



CITY OF BELVEDERE

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Memorandum: Floodplain and Building Department comments for Design Review application

Date: February 14, 2022

To: Irene Borba, Director of Planning and Building

From: Brian Van Son, Building Official & Floodplain Administrator

Project Location: **Mallard Point Development-Mallard Road**

Project Description: Design Review for the Mallard Point Development: Construction of Five (5) Duplex Structures; Six (6) Single Family Dwellings, Three (3) w/ ADUs; a Twenty-Three (23) Unit Apartment Structure; and Associated Site and Landscape Improvements

The Building Department has the following comments for this project based on the information submitted or available at this time, for inclusion with the Planning Department Design Review:

Comments related to the Planning applications:

- 1) The Building Department has the following comments regarding the Design Review application for the proposed Mallard Road development. The Building Department is able to conditionally approve the current drawings submitted for this planning entitlement.

Floodplain Management / Code Comments:

- 2) The subject property is located within the designated AE flood hazard zone.
- 3) The Base Flood Elevation (BFE) of the currently effective flood map for this area is 10.0' NAVD1988.
- 4) Plans commonly submitted for Design Review through the Planning Department and Planning Commission are typically not detailed enough to show full compliance with all the floodplain management requirements. Therefore only cursory review for floodplain compliance is able to be done at time of Design Review. Full review of floodplain construction compliance occurs when sufficiently complete "working drawings" and documentation are submitted as part of a complete building permit application.
- 5) Based on the proposed scope of work, all structures shall be elevated and constructed in compliance with Belvedere Municipal Code (BMC) 16.20.
- 6) Elevation Certificates shall be submitted at time of building permit submittal, prior to the rough frame/close out inspection, and prior to the final inspection/occupancy.

- 7) A No Rise Study may be required as part of the building permit application.
- 8) The building materials below the BFE aren't specifically detailed as flood resistant materials yet; this normally comes with the Building Permit application full plans & specifications. **All** building materials that are located below the BFE, including ductwork and its insulation, must be flood resistant materials.

The complete detailing of all flood resistant materials normally comes with the Building Permit application, full plans & specifications and shall be compliant with all current codes and standards.

Building Permit submittal plans must provide complete flood venting calculations and information typically needed for working construction drawings.

Building Department / Comments related to the future submittal for the Building Permit:

- 9) Each structure (SFDs, duplexes, apartment) will be treated as separate projects, in regards to building permit application and issuance. Each structure will require separate applications, plans, permits, etc...
- 10) Outside jurisdictional agency approval will be required prior to the issuance of the building permits: Tiburon Fire Dist., Marin Municipal Water Dist., Marin County Sanitary Dist. 5, PG&E, Reed Union School Dist., and possibly other jurisdictional authorities.
- 11) Belvedere Lagoon Property Owners Association (BLPOA) approval is required for the encroachment of the docks into BLPOA land.
- 12) A Demolition permit, or "J number", is required to be issued by Bay Area Air Quality Management Dist. (BAAQMD), for the demolition of the existing structures.
- 13) Structural plans and calculations will be required to be submitted with the building permit application packages.
- 14) Stairways with four (4) or more risers shall be equipped with a Code compliant handrail.
- 15) All roofing material shall be rated as Class A or an equivalent assembly.
- 16) Further information is needed, at the time of building permit application, on "relocated garage" on adjacent property, identified in the Landscape Plans.
- 17) Further information is needed on "2' wide concrete band", located adjacent Mallard Rd. Should the "band" be utilized as a sidewalk, it shall comply with accessibility standards for sidewalks.
- 18) Should the existing Lagoon bulkheads be utilized, they will need to be evaluated by the GeoTechnical and Structural Engineers in order to verify their structural integrity.
- 19) The GeoTechnical engineer shall provide a letter stating that the proposed structural construction of the structures and the proposed site storm-water drainage is in compliance with the GeoTechnical report.
- 20) A new or updated Revocable License, may be required for private improvements in the public right-of-way.

- 21) A Storm Water Pollution Prevention Plan (SWPPP) is required to be developed and maintained throughout the course of the project.
- 22) Per the project valuation, \$45,000,000, provided on the Design Review Application, the project will be assessed an 18 month Construction Time Limit (CTL) timeline for project completion, per BMC 20.04.035.

ADU:

- 1) The ADU's shall be assessed an independent and separate address, identifiable from the main residence.

DUPLEX:

- 1) Shared separation wall between duplex units shall not contain Plumbing/DWV systems.

APARTMENT:

- 1) Apartment structure and surrounding areas shall comply with all State and Federal accessibility standards.
- 2) The apartment shall be provided a minimum of three (3) Code compliant accessible parking stalls.
- 3) An accessible path of travel shall be provided from the apartment complex to the City of Belvedere right-of-way.
- 4) The cross-walk leading from the corner of Community/Mallard Rd., crossing Community Rd. and terminating at the park, shall have a Code compliant accessible curb-cut.
- 5) Accessible parking signage shall comply with design, layout, and color scheme set forth in California Building Code, Chapter 11B.

The submittal for the future Building Permit must detail the construction of the proposed improvements, including compliance with relevant portions of the California Building Code, California Residential Code, Green Building Code, Energy Code, and all other applicable Codes/Sections of the 2019 California Title 24 Code of Regulations, along with a geotechnical investigation report and detailed full engineering design and drawings, etc.

No other Building Department issues are foreseen at this time. Full compliance with all relevant Codes, will be conducted during the thorough plan review process by all involved agencies, after submittal of application, plans and related documents for a building permit.

Please do not hesitate to contact me if there are any concerns or questions regarding my comments.

Thanks You,

Brian Van Son, CBO
Building Official / Floodplain Administrator
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