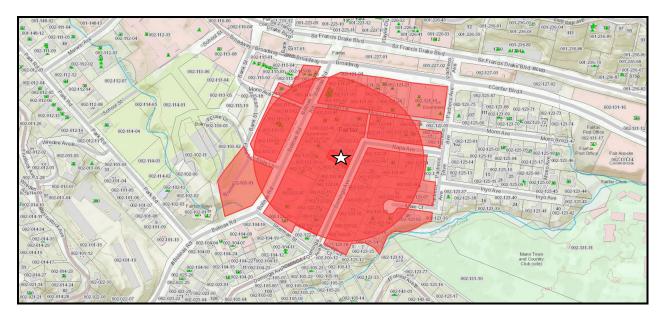
TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Planning Commission May 16, 2024 DATE: FROM: Linda Neal, Principal Planner LOCATION: 60 Dominga Avenue; APN # 002-122-14 ZONING: RD 5.5-7 Residential Zone, High Density PROJECT: Remodeling/upgrade of an existing two story, two-bedroom, twobathroom, single-family residence to create a 1,186 square-foot, one bedroom, one and a half-bathroom single-family residence and a 472 square-foot studio accessory dwelling unit ACTION: Conditional Use Permit, Design Review Permit, Tree Removal Permit, Side Yard SetbackVariance and a Covered Parking Variance; Application # 24-07 **APPLICANT:** Gary Meyer, Architect OWNER: Ellen Nicosia CEQA STATUS: Categorically exempt, §15301(e)(2)(a) and 15305(a)



60 DOMINGA AVENUE APN # 002-122-14

PROJECT DESCRIPTION

Remodel of a 1,661 square-foot, 2-story, 2-bedroom, 2-bathroom, single-family residence converting it into a 1,186 square-foot, 1-bedroom, 1 $\frac{1}{2}$ -bathroom, single-family residence on the first floor with a 472 square-foot, studio, accessory dwelling unit

with a kitchenette and bathroom on the second floor accessed by the existing covered stairway at the rear of the structure. The accessory dwelling unit (ADU) is permitted by State Law and local ADU Ordinances and will be processed separately. The project would include removing the interior stairway connecting the two levels, relocating the driveway approach, and widening it to 20 feet to access three uncovered parking spaces. Proposed improvements to the main residence created on the first floor include building a deck on the front of the structure, relocating the front access door from the southeast corner to the northeast corner, the addition of a ½ bathroom, a closet in the existing bedroom, a storage cabinet along the south wall of the living room, creation of a laundry room in a portion of the dining room and installation of new windows in the front the house and a wall mounted awning over the relocated front door.

BACKGROUND

The original one-story dwelling was built in 1922 on the 3,750 square-foot, level, site that was created by the recording of Map No. 2, Pacheco Tract in 1914 at the Marin Recorder's Office.

In early 1980 the property was red tagged when the front porch and siding of the building were removed without the benefit of a building permit. In November of 1980, the Planning Commission approved a Conditional Use Permit and Variance to allow the remodeling and expansion of the first floor, enclosing the rear patio to convert it into a kitchen and a laundry room and to build a master bedroom as a second story. The discretionary approvals were conditioned upon the garage at the rear of the property, within the required side and rear setbacks, being reconstructed in compliance with building and fire codes as part of the project. A building permit was issued for the work on January 1, 1981.

In March of 1981 the Town Engineer and the Town Administrator inspected the property and a letter from the Building Inspector to the property owners advised them the project was not being built in compliance with the Building Codes and that finishing of the interior walls would not be allowed until the project was rebuilt to code.

On November 19, 1981, the Planning Commission approved a modification of the project to allow the required covered parking space for the property to be an unenclosed carport instead of a garage.

On March 7, 1983, the Building Official advised the Town Administrator that the following were not up to code: electrical wiring is inadequate, no cripple studs had been placed under the window and door headers. The weight of the roof is depending on nails to hold it up, corner posts on the second floor are installed that do not tie the building together, the building does not have bracing of any kind, the foundation is not to code, the house is set on pier blocks.

The last inspection signed off by the Building Inspector on February 27, 1984, was for a rough close-in which should mean that the electrical, plumbing, and mechanical improvements and rough framing were installed in compliance with the California

Building Code. The foundation was complete at this point as well. No required inspections are recorded for the project after February of 1984 and the required carport was never built, the rest of the project construction was never inspected by the Town and the project never had a final inspection.

On June 6, 2023, the Building Official issued a permit for water damage repair around the windows of the upstairs bathroom and in the ceiling inside the entry door.

In mid-2023 staff visited the site because work was continuing to occur on the structure beyond what the issued permit allowed. Staff inspected the interior of the house and explained that the Town Code considered what they were doing a 50% remodel since much of the drywall had been removed and some of the construction behind the drywall appeared to not meet current California Building Code and would have to be corrected to meet building code requirements (Attachment C – photos from inspection). The project at that point was deemed a 50% remodel and the owner was advised that a Conditional Use Permit had to be obtained from the Planning Commission before work could begin again and that since the project was a 50% remodel additional parking would have to be provided to bring the property into compliance with the Parking Ordinance or a parking variance would have to be granted by the Planning Commission [Town Code § 17.010.040(B)(1) and (C)(2)(a)].

The property is located in Flood Zone AE so the owner was also advised that it was possible that the project, because it was a 50% remodel, might have to include raising the first-floor level of the house at least one foot above the flood elevation. However, the owner had an elevation certificate prepared that shows that most of the first floor is above the flood elevation, only the rear kitchen area is at the base flood elevation of 107.5.

