputes. A set of photos shall also be furnished in electronic format. The resolution shall be at least equal to 7 mega-pixels. All photos shall be documented as to time and date taken, photographer, project number, location, and orientation. Documentation shall include a brief description of objects photographed.

E. Video Recording.

1. Video recordings shall document the conditions of the entire area affected by construction, as well as nearby structures and facilities. The general documentation requirements for videos are the same as for photographs. Video recorders shall accurately and continuously record the time and date.

2. Video recordings shall include an audio portion made simultaneously during the videoing. The audio recording shall describe the location, time, orientation, and objects being recorded. Special commentary shall be provided for unusual conditions or damage noted.

3. Video equipment shall be capable of producing high resolution images and shall have zoom capabilities.

4. Video recordings shall provide an overall picture of the sites and shall provide detailed images of damaged areas. Video shall extend to the maximum height of structures.

5. The Engineer shall have the right to reject any audio video recordings submitted with unintelligible audio, uncontrolled pan or zoom, or of poor quality. Video recordings shall be repeated when rejected.

6. Video recordings shall be submitted with labels indicating the project, date, recorder, and other pertinent information. Recordings shall be submitted on standard DVDs in a standard format.

F. Timing.

Contractor shall provide written notice of the time scheduled for the site conditions survey and the place it is to begin. Contractor shall obtain the Engineer's concurrence prior to beginning the condition survey. The Engineer reserves the right to cancel the survey due to weather conditions or other problems. Videoing shall be done during times of good visibility and no videoing or photography shall be done during periods of visible precipitation or when standing water obscures pavement. Contractor shall provide the Engineer with an opportunity to have a representative present when taking the photos and provide guidance during photographing.

G. Site Surveyor.

The site condition surveyor(s) shall be experienced in construction and potential damage concerns. The site condition surveyor(s) shall be familiar with the photography and video equipment being used.

H. Field Quality Control.

Prior to submitting videos and photographs, the Contractor shall spot check the photos and videos in the field to insure they accurately reflect the actual conditions and to insure they are correctly labeled.

I. Soils Compaction Testing.

1. All soils compaction testing will be done by a licensed geotechnical engineer furnished by the City. Soils compaction testing will be done for all footings and foundations prior to placement of rebar or concrete.

2. For pipeline construction, soil compaction testing will be done at 100-foot intervals at the bottom of the trench prior to placement of pipe bedding; at the top of the pipe bedding above the pipe; every two vertical feet of trench backfill; at the top of the trench backfill, which sould be the bottom of the pavement section; and at the top of the aggregate base prior to pavement construction.

3.6 SUBMITTAL REQUIREMENTS FOR MANUALS AND RECORD DRAWINGS

A. General. The Contractor shall furnish all materials and perform all Work required for furnishing submittals to City in accordance with Contract Documents.

B. Technical Manuals.

1. The Contractor shall submit technical operation and maintenance information for each item of mechanical, electrical and instrumentation equipment in an organized manner in the Technical Manual. It shall be written so that it can be used and understood by City's operation and maintenance staff.

2. The Technical Manual shall be subdivided first by specification section number; second, by equipment item; and last, by "Category." "Categories" shall conform to the following (as applicable):

(a) Category 1 - Equipment Summary:

(1) Summary: A summary table shall indicate the equipment name, equipment number, and process area in which the equipment is installed.

(b) Category 2 - Operational Procedures:

(1) Procedures: Manufacturer-recommended procedures on the following shall be included in Part 2:

a. Installation

b. Adjustment

c. Startup

d. Location of controls, special tools, equipment required, or related instrumentation needed for operation

e. Operation procedures

f. Load changes

g. Calibration

h. Shutdown

i. Troubleshooting

j. Disassembly

k. Reassembly

l. Realignment

m. Testing to determine performance efficiency

n. Tabulation of proper settings for all pressure relief valves, low and high pressure switches, and other protection devices

o. List of all electrical relay settings including alarm and contact settings

(c) Category 3 - Preventive Maintenance Procedures:

(1) Procedures: Preventive maintenance procedures shall include all manufacturer-recommended procedures to be performed on a periodic basis, both by removing and replacing the equipment or component, and by leaving the equipment in place.

(2) Schedules: Recommended frequency of preventive maintenance procedures shall be included. Lubrication schedules, including lubricant SAE grade, type, and temperature ranges, shall be covered.