FEMA's 50% remodel definition is based on the cost of construction, not the square footage of the structure that is being structurally altered/replaced. FEMA also exempts work that corrects existing violations of state, local health, sanitary and safety code regulations which are the minimum necessary to assure safe living conditions. The applicant and her contractor feel confident that when they present their documentation of the inadequate construction they found behind the drywall to FEMA along with their construction plans they will not be required to elevate the floor of the kitchen/dining/laundry room at the rear of the building. However, if they do have to raise the kitchen floor up, the project may require modification and they will be required to return before the Planning Commission if the height of the structure must change to comply with FEMA regulations. They have been advised by staff of this possibility.

The front fence exceeds the permitted 4-feet in height but photographs from 1980 show the fence looking old in 1980 so it probably is legal non-conforming.

The site is not located within 1/4 mile of any Northern Spotted Owl nesting site.

DISCUSSION

The site is located in the Residential RS 5.5-7 Zone and the structures comply with the RD 5.5-7 Zone setback, height, floor area ratio (FAR) and lot coverage regulations as follows:

| | Front | Rear | Combined | Side | Combined | FAR | Coverage | Height |
|------------------------|--------------|--------------|------------|---------------|-----------|--------------|-----------|----------------------|
| | Setback | Setback | Front/rear | Setbacks | Side | | | |
| | | | Setback | | Setbacks | | | |
| Required/ Permitted | 6 ft. | 6 ft. | 25 ft. | 5 ft. & 5 ft. | 15 ft. | .40 | .35 | |
| Existing | 32 ft. | 20 ft. | 52 ft. | 2 ft. & 9 ft. | 11 ft. | .45 | .34 | 20 ft., 2 stories |
| Proposed | No change | No change | No change | No change | No change | No change | No change | No change |

Required Permits and Findings

Conditional Use Permit (Town Code Chapter 17.032)

The site is 3,750 square-feet in size and 38 feet wide and deemed legal non-conforming since the minimum parcel size and width for a property developed with a single-family residence in the RD 5.5-7 is 5,500 square-feet in size and 60-feet wide.

Town Code Town Code § 17.084.050 requires that any physical improvements on a building site failing to meet the minimum size and width requirements requires the approval of a Conditional Use Permit (CUP) by the Planning Commission.

The purpose of the Conditional Use Permit process is to allow the proper integration of projects into neighborhoods which may be suitable only if they are designed or laid out on the site in a particular manner [Town Code § 17.032.010(A).

Findings [Town Code § 17.032.060(A) through (E)]

In order to approve a Conditional Use Permit (CUP) the Planning Commission must be able to make the findings set forth in Town Code Chapter:17.032.060 (*Staff's Recommended findings are in bold italicized print following each finding):*

(A) The location, size, design, and operating characteristics of the use conform to the General Plan and the land use designations for the project site and to the objective zoning standards and objective design standards that apply to the proposed use at the proposed location.

The restoration of the dilapidated residential structure and conversion to two units without changing the existing setbacks, height, lot coverage or floor area ratio while bringing the parking into compliance with the minimum parking requirements conforms to the 2023-2031 Fairfax General Plan and Zoning Ordinance, specifically Town Code § 17.016.040(B) and (C), Alterations and Additions to Non-conforming structures. (B) The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

Restoring the structure to a habitable condition will not be a grant of special privilege because the restoration will be a benefit to the Dominga Avenue neighborhood by improving an existing structure that deteriorated to the point of being an eyesore from the many years of neglect.

(C) The development and use of property, as approved under the use permit, shall not create a public nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions or applicable performance standards, or cause significant adverse physical or environmental effects to abutting or adjoining properties and the surrounding neighborhood, or create undue or excessive burdens in the use and enjoyment thereof, any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit;

Once the construction is completed the use of the property for two living units is not expected to create a public nuisance or cause adverse physical or environmental effects to abutting or adjoining properties beyond that which might occur on any other residential developed property.

(D) Approval of the use permit is not contrary to those objectives, goals or objective standards pertinent to the particular use and location and contained or set forth in the General Plan, the Zoning Ordinance (this Title), any master plan, development plan or other plan or policy, officially adopted by the town; and

Approving a CUP to allow the remodeling of this structure and conversion into two units is not contrary State Law or to the objectives, goals, or standards contained in the General Plan or the Zoning Ordinance.

(E) Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that the approval is in the public interest and for the protection or enhancement of the community.

Granting the CUP to allow the owner to upgrade the existing structure will result in equal or better development of the premises than would otherwise be the case, and the approval is in the public interest and for the protection or enhancement of the community.

Design Review Permit (Town Code Chapter 17.020)

Town Code § 17.020.030(A) requires that new houses or projects that constitute 50% remodels obtain a design review permit from the Planning Commission along with any other required discretionary permits. The entire first floor is proposed to be remodeled and 475 square-feet of new area is proposed as a second-floor addition, so the project

constitutes a 50% remodel and is subject to obtaining a Design Review Permit from the Planning Commission.

In order to approve a Design Review Permit the Commission must be able to find that the project will, "foster a good design character through consideration of objective design standards for aesthetic and functional relationships to surrounding development and in order to further enhance the town's appearance and the livability and usefulness of properties" [Town Code §17.020.020(B)].

The code directs the Planning Commission to use criteria including but not limited to the following when approving an application for a Design Review Permit:

(A) Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements include only height, building mass, building setbacks and arrangement on the site, exterior building material, signs, landscaping, pedestrian access, and appurtenances for which objective design standards have been established in this title.

(B) The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.

(E) Conformance to standards for the size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance.

(F) The extent to which the structure conforms to the standards governing the general physical character of other structures in the vicinity, including their height, building mass, and relationship to the street and adjacent structures.

(H) The extent to which natural features, including trees, shrubs, creeks and rocks and the natural grade of the site are to be retained based on the standards for protecting these features established in this title.

(I) Conformance to the standards for accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets.

Note: The criteria were amended by Ordinance 885 which went into effect on December 1, 2023. They were amended to include Objective Design Standards which would apply to qualifying workforce housing and low-income housing projects. The staff has only listed those criteria that still apply to developed single-family or duplex sites.

The only changes to the exterior of the house will be the relocation of the front entry door, construction of a new front deck, installation of four new windows in the front wall of the house, removal of the only two windows on the south side of the house, and installation of one clerestory window on the upper floor in the ADU bathroom. The windows in the front along with the deck and the relocated front door with a wall mounted awning will increase the articulation of the front façade of the building and make it more visually appealing when viewed from the street.

The exterior materials of the structure are in place and are being retained.

The siding of the existing structure will be painted light blue (custom color to match existing light blue, low lustre), the front door, roof flashing, window and door trim and deck skirting will be painted gray (Benjamin Moore "Colorado Gray, soft gloss, 2136-50, window frames will be white fiberglass Millgard ("Frost"), the roof will remain as it is now, a combination of asphalt shingles in light brown over the sections with a slope of 7:12, and light gray rolled asphalt on the sections that have a slope of 2:12, the back stairs and deck will be dark gray (Cabot, semi-solid stain in "Slate Gray"), the front deck railing will be black TimberTech aluminum, the front deck and stairs will be TimberTech PVC in brown ("Coastline") and the front awning will be Sunbrella Silica Stone.

The proposed exterior changes to the structure are minimal but along with the exterior color palette being proposed will refresh the structure and result in a residential building that will complement the surrounding neighborhood that includes many other eclectic residential buildings. Therefore, the proposed project will comply with the design review criteria contained in Town Code § 17.020.040.

Note: there are no legally required findings to allow the granting of a Design Review Permit.

Tree Removal Permit [Town Code 8.36.030(B)]

The project includes the removal of 2 small Laurel trees, a Cedar tree, and a Privet to accommodate the three parking spaces and the front access path to the new front deck. A second Privet will be removed from the back yard while a redwood tree and a Walnut tree will be retained. The Fairfax Tree Committee reviewed the proposed tree removal plan at their April 24, 2024, meeting and are recommending that the Planning Commission approve the tree removal permit application. The Committee did not recommend that any replacement trees be planted to replace the trees being removed (Attachment B – Tree Committee letter of recommendation, application, and arborist report).

Variances for Parking [Town Code § 17.052.010(B) and (D)]

Town Code § 17.052.010(B) prohibits the location of required parking in the side-yard setbacks and Town Code § 17.052.010(D) requires that at least one of the required three parking spaces for a residence must be covered.

The very small size and width of the property are the features that make it difficult to provide parking in compliance with the Zoning Regulations. While the property did have a covered parking space at the rear at one point, the structure was built on both the side and rear property lines and probably encroached upon the small amount of private outdoor space available to the residents in the rear yard. The adoption by the Town in 1973 of combined side-yard setback regulations has made it impossible for the required three parking spaces to be provided at the front of the site unless a variance is granted to allow the spaces to be located within the minimum 5-foot north side property line setback and within the combined 15-foot side-yard setback.

The purpose of the Variance Permit is to allow exceptions to the strict application of the Zoning regulations where, by reason of exceptional narrowness, shallowness, unusual shape or slope of a property, the strict application of the regulations would be difficult or cause undue hardship unnecessary to carry out the spirit of the law.

Findings [Town Code § 17.028.070(A) through (4)]

In order to approve a Variance for a project the Planning Commission must be able to make the following findings (*staff's recommended findings follow the code text in bold italicized font*):

Because of special circumstances applicable to the property, including size, shape, topography, location of surroundings, the strict application of this title will deprive the applicant of privileges enjoyed by other property owners in the vicinity and under identical zone classification.

The narrow 37.5-foot width and 3,750 square-foot size of the site are the special features that warrant the granting of the Variance to allow parking within the sideyard setbacks and to not require one of the spaces to be a covered space. Prohibiting parking in the setbacks and requiring the construction of a covered parking space would deprive the applicant of privileges enjoyed by other property owners in the vicinity in the RD 5.5-7 Zone.

The variance or adjustment will not constitute a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification and is consistent with the objectives of this title.

The granting of the variances will not be a grant of special privilege because other residences in the Dominga Avenue neighborhood have parking within the side-yard setbacks and have no covered parking spaces (53, 56, 64, 67, 80, 84, 88, 108, 120, 141, and 149 Dominga Avenue).

The strict application of this title would result in excessive or unreasonable hardship.

The strict application of the side-yard setback parking prohibition and the requirement for a covered parking space would be an unreasonable hardship and would require the granting of other variances such as a front-yard setback variance if a covered parking space were provided at the front of the site and side and rear setback variances if the covered space were provided at the rear of the site while also taking up some of the small available outdoor living space for this property (note that the third guest parking space cannot be provided within the right-of-way along the frontage of the property because the curb is painted red).

The granting of the variance of adjustment will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

Granting the variance to allow uncovered parking in the required side setbacks and to not have a covered parking space will not be detrimental to the public welfare or injurious to other property in the vicinity. The site will continue to be utilized as it has been.