(d) Category 4 - Parts List:

(1) Parts List: A complete parts list shall be furnished, including a generic description and manufacturer's identification number for each part. Addresses and telephone numbers of the nearest supplier and parts warehouse shall be included.

(2) Drawings: Cross-sectional or exploded view drawings shall accompany the parts list.

(e) Category 5 - Wiring Diagrams:

(1) Diagrams: Part 5 shall include complete internal and connection wiring

diagrams for electrical equipment items.

(f) Category 6 - Shop Drawings:

(1) Drawings: This part shall include approved shop or fabrication drawings, complete with dimensions.

(g) Category 7 - Safety:

(1) Procedures: This part describes the safety precautions to be taken when operating and maintaining the equipment or working near it.

(h) Category 8 - Documentation:

(1) All equipment warranties, affidavits, and certifications required by the Technical Specifications shall be placed in this part.

3. The Contractor shall furnish to City six (6) identical Technical Manuals. Each set shall consist of one or more volumes, each of which shall be bound in a standard binder.

C. Spare Parts List - The Contractor shall furnish to City six (6) identical sets of spare parts information for all mechanical, electrical, and instrumentation equipment. The spare parts list shall include the current list price of each spare part. The spare parts list shall include those spare parts which each manufacturer recommends be maintained by City in inventory. Each manufacturer or supplier shall indicate the name, address, and telephone number of its nearest outlet of spare parts to assist City in ordering. The Contractor shall cross-reference all spare parts lists to the equipment numbers designated in the Contract Documents. The spare parts lists shall be bound in standard size, 3-ring binder.

D. Record Drawings

1. The Contractor shall maintain one record set of Drawings at the Site. On these, it shall mark all Project conditions, locations, configurations, and any other changes or deviations which may vary from the information represented in the original Contract Documents, including buried or concealed construction and utility features which are revealed during the course of construction. Special attention shall be given to recording the horizontal and vertical location of all buried utilities that differ from the locations indicated, or which were not indicated on the Contract Drawings. Said record drawings shall be supplemented by any detailed sketches as necessary or directed to fully indicate the Work as actually constructed. These master record drawings of the as-built conditions, including all revisions made necessary by Addenda and Change Orders shall be maintained up-to-date during the progress of the Project. Red ink shall be used for alterations and notes. Notes shall identify relevant Change Orders by number and date.

2. For all Projects involving the installation of any pipeline, Contractor shall survey and record the top of the pipe at a minimum of every 100 linear feet, and at each bend, recording both the horizontal and vertical locations.

3. Record drawings shall be accessible to City's Representative at all times during the construction period. Failure on the Contractor's part to keep record drawings current could result in withholding partial payment.

4. Upon Completion of the Project and as a condition of final acceptance, the Contractor shall finalize and deliver a complete set of Record Drawings to City's Representative. The information submitted by the Contractor will be assumed to be correct, and the Contractor shall be responsible for, and liable to City, for the accuracy of such information, and for any errors or omissions which may or may not appear on the Record Drawings.

E. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required to complete the Manuals and Record Drawings shall be included in Contractor's bid and distributed in the Schedule of Pay. No additional compensation shall be made to the Contractor for this Work.

3.7 MATERIALS

A. Materials to be Furnished by the Contractor

1. Inspection of Materials. Materials furnished by the Contractor which will become a part of the Project shall be subject to inspection at any one or more of the following locations, as determined by City's Representative: at the place of production or manufacture, at the shipping point, or at the site of the Work. To allow sufficient time to provide for inspection, the Contractor shall submit to City's Representative, at the time of issuance, copies of purchase orders or other written instrument confirming procurement of the materials, including drawings and other pertinent information, covering materials on which inspection will be made.

2. No later than fourteen (14) Days prior to manufacture of material, Contractor shall inform City's Representative, in writing, the date the material is to be manufactured.

3. Contractors Obligations. The inspection of materials at any of the locations specified above or the waiving of the inspection thereof shall not impact whether the materials and equipment conform to the Contract Documents. Contractor will not be relieved from furnishing materials meeting the requirements of the Contract Documents due to City's inspection or lack of inspection of the equipment or materials. Acceptance of any materials will be made only after materials are installed in the Project.

4. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required to accommodate City's testing efforts, including any travel required by Contractor's forces, shall be included in Contractor's bid and distributed in the Schedule of Pay Items related to the materials requiring testing. No additional compensation shall be made to the Contractor for this Work.