Other agency comments Ross Valley Sanitary District (RVSD)

- 1. The project triggers RVSD's testing and certification requirements and will require a sewer lateral permit for all laterals including for the ADU.
- 2. After the applicant has obtained their building permit for the project, they must contact RVSD for capacity and permit fee calculations, and have the contractor submit a complete application packet with the permit fee payment. A complete application packet must include the application, site plan (sketch) identifying the lateral location(s), video and check make payable to RVSD.
- 3. Applications must be mailed or delivered to the Ross Valley Sanitary District Office during business hours. The contractor must schedule a RVSD final inspection. Incomplete applications will be rejected.

Ross Valley Fire Department (RVFD)

A fire sprinkler system shall be installed throughout the building which complies with the requirements of the National Fire Protection Association 13-D and local standards. The RVFD standard conditions of approval can be viewed in attached Resolution No. 2024-10.

No comments were received from Fairfax Police, Public Works or Building Departments or from Marin Municipal Water District.

RECOMMENDATION

Conduct the public hearing.

Move to approve application 24-07 by adopting Resolution No. 2024-10 setting forth the findings and the conditions for the project approval.

ATTACHMENTS

- A Resolution No. 2024-10
- B Tree Committee Recommendation
- C Interior photos
- D Project plan set

RESOLUTION NO. 2023-10

A Resolution of The Fairfax Planning Commission Approving Application No. 24-07 for a Conditional Use Permit, Design Review Permit, Tree Removal Permit, Setback Variance and Covered Parking Variance for the Remodel/Upgrade of the Existing Single-family Residence at 60 Dominga Avenue into a Singlefamily Residence and Accessory Dwelling Unit

WHEREAS, the Town of Fairfax received an application from Ellen Nicosia to remodel and restore the existing 1,661 square-foot, 2-story, 2-bedroom, 2-bathroom, single-family residence converting it into a 1,658 square-foot, 1-bedroom, 1 ½ -bathroom, single-family residence on the first floor with a 472 square-foot, studio, accessory dwelling unit with a kitchenette and bathroom on the second floor on February 12, 2024; and

WHEREAS, the application was deemed complete on May 3, 2024; and

WHEREAS, the Commission held a duly noticed public hearing on the proposed project on May 16, 2024; and

WHEREAS, after holding the public hearing the Planning Commission determined that the project complies with the Design Review Ordinance and that findings can be made to grant the requested Conditional Use Permit, Design Review Permit, Tree Removal Permit, Side-setback Variance and Covered Parking Variance; and

WHEREAS, the Commission has made the following findings:

The project is consistent with the 2010-2030 Fairfax General Plan as follows:

Policy LU-1.2.3: New and renewed development shall be designed and located to minimize the visual mass. The Town will require exterior materials and colors that blend the exterior appearance of structures with the surrounding natural landscape, allowing for architectural diversity.

Policy LU-7.1.5: New and renewed residential development shall preserve and enhance the existing character of the Town's neighborhoods in diversity, architectural character, size, and mass.

Conditional Use Permit [Town Code § 17.032.060(A) through (E)]

A. The restoration of the dilapidated residential structure and conversion to two units within the existing structure without changing the existing setbacks, height, lot coverage or floor area ratio while bringing the parking into compliance with the minimum parking requirements conforms to the 2023-2031 Fairfax General Plan and Zoning Ordinance, specifically Town Code § 17.016.040(B) and (C), Alterations and Additions to Non-conforming structures.

- B. Restoring the structure to a habitable condition will not be a grant of special privilege because the restoration will be a benefit to the Dominga Avenue neighborhood by improving an existing structure that deteriorated to the point of being an eyesore over many years of neglect.
- C. Once the construction is completed the use of the property for two living units is not expected to create a public nuisance or cause adverse physical or environmental effects to abutting or adjoining properties beyond that which might occur on any other residential developed property.
- D. Approving a CUP to allow the remodeling of this structure and conversion into two units is not contrary State Law or to the objectives, goals, or standards contained in the General Plan or the Zoning Ordinance.
- E. Granting the CUP to allow the owner to upgrade the existing structure will result in equal or better development of the premises than would otherwise be the case, and the approval is in the public interest and for the protection or enhancement of the community.

Design Review Permit (Town Code § 17.020.040)

- 1. The project depicted in the plans submitted to the Town on April 9, 2024, complies with the Design Review Criteria set forth in Town Code § 17.020.040 and result in a structure design, color palette, and arrangement on the site that protects the privacy of neighboring structures while complimenting the architecture of neighboring residential buildings.
- 2. The proposed exterior changes to the structure are minimal but along with the exterior color palette being proposed will refresh the structure and result in a residential building that will complement the surrounding neighborhood that includes many other eclectic residential buildings. Therefore, the proposed project will comply with the design review criteria contained in Town Code § 17.020.040.

Side-Yard Setback Variance to Locate Parking Within the Side-yard Setbacks and to Not Have a Covered Parking Space [Town Code § 17.028.070 and 17.052.040(B)]

Findings [Town Code § 17.028.070(A)(1) through (4)]

 The narrow 37.5 foot width and 3,700 square-foot size of the site are the special features that warrant the granting of the Variance to the parking within the sideyard setbacks prohibition and requirement for one covered parking space. Prohibiting parking in the setbacks and require the construction of a covered parking space would deprive the applicant of privileges enjoyed by other property owners in the vicinity in the RD 5.5-7 Zone.

- 2. The granting of the variances will not be a grant of special privilege because other residences in the Dominga Avenue neighborhood have parking within the side-yard setbacks and have no covered parking spaces (53, 56, 64, 67, 80, 84, 88, 108, 120, 141, and 149 Dominga Avenue).
- 3. The strict application of the side-yard setback parking prohibition and the requirement for a covered parking space would be an unreasonable hardship and would require the granting of other variances such as a front-yard setback variance if a covered parking space were provided at the front of the site and side and rear setback variances if the covered space were provided at the rear of the site while also taking up some of the small available outdoor living space for this property (note that the third guest parking space cannot be provided within the right-of-way along the frontage of the property because the curb is painted red).
- 4. Granting the variance to allow uncovered parking in the required side setbacks and to not have a covered parking space will not be detrimental to the public welfare or injurious to other property in the vicinity. The site will continue to be utilized as it has been.

WHEREAS, the Commission has approved the project subject to the applicant's compliance with the following conditions:

The project is approved based on the following plans:

- 1. Project Plan Set received by the Town on April 9, 2024 including the preliminary development plans and color elevations.
- 2. The project is subject to the following conditions of approval:
 - a. Prior to issuance of any of the building permit for the project the applicant or his assigns shall submit a detailed Construction Management and Staging Plan to the Public Works Department for their approval. The amended plan shall include but is not limited to the following:
 - i. Construction delivery routes approved by the Department of Public Works.
 - ii. Construction schedule (deliveries, worker hours, etc.)
 - iii. Notification to area residents
 - iv. Emergency access routes
 - v. Construction worker staging area
- 3. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the public construction delivery routes (routes to be pre-approved by Public Works Director).
- 4. Prior to submittal of the building permit plans, the applicant shall secure written

approval from the Ross Valley Fire Department and the Ross Valley Sanitary District noting the development conformance with their recommendations.

- 5. Prior to the removal of any trees subject to the Town Tree Ordinance not approved with this action, the applicant shall secure a tree cutting permit from the Fairfax Tree Committee.
- 6. During the construction process the following shall be required:
 - a. All construction-related vehicles including equipment delivery, cement trucks and construction materials shall always be situated off the travel lane of the adjacent public right(s)-of-way. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
 - b. Any proposed temporary closure of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
 - c. Prior to issuance of the project final inspection the Planning Department shall field check the completed project to verify that all staff, agency, and planning commission conditions have been complied with prior to issuance of the certificate of occupancy.
- 7. The roadways shall be kept free of dust, gravel, and other construction materials by sweeping them daily, if necessary.
- 8. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 24-07. Modifications that do not significantly change the project, the project design or the approved discretionary permits *may* be approved by the Planning Director or the Planning Commission. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 24-07 by the Planning Commission or the Planning Director will result in the job being immediately stopped and red tagged.
- 9. Any damage to the public portions Dominga Avenue, Napa Avenue, Pacheco Avenue, Sherman Avenue or Creek Road or other public roadway used to access the site resulting from construction activities shall be the responsibility of the property owner.
- 10. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality

thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council or Planning Director or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attornev fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

- 11. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act and Best Management Practices for Stormwater Pollution Prevention.
- 12. Conditions placed upon the project by outside agencies, Town departments or by the Town Engineer may be eliminated or amended with that agency, department, or the Town Engineer's written notification to the Planning Department prior to issuance of the building permit.

Ross Valley Fire Department

- 13. A approved Vegetative Management Plan must be obtained from the Ross Valley Fire Department and be submitted with the building permit application,
- 14. Vegetation must be kept trimmed so that the site address numbers are visible when the site is being accessed traveling east or west on Mountain View Road (a two-way street).
- 15. The project requires installation of a fire sprinkler system that complies with the National Fire Protection Association regulation 13-D and local standards. The system will require a permit from the Fire Department and the submittal of plans and specifications for a system submitted by an individual or firm licensed to design and/or design-build sprinkler systems.

- 16. All vegetation and construction materials are to be maintained away from the residence during construction.
- 17. Address numbers at least 4 inches tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers must be placed in a location that is visible from the street. The numbers must be internally illuminated or illuminated by an adjacent light controlled by a photocell that can be switched off only by a breaker so it will remain illuminated all night.
- 18. Alternative materials or methods may be proposed for any of the above conditions in accordance with Section 104.9 of the Fire Code.
- 19. All approved alternatives requests, and their supporting documentation, shall be included in the plan sets submitted for final approval by the Fire Department.

Ross Valley Sanitary District (RVSD)

- 20. The project triggers RVSD's testing and certification requirements and will require a sewer lateral permit for all laterals including for the ADU. After the applicant has obtained their building permit for the project they must contact RVSD for capacity and permit fee calculations, have the contractor submit a complete application packet with the permit fee payment. A complete application packet must include the application, site plan (sketch) identifying the lateral location(s), video and check make payable to RVSD. Applications must be mailed or delivered to the Ross Valley Sanitary District Office during business hours. The contractor must schedule a RVSD final inspection. Incomplete applications will be rejected.
- 21. Include a sewer cleanout and backwater protection device within 2-feet of the building foundation, the Ross Valley Sanitary Standard Notes shall be shown and are found in Subsection L of Section 3 of the Design and Construction Standards and demonstrate that all materials used in the construction of the sewer improvements are from the approved materials list.
- 22. A hold will be placed on the property when the building permit is issued and will not be released for occupancy until the District permit and sewer requirements have been fulfilled.
- 23. A Certificate of Compliance for the lateral(s) must be obtained from the RVSD prior to the project final inspection by the Fairfax Building Department.