3.8 LOCAL CONDITIONS AND REQUIREMENTS

A. Access to Work and Haul Routes

1. General. All work on the rights-of-way necessary for access to the Site shall be performed by the Contractor.

2. Access, Damage, Restoration. The Contractor shall make his own investigation of the condition of available public or private roads and of clearances, restrictions, bridge-load limits, permit or bond requirements, and other limitations that affect or may affect transportation and ingress or egress at the Site. Claims for changes in Contract Price or Contract Times arising out of the unavailability of transportation facilities or limitations thereon shall not be considered by City.

3. The Contractor shall maintain and repair any damage arising out of Contractor's operations to all roads used during construction of the Project, and upon completion of all Work, but prior to final acceptance, the roads shall be restored to their original condition. Prior to using any road for access to the Site, the Contractor shall conduct a photograph and/or video survey of the roadway with a copy submitted to City's Representative.

4. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required to complete this Work, shall be included in Contractor's bid and distributed in the Schedule of Pay Items. No additional compensation shall be made to the Contractor for this Work.

B. Power. Contractor shall provide at its own expense all necessary power required for operations under the contract. The Contractor shall provide and maintain in good order such modern equipment and installations as shall be adequate in the opinion of the Engineer to perform in a safe and satisfactory manner the Work required by the contract.

C. Construction Water.

1. Construction water shall not be used for purposes other than those required to satisfactorily complete the contract.

2. All connections to the City's water system used for the purposes of obtaining construction water shall utilize a temporary construction meter and backflow prevention device supplied by the City. The City-furnished backflow prevention device shall be tested immediately after installation and the construction meter and backflow prevention device shall not be placed into service until the backflow prevention device passes such tests. Backflow prevention device testing shall be performed in accordance with applicable standards, and test results shall be provided to the Engineer. If the temporary construction meter and backflow prevention device are moved to alternate location(s) during construction, the backflow prevention device shall again be tested as described above immediately after re-installation.

3. For each temporary construction meter requested by the Contractor for the performance of work under this contract, an amount equivalent to the deposit requirement for temporary construction meters listed in the current approved version of the City's Policies and Procedures Manual shall be withheld from the final contract payment until the temporary construction meters are returned.

D. Operation of Existing Water Facilities

1. The Contractor shall not operate any of the existing water systems, including pumps, motors, and hydrants, but shall contact the City two (2) working days in advance with a list and location of the water system facilities that will require operating, opening, stopping, or closure by the City.

2. At the option of the Engineer, the Contractor may be permitted to operate valves for the purpose of making connections to existing mains. The City will perform all notification to existing customers regarding temporary loss of service.

3. Contractor shall submit a request on City's standard form for any shut-down of existing water facilities.

4. [**INSERT CONTRACTOR'S NOTICE (DOOR HANGERS) REQUIREMENTS, IF ANY**].

E. Construction at Existing Utilities

1. General. Where the Work to be performed crosses or otherwise interferes with water, sewer, gas, or oil pipelines; buried cable; or other public or private utilities, the Contractor shall perform construction in such a manner so that no damage will result to either public or private utilities. It shall be the responsibility of the Contractor to determine the actual locations of, and make accommodates to maintain, all utilities.

2. Permission, Notice and Liability. Before any utility is taken out of service, permission shall be obtained by the Contractor from the owner. The owner, any impacted resident or business owner and the City Representative will be advised of the nature and duration of the utility outage as well as the Contractor's plan for providing temporary utilities if required by the owner. The Contractor shall be liable for all damage which may result from its failure to maintain utilities during the progress of the Work, and the Contractor shall indemnify City as required by the Contract Documents from all claims arising out of or connected with damage to utilities encountered during construction; damages resulting from disruption of service; and injury to persons or damage to property resulting from the negligent, accidental, or intentional breaching of utilities.

3. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required to complete this Work, shall be included in Contractor's bid and distributed in the Schedule of Pay Items. No additional compensation shall be made to the Contractor for this Work.

F. Traffic Control

1. General. Contractor shall abide by traffic control plans approved by the appropriate jurisdiction.

2. Protections. Roads subject to interference by the Work shall be kept open or suitable temporary passages through the Work shall be provided and maintained by the Contractor. The Contractor shall provide, erect, and maintain all necessary

barricades, suitable and sufficient flasher lights, flag persons, danger signals, and signs, and shall take all necessary precautions for the protection of the Work and the safety of the public. No construction work along public or private roads may proceed until the Contractor has proper barricades, flasher lights, flag persons, signals, and signs in place at the construction site.

3. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required to complete this Work, shall be included in Contractor's bid and distributed in the Schedule of Pay Items. No additional compensation shall be made to the Contractor for this Work.

G. Cleaning Up

1. Contractor at all times shall keep premises free from debris such as waste, rubbish, and excess materials and equipment. Contractor shall not store debris under, in, or about the premises. Contractor shall also clean all asphalt and concrete areas to the degree necessary to remove oil, grease, fuel, or other stains caused by Contractor operations or equipment. The use of water, resulting in mud on streets, will not be permitted as substitute for sweeping or other methods. Dust control may require having a water truck onsite for the duration of the project, and/or use of temporary hoses and pipelines to convey water.

2. Contractor shall fully clean up the site at the completion of the Work. If the Contractor fails to immediately clean up at the completion of the Work, the City may do so and the cost of such clean up shall be charged back to the Contractor.

3.9 ENVIRONMENTAL QUALITY PROTECTION

A. Environmental Conditions

NOT USED.

OR

1. Contractor must comply with all applicable environmental laws, Project conditions, and constraints, including, but not limited to:

NONE

2. City has considered these Environmental Conditions when determining the Contract Times and no additional time or compensation will be added to the Contract due to these Conditions.

B. Landscape and Vegetation Preservation

1. General. The Contractor shall exercise care to preserve the natural landscape and vegetation, and shall conduct operations so as to prevent unnecessary destruction, scarring, or defacing of the natural surroundings in the vicinity of the Work.

2. Damage and Restoration. Movement of crews and equipment within the rights-of-way and over routes provided for access to the Work shall be performed in a manner to prevent damage to property. When no longer required, construction roads shall be restored to original contours.

3. Upon completion of the Work, and following removal of construction facilities and required cleanup, land used for construction purposes and not required for the completed installation shall be scarified and regraded, as required, so that all surfaces are left in a condition that will facilitate natural revegetation, provide for proper drainage, and prevent erosion.

4. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required to complete this Work, shall be included in Contractor's bid and distributed in the Schedule of Pay Items. No additional compensation shall be made to the Contractor for this Work.

C. Protected Species

1. General. If, in the performance of the Work, evidence of the possible occurrence of any Federally listed threatened or endangered plant or animal is discovered, the Contractor shall notify the City Representative immediately, giving the location and nature of the findings. Written confirmation of the evidence, location and nature of the findings shall be forwarded to City within 2 Days.

2. Procedures. The Contractor shall immediately cease all construction activities in the immediate area of the discovery to the extent necessary to protect the endangered plant or animal.

   If directed by the City Representative, Contractor will refrain from working in the immediate area, suspend the Work in its entirety, or alter its performance to ensure full compliance with all applicable permits, laws and regulations. Any City directed changes to the Work as a result of a siting will be pursuant to the Contract Documents.

3. False Siting. Any costs or delays incurred by City or the Contractor due to unreasonable or false notification of an endangered plant or animal will be borne by the Contractor.

4. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required to comply with this paragraph, shall be included in Contractor's bid and distributed in the Schedule of Pay Items. No additional compensation shall be made to the Contractor for this Work.

D. Preservation of Historical and Archeological Resources

1. General. If, in the performance of the Work, Contractor should unearth cultural resources (for example, human remains, animal bones, stone tools, artifacts and/or midden deposits) through excavation, grading, watering or other means, the Contractor notify the Construction/Archeological Monitor and/or the City Representative immediately, giving the location and nature of the findings.

Written confirmation of the evidence, location and nature of the findings shall be forwarded to the Construction/Archeological Monitor and/or City within 2 Days.

2. Procedures. The Contractor shall immediately cease all construction activities in the immediate area of the discovery to the extent necessary to protect the cultural resource.

   If directed by the City Representative, Contractor will refrain from working in the immediate area, suspend the Work in its entirety, or re-sequence and/or alter its performance to ensure full compliance with all applicable permits, laws and regulations. Should the presence of cultural resources be confirmed, the Contractor will assist the City Representative and the Construction/Archeological Monitor in the preparation and implementation of a data recovery plan. The Contractor shall provide such cooperation and assistance as may be necessary to preserve the cultural resources for removal or other disposition. Any City directed changes to the Work as a result of the cultural resource will be pursuant to the Contract Documents.