Planning Requirements

24. Any exterior lighting that has the fixtures replaced must be replaced with dark sky compliant (fully shielded and emit no light above the horizontal plane with no sag or drop lenses, side light panels or upplight panels) as well as compliance with color temperature to minimize blue rich lighting. The lighting shall not emit

direct offsite illumination and shall be the minimum necessary for safety.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The Conditional Use Permit, Design Review Permit, Tree Removal Permit, Side-yard Setback Variance and Parking Variance to allow the remodel and restoration of the proposed structure are approved and the findings have been made to grant the requested discretionary permits. Therefore, the project is in conformance with the 2010 – 2030 Fairfax General Plan, the Fairfax Town Code and the Fairfax Zoning Ordinance, Town Code Title 17; and

Construction of the project can occur without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 16th day of May 2024, by the following vote:

AYES: NOES: ABSENT: RECUSED:

Chair Robert Jansen

Attest:

Jeffrey Beiswenger, Planning Director



TOWN OF FAIRFAX

142 BOL!'.'JAS ROAD. FAIRFAX, CALIFORNIA 94930 (•t15) 453-1584/FAX (415) 453-1618

Date: April 26, 2023

Permit 1123-T-22

NOTICE OF TREE COMMITTEE ACTION

This action may be appealed to the Fair/co: Town Council within JO days o/'lhe Tree Committee decision. This permit is not in effect until the IO day appeal period is over.

Request for a tree permit to remove: (1) English Laurel

(I) Cedar

(2) Privet

Address of Tree(s) to be removed: 60 Dominga Ave

Applicant's Phone: Ellen Nicosia (415) 720-0225

On April 24, 2023 the Fairfax Tree Committee took the following action on the above referenced tree permit application:

FOR RECOMMENDATION TO PLANNING COMMISSION ONLY:

X _____ APPROVED - Childers made a motion to recommend approval oCthe application, Romaidis added a friendly amendment to recommend approval of the application on the condition that a permit for the work be issued prior to the tree removal; the motion was seconded by Benson and voted on.

Vote:

Benson- Aye Childers- Aye Pugh- Aye Richardson-Mack- Aye Romaidis- Aye CONTINUED

Item #4 Vote: Ayes- 5, Noes- 0

ATTACHMENT B

DEN11:D

REMINDER: PLEASE KEEP PERMIT NOTICE UI DURING THE 10 DAY WAITING PERIOD

CONDITIONS OF APPROVAL:

THIS :IPPR()L'EDAPI'LICAT!ON IS)'OUR_I'ERMIT-KEEP_IT_ON_TIIEJOB_S!TEJ:,W,URF]OI!AI'E_TIFE_PFRM/7' ON T!!!,:Stff:Jt'.IIfIJ:,'TUE]REE_WOR[{]_\JY.J::BOGRFS'.'I_MAY_IU::SFLT_IN_TI11_11/OBKBE!NG_HA_LTD]_Ub'J:IL'r])I/.S.HOIV !'[{09F_OF_APPNO!>tL

Please verify that the tree company perfirming rile work has a current Fairfax Business license and worker's compensation coverage.

TILIS TREE PERMIT EXPIRES IN SIX MONTHS, Ifm:ccssary. you may apply for an extension in writing prior to the expination date.



James Cairnes, ND Arb, UK CERTIFIED ARBORIST #3841 CA LICENSE #982691 ctl (415) 717.sko'i

ARBOR!ST-Trne Protection RfPORT

DATE OF INSPECTION: 2/1/23

CLIENT: Ellen Nicosia SITE: 60 Dominga, Fairfax, CA 94930

RE: Tree Protection prior to constructkm project

Trees to be Protected During Construction:

Tr.!; J; Yucca (Yucca glauca) Location at front left (southern corner} at fence. 48" c1rcumference(15" dbh) at 45' above grade. Satisfactory condition.

<u>rree Protection</u> during construction: Establish 4 ft high protective fencing in J 5 ft radius around tree trunks as possible. fence constraints noted. Signage on fencing should read: "TREE PROTECTION ZONE-This Fence Shall Not be Hemoved". No low branches need to be pruned at this time to reduce chance of damage by constn.1ctlon equipment/ vehides. Perhaps only deadwood removal if needed.

<u>Tree 2</u> Coastal Redwood (Sequoia sempervirens) This tree is iocated at extreme back *leh* of property (SW corner) Mature Redwood tree is in satisfactory condition and its canopy grows over 3 + properties. Redwood has circumference of 121 inches (38.5 dbh) at 4.5 feet above grade. Concrete covers the entire backyard up to the base of the tree although the roots have broken up some of the concrete.

<u>Tree Protection</u> during construction: Establish 4 ft high protective fencing in a 6 ft radius outward from tree trunk as allowed as fence set property boundaries. "TREE PROTECTION ZONE-This Fence Shall Not be Removedⁿ Prum low branches to help avoid contact with equipment. Keep equipment and vehicles out of this area and no storage of any klnd in the protected CRZ to avoid soil compaction.

<u>Tree 3</u>: Walnut (Julans regia) tree is located at the back center yard and is in moderate condition. Walnut has 63-inch circumference (20-inch dbh) at 4.5 feet above grade. Some branch pruning is needed in long overextended branches and to prune out any decay or damage present in the select branches. Install protective fencing 7-foot radius from the trunk or as much as possible. Concrete covers the entire backyard up to the trunk over any root flare. I understand the concrete will be removed towards the end of the construction in the back area and this should help to protect roots during construction. For best results, excavate the root crown and aerate as much as possible for best results on Walnut and Redwood.

<u>Tree Protection</u> during construction: Establish 4 ft high protective fencing in a 15 ft radius outward from tree trunk as allowed as fence set property boundaries. "TREE PROTECTION ZONE-This Fence Shall Not be Removed•" Prune !ow branches to help avoid contact with eql!ipment. Keep equipment and vehicles out of this area and no storage of any kind in the protected CRZ to avoid soil compaction.



P, 0. BUX 21\Z4 " SAN ANSELNO " CAL!FORNIA Q4979 PH CINE: (415) 455-0909 " FAX: (415) 482.8212 ● www.Sm:dlWorld'lrec.cum



ATTACHMENT C

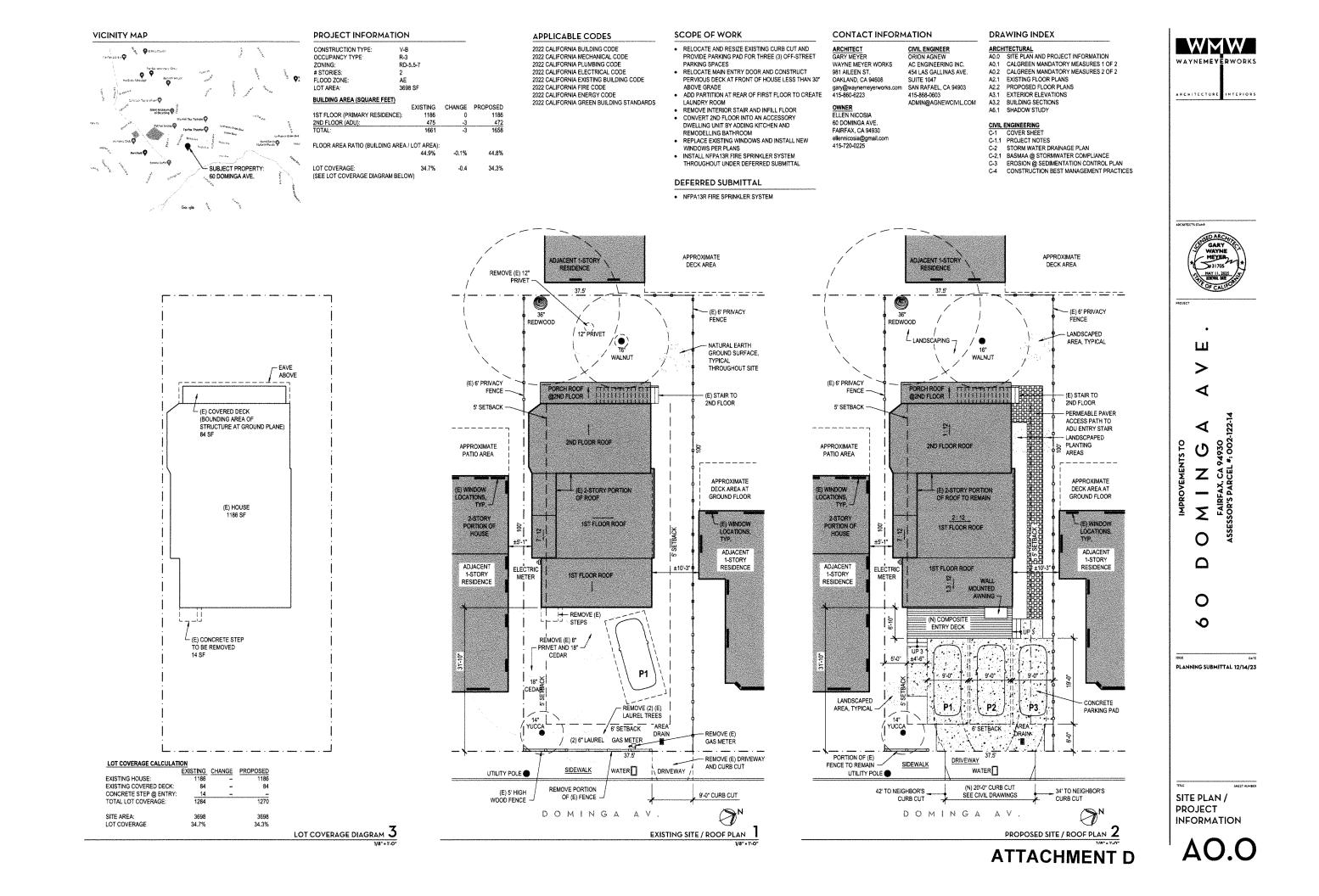












2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

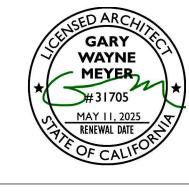
| N/A RESPON. PARTY | | Y N/A RESPON. | Y N/A RESPON. | Exception: A raceway is not required if a installed in close proximity to the location | minimum 40-ampere 208/240-volt dedicated EV branch circuit or the proposed location of the EV space at the time of origina |
|----------------------|---|--|---------------------|--|--|
| PARTY | GREEN BUILDING | PARTY X H X H X H X < | PARTY | construction in accordance with the Cali 4.106.4.2.4 Identification. | |
| | SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in | 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 | | The service panel or subpanel circuit directory future EV charging purposes as "EV CAPABLE | shall identify the overcurrent protective device space(s) reserve " in accordance with the California Electrical Code. |
| | the application checklists contained in this code. Voluntary green building measures specified as mandatory in 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. | 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 | | 4.106.4.2.5 Electric Vehicle Ready Space Sig Electric vehicle ready spaces shall be identified Traffic Operations Policy Directive 13-01 (Zero successor(s). | gnage. I by signage or pavement markings, in compliance with Caltrans Emission Vehicle Signs and Pavement Markings) or its |
| | 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. | 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 | □ X | multifamily buildings. When new parking facilities are added, or elect | s and alterations of parking facilities serving existing trical systems or lighting of existing parking facilities are added , ten (10) percent of the total number of parking spaces added |
| | 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. | 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. | | | s (EV spaces) capable of supporting future Level 2 EVSE. |
| | 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. | 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. | | EV charging. | monstrate the project's capability and capacity for facilitating fu |
| | 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 | 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. | | DIVISION 4.2 ENERGY EF 4.201 GENERAL | |
| | other important enactment dates. | 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. | | Commission will continue to adopt mandator | |
| | 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. | Notes: a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. | X 🗆 OWNER | 4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIX urinals) and fittings (faucets and showerhea | ICIENCY AND CONSERVATION FURES AND FITTINGS. Plumbing fixtures (water closets and ids) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303. |
| | SECTION 302 MIXED OCCUPANCY BUILDINGS | 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. | | | any residential real property shall be replaced with water-cons |
| | 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 | 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. | | completion, certificate of occupancy, | placement is required prior to issuance of a certificate of final or final permit approval by the local building department. See C definition of a noncompliant plumbing fixture, types of residenti t enactment dates. |
| | comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of <i>CAL</i> Green, live/work units, complying with Section 419 of the <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. | 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. | | flush. Tank-type water closets shall be cert Specification for Tank-type Toilets. | ish volume of all water closets shall not exceed 1.28 gallons per ified to the performance criteria of the U.S. EPA WaterSense |
| | DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS: | The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. | | of two reduced flushes and one full fl | dual flush toilets is defined as the composite, average flush volu ush. me of wall mounted urinals shall not exceed 0.125 gallons per fl |
| | HCDDepartment of Housing and Community DevelopmentBSCCalifornia Building Standards CommissionDSA-SSDivision of the State Architect, Structural SafetyOSHPDOffice of Statewide Health Planning and DevelopmentLRLow Rise | 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 effective flush volume of all other urinal 4.303.1.3 Showerheads. | s shall not exceed 0.5 gallons per flush. |
| | HRHigh RiseAAAdditions and AlterationsNNew | 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. | | gallons per minute at 80 psi. Shower WaterSense Specification for Showe | howerheads shall have a maximum flow rate of not more than 1 heads shall be certified to the performance criteria of the U.S. E rheads. serving one shower. When a shower is served by more than c |