3. Contractor's Liability. Should Contractor, without permission, injure, destroy, excavate, appropriate, or remove any cultural resource on or adjacent to the Site, it will be subject to disciplinary action, arrest and penalty under applicable law. The Contractor shall be principally responsible for all costs of mitigation and/or restoration of cultural resources related to the unauthorized actions identified above. Contractor shall be required to pay for unauthorized damage and mitigation costs to cultural resources (historical and archeological resources) as a result of unauthorized activities that damage cultural resources and shall indemnify City pursuant to the Contract Documents.

4. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required to comply with this paragraph, shall be included in Contractor's bid and distributed in the Schedule of Pay Items. No additional compensation shall be made to the Contractor for this Work.

E. Dust and Pollution Control

1. Contractor shall provide all necessary material, equipment and labor to prevent and control the emission of dust and any other potential pollutant on site.

2. Contractor shall not discharge into the atmosphere from any source smoke, dust or other air contaminants in violation of the law, rules, and regulations of the governing agency.

3. Cost. Unless otherwise called for by the Contract Documents, the cost of all material, equipment, and labor required to comply with this paragraph, shall be included in Contractor's bid and distributed in the Schedule of Pay Items. No additional compensation shall be made to the Contractor for this Work.

F. Fugitive Dust

NOT USED.

OR

1. In addition to all other environmental and air quality requirements of the Contract Documents, Contractor must also comply with the most recent version of any rules implemented by the Air Quality Management District (AQMD) with jurisdiction over the Project in order to reduce the amount of particulate matter entrained in the ambient air as a result of the Project. All equipment shall be AQMD compliant and permitted, as needed.

2. City has considered these other requirements when determining the Contract Times and no additional time or compensation will be added to the Contract due to these requirements.

G. Management of Storm, Surface and Other Waters

1. Storm water, surface water, groundwater, and nuisance, or other waters may be encountered at various times during construction of the Project. Federal and State laws require the City and its contractors to manage such waters pursuant to the requirements of California State Water Resources Control Board Order Number 2009-0009-DWQ, the Federal Clean Water Act, and the California Porter Cologne Water Quality Control Act. Contractor acknowledges that it has investigated the risk arising from such waters in conjunction with the Project, and assumes any and all risks and liabilities arising therefrom.

2. The Contractor shall perform all construction operations in such a manner as to comply, and ensure all subcontractors to comply, with all applicable Federal, State, and local laws, orders, and regulations concerning the control and abatement of water pollution; and all terms and conditions of any applicable permits issued for the Project. In the event there is a conflict between Federal, State, and local laws, regulations, and requirements, the most stringent shall apply.

3. Contractor violations. If noncompliance should occur, the Contractor shall report this to the City Representative immediately, with the specific information submitted in writing within 2 Days. Consistent violations of applicable Federal, State, or local laws, orders, regulations, or Water Quality Standards may result in City stopping all site activity until compliance is ensured. The Contractor shall not be entitled to any change in Contract Price or Contract Times, claim for damage, or additional compensation by reason of such a work stoppage. Corrective measures required to bring activities into compliance shall be at the Contractor's expense.

4. Compliance with Construction General Storm water Permit. Contractor shall be required to comply with all aspects of the State Water Resources Control Board (State Board) Water Quality Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction Activity (Permit) for all projects that involve construction on or disturbance of one acre or more of land or which are part of a larger common area of development.

   (a) Contractor shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the Project site based on the appropriate Risk Level requirements, and draft and coordinate submittal of all Permit related

documents with City's Legally Responsible Person and/or Authorized Signatory as those terms are defined in the Permit. The Contractor shall submit the SWPPP to the City Representative for review not less than fifteen (15) Days prior to the start of on- site construction work. City will file the Notice of Intent and pay the filing fee.

(b) The SWPPP shall be developed by a Qualified SWPPP Developer and implemented by a Qualified SWPPP Practitioner as those terms are defined in the Permit and shall include industry standard requirements for water quality control including but not be limited to the following:

(1) Sediment and erosion control measures to manage sediment and erosion including vegetative practices, structural control, silt fences, straw dikes, sediment controls or operator controls as appropriate. Storm water management measures shall be instituted as required, including velocity dissipaters, and solid waste controls shall address controls for building materials and offsite tracking of sediment.

(2) Wastewater and storm water management controls to divert offsite surface flows around the Project site and to divert surface flows within the Project area away from areas of open earth or stockpiles of building and other materials. Wastewater from general construction activities, such as drain water collection, aggregate processing, concrete batching, drilling, grouting, or other construction operations, shall not enter flowing or dry watercourses without having met the authorized non-storm water discharge requirements listed in State Board Water Quality Order No. 2009-0009-DWQ, Section III.C., including proper notification to the Regional Water Board.

(3) Pollution prevention measures including methods of dewatering, unwatering, excavating, or stockpiling earth and rock materials which include prevention measures to control silting and erosion, and which will intercept and settle any runoff of sediment-laden waters.

(4) Turbidity prevention measures for prevention of excess turbidity including, but are not restricted to, intercepting ditches, settling ponds, gravel filter entrapment dikes, flocculating processes, recirculation, combinations thereof, or other approved methods that are not harmful to aquatic life. All such wastewaters discharged into surface waters, shall contain the least concentration of settleable material possible, and shall meet all conditions of section 402, the National Pollutant Discharge Elimination System (NPDES) permit.

(5) Overall construction site management measures to address changes at the Project site as the Project moves through different phases and changes that account for rainy and dry season management practices.

(6) Pollution control measures and construction activity methods that will prevent entrance, or accidental spillage, of solid matter, contaminants, debris, or other pollutants or wastes, into streams, flowing or dry watercourses, lakes, wetlands, reservoirs, or underground water sources. Such pollutants and wastes include, but are not restricted to: refuse, garbage, cement, sanitary waste, industrial waste, hazardous

materials, radioactive substances, oil and other petroleum products, aggregate processing, tailings, mineral salts, and thermal pollution.

(7) Control measures for stockpiled or deposited materials prohibiting the stockpile or deposit of excavated materials, or other construction materials, near or on stream banks, lake shorelines, or other watercourse perimeters where they can be washed away by high water or storm runoff, or can, in any way, encroach upon the watercourse.

(8) Develop and implement a Rain Event Action Plan (REAP), if required, that must be designed and implemented to protect all exposed portions of the site 48 hours prior to any likely precipitation event.

(9) Monitoring, reporting and record keeping, as necessary to achieve compliance with applicable Permit requirements, including but not limited to annual reports and rain event reports.

(c) Before any Permit related documents, including the SWPPP, rain event reports, or annual reports may be submitted to the State Board or implemented on the Project site, they must first be reviewed and approved by City.

(d) City retains the right to procure and maintain coverage under the Permit for the Project site if the Contractor fails to draft a SWPPP or other Permit related document, or fails to proceed in a manner that is satisfactory to City. City reserves the right to implement its own SWPPP at the Project site, and hire additional contractors to maintain compliance. Whether Contractor has adequately maintained compliance with the Permit shall be City's sole determination. In the event that Contractor has failed or is unable to maintain compliance with the Permit, any costs or fines incurred by City in implementing a SWPPP, or otherwise maintaining compliance with the Construction General Permit shall be paid by the Contractor.

(e) Failure to implement the SWPPP or otherwise comply with the Permit is a violation of federal and state law. Contractor hereby agrees to indemnify City as required by the Contract Documents for any noncompliance or alleged noncompliance with the Permit arising out of or in connection with the Project, except for liability resulting from the sole established negligence, willful misconduct or active negligence of City. City may seek damages from Contractor for delay in completing the Contract in accordance with the Contract Documents, caused by Contractor's failure to comply with the Permit.

5. In addition to compliance with the Permit, Contractor shall comply with the lawful requirements of any applicable municipality, district, drainage district, flood control district, and other local agencies regarding discharges of storm water, surface water, groundwater or other nuisance waters off of the Project site.

6. Oil storage tanks management.

(a) Storage tank placement. All oil or other petroleum product (hereinafter referred to collectively as oil) storage tanks shall be placed at least 20 feet from streams, flowing or dry watercourses, lakes, wetlands, reservoirs, and any other water source.

(b) Storage area dikes. Storage areas shall be diked at least 12 inches high or graded and sloped to permit safe containment of leaks and spills equal to the capacity of all tanks and/or containers located within each area, plus a sufficient amount of freeboard to contain the 25-year rainstorm.

(c) Diked area barriers. Diked areas shall have an impermeable barrier at least 10 mils thick. Areas used for refueling operations shall have an impermeable liner at least 10 mils thick buried under 2 to 4 inches of soil.

(d) Spill Prevention Control and Countermeasure Plan (SPCC). Where the location of a construction site is such that oil from an accidental spillage could reasonably be expected to enter into or upon the navigable waters of the United States or adjoining shorelines, and the aggregate storage of oil at the site is over 1,320 gallons or a single container has a capacity in excess of 660 gallons, the Contractor shall prepare an SPCC Plan. The Contractor shall submit the SPCC Plan to the Engineer at least 30 days prior to delivery or storage of oil at the site. The Plan must have been reviewed and certified by a registered professional engineer in accordance with 40 C.F.R., part 112

7. Underground tank prohibition. The Contractor shall not use underground storage tanks.

8. Construction safety standards. The Contractor shall comply with the sanitation and potable water requirements of Section 7 of United States Bureau of Reclamation's publication “Reclamation Safety And Health Standards.”

9. Other Permits.

   (a) Other permits applicable to the Project are listed in the Special Conditions. The Contractor shall obtain all other necessary licenses and permits.

   (b) Monitoring. The Contractor is required to conduct monitoring in order to meet the requirements of the permits, which may include sampling, testing and inspections.

   (c) Recordkeeping. The Contractor shall retain all records and data required by the permits for the time specified in the contract.

10. Cost. Except as specified herein, the cost of complying with this section shall be included in the Schedule of Pay Items for work which necessitate the water pollution prevention measures required by this paragraph.

END OF GENERAL REQUIREMENTS

EXHIBIT "A"
CHANGE ORDER FORM

City of Atwater

Contract Change Order #

Project:

Change Order No.:

Orig. Contract Amt.: $ Days

Contract No.:

Contractor:

Prev. Appvd. Changes: $ Days

Owner: City of Atwater

This Change: $ Days

Revised Contract Amt.: $ Days

This Change Order covers changes to the subject contract as described herein. The Contractor shall construct, furnish equipment and materials, and perform all work as necessary or required to complete the Change Order items for a lump sum price agreed upon between the Contractor and City of Atwater, otherwise referred to as Owner.

Item No.	Description of Changes	Increase/ (Decrease) in Contract Amount	Contract Time Extension, Days
1			
2			
	Totals	**$**	

This Contract Change Order consists of **2 pages** and any exhibits attached to this Contract Change Order shall not be part of the Contract Change Order unless specifically initialed by or on behalf of both the Contractor and the City of Atwater.

Contract Change Order #_____ Page 1 of 2

The amount of the contract will be increased by the sum of $_____and the contract time shall be extended by working days. The undersigned Contractor approves the foregoing Change Order # as to the changes, if any, in the contract price specified for each item including any and all supervision costs and other miscellaneous costs relating to the change in work, and as to the extension of time allowed, if any, for completion of the entire work on account of said Change Order #. The Contractor agrees to furnish all labor and materials and perform all other necessary work, inclusive of the directly or indirectly related to the approved time extension, required to complete the Change order items. This document will become a supplement of the contract and all provisions will apply hereto. It is understood that the Change Order shall be effective when approved by the Owner.

Contractor accepts the terms and conditions stated above as full and final settlement of any and all claims arising out of or related to the subject of this Change Order and acknowledges that the compensation (time and cost) set forth herein comprises the total compensation due for the work or change defined in the Change Order, including all impact on any unchanged work. By signing this Change Order, the Contractor acknowledges and agrees that the stipulated compensation includes payment for all Work contained in the Change Order, plus all payment for any acceleration or interruption of schedules, extended overhead costs, delay, and all impact or cumulative impact on all Work under this Contract. The signing of this Change Order acknowledges full mutual accord and satisfaction for the change and that the stated time and/or cost constitute the total equitable adjustment owed the Contractor as a result of the change. The Contractor hereby releases and agrees to waive all rights, without exception or reservation of any kind whatsoever, to file any further claim or request for equitable adjustment of any type, for any reasonably foreseeable cause that shall arise out of, or as a result of, this Change Order and/or its impact on the remainder of the Work under the Contract.

Accepted:

_____ _____

(Signature) Contractor's Authorized Representative Date

Recommended:

_____ _____

(Signature) [**INSERT NAME, TITLE**] Date

Approved:

_____ _____

(Signature) [**INSERT NAME, TITLE**] Date

Item No.	Justification for Change(s)
1	
2	

This Contract Change Order consists of **2 pages** and any exhibits attached to this Contract Change Order shall not be part of the Contract Change Order unless specifically initialed by or on behalf of both the Contractor and the City of Atwater.

GOVERNING BOARD MEETING SUMMARY

June 20, 2024

Directors Present: Chair Josh Pedrozo, Matt Serratto, Lloyd Pareira, Scott Silveira, Jim Bonta, Mike Nelson, Daron McDaniel, Jose Moran, April Hogue, Paul Llanez

Directors Absent: Rodrigo Espinosa

The MCAG Governing Board:

- Approved the Travel Demand Modeling Contract Amendment No. 2 with Fehr & Peers.
- Adopted the amended California Vanpool Advisory (CalVans) Joint Powers Agreement.
- Reappointed the following Social Services Transportation Advisory Council members.
    1. Linda Dash representing a local social service provider for persons of limited means.
    2. Diane Mejia representing a potential transit user who is of limited means.
    3. Gayle Miller representing a potential transit user who is 60 years of age or older.
- Adopted resolution 2024-6-20-02 approving the Transportation Development Act apportionments for FY 2024/25 which allocates an estimated $2,367,804 to local jurisdictions for Local Streets and Roads projects:

Unobligated *(Available for Local Streets and Roads)*	**$2,367,804**
City of Atwater	**$258,758**
City of Dos Palos	**$46,424**
City of Gustine	**$48,921**
City of Livingston	**$117,738**
City of Los Banos	**$390,803**
City of Merced	**$756,873**
County of Merced	**$748,286**

- Authorized a contract with Valley TechLogic Incorporated for multi-location information technology support and maintenance in the amount not to exceed $720,210 over five years, plus two one-year options that will not exceed $298,752. The total cost for the full seven years is $1,018,962.
- Elected Director Llanez as chair and Director Silveira as vice chair of the MCAG Governing Board for FY 2024/25.
- Directed staff to develop guidelines for the LTF Bike and Pedestrian funding account that includes the funding allocation process, and expressed their intention to allocate $300,000 to the Campus Connection – Bellevue Road Project. The draft guidelines and allocation will be on the July Governing Board agenda.
- Received a progress report on project expenditures per the 2023 Measure V Implementation Plan.

The TJPA Governing Board:

- Approved the delegation of authority to the Executive Director to sign the Coronavirus Response and Relief Supplemental Appropriations Act of 2021 (CRRSAA) Agreement via resolution 2024/6-20-01.
- Adopted the FY 2024/25 Operations and Capital Budget.

The RWA Governing Board:

- Adopted the Operating, Capital, and Fleet budgets for FY 2024/25.

OTHER NOTABLE ITEMS:

- Caltrans Updates:
    1. $1,475,000 in funding to assist in supporting SR 152 Volta Avenue Intersection Control Project.
    2. Strengthening Mobility and Revolutionizing Transportation (SMART) program released its call for applications, $50 million available, deadline is 7/12/24. More information at www.grants.gov.
    3. Department of Energy (DOE) released its call for applications under the Communities Taking Charge program, intended to address barriers to access electrified mobility options, $54 million available, deadline is 7/16/24. More information at www.grants.gov.
    4. Federal Highway Administration – Active Transportation Infrastructure Investment Program (ATIIP) released its call for applications, intended to construct infrastructure for active forms of transportation, $45 million available, deadline is 7/17/24. More information at www.grants.gov.
    5. U.S. Environmental Protection Agency (EPA) released its call for applications for the Environmental and Climate Justice Community Change Grant, intended to help community-driven projects, $2 billion available, deadline is 11/21/24. More information at www.grants.gov.
    6. Caltrans Local Highway Safety Improvement Program (HSIP) Cycle 12 Call for Projects, intended to reduce fatalities and serious injuries on all public roads, $300 million available, deadline is 9/9/24. More information at www.grants.gov.
    - Free Fare Program: June-September on countywide fixed routes on The Bus.
- Free roundtrip passes to Yosemite via YARTS for Merced and Mariposa residents. More information at www.yarts.com
- The Household Hazardous Waste Collection Event at Hwy 59 Landfill is July 13th from 8:00 AM - 12:00 PM.
- Hwy 99 Public Workshops via Zoom for Merced, Stanislaus and San Joaquin Counties - must register for participation. Workshop information below.