| | CHAPTER 4 RESIDENTIAL MANDATORY MEASURES | 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: | | showerhead, the combined flow rate a single valve shall not exceed 1.8 ga allow one shower outlet to be in oper | of all the showerheads and/or other shower outlets controlled b allons per minute at 80 psi, or the shower shall be designed to o |
| | SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS | a.Construction documents shall show locations of future EV spaces. | | 4.303.1.4 Faucets. | |
| | The following terms are defined in Chapter 2 <i>(and are included here for reference)</i> 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. | 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 | | | aucets. The maximum flow rate of residential lavatory faucets 60 psi. The minimum flow rate of residential lavatory faucets sl te at 20 psi. |
| | 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. | 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. | | | ommon and Public Use Areas. The maximum flow rate of lava lic use areas (outside of dwellings or sleeping units) in residenti s per minute at 60 psi. |
| CIVIL | 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. | 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. | | more than 0.2 gallons per cycle. 4.303.1.4.4 Kitchen Faucets. The | ering faucets when installed in residential buildings shall not de maximum flow rate of kitchen faucets shall not exceed 1.8 gallo may temporarily increase the flow above the maximum rate, bu |
| CONTR. | 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. | 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. | | to exceed 2.2 gallons per minute at 6 minute at 6 minute at 60 psi. | 0 psi, and must default to a maximum flow rate of 1.8 gallons pe unavailable, aerators or other means may be used to achieve |
| | Retention basins of sufficient size shall be utilized to retain storm water on the site. 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. | 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. | | When installed, shall meet the require | ements in the <i>California Code of Regulations</i> , Title 20 (Appliand 5.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 160 |
| | 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. | 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. | | | ving table and code section have been reprinted from the <i>Califo</i> nce Efficiency Regulations),Section 1605.1 (h)(4) and Section |
| CIVIL | (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 | 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 | | TABLE H-2 | |
| | 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 | 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. | | STANDARDS FOR COMMERCIA VALUES MANUFACTURED ON | |
| | French drains French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. | 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. | | PRODUCT CLASS [spray force in ounce force (ozf)] Product Class 1 (≤ 5.0 ozf) | MAXIMUM FLOW RATE (gpm) 1.00 |
| | Exception : Additions and alterations not altering the drainage path. | 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: | | Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) | 1.20 |
| | 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.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 | | 1, 2006, shall have a minimum spray | 1.28 mmercial prerinse spray values manufactured on or after Janua force of not less than 4.0 ounces-force (ozf)[113 grams-force(g |
| | 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. | 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 | | buildings. | d dwelling units in mixed-used residential/commercial ter usage of individual rental dwelling units in accordance with |
| | 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. | 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 | X 🗆 OWNER CONTR. | | tings. Plumbing fixtures and fittings shall be installed in d shall meet the applicable standards referenced in Table |
| | 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 | 1109A. 4.106.4.2.3 EV space requirements. | | CONVENIENCE FOR THE USER. | · |
| | 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 | 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 | | XTURE TYPE | FLOW RATE |
| | 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. | 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. | | HOWER HEADS (RESIDENTIAL) AVATORY FAUCETS (RESIDENTIAL) | 1.8 GMP @ 80 PSI MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI |
| | 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. | 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. | | AVATORY FAUCETS IN COMMON & PUBLIC SE AREAS | 0.5 GPM @ 60 PSI |
| | 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 | 2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the | 4 | ITCHEN FAUCETS | 1.8 GPM @ 60 PSI |
| | location shall be permanently and visibly marked as "EV CAPABLE". | 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 | | ETERING FAUCETS VATER CLOSET | 0.2 GAL/CYCLE 1.28 GAL/FLUSH |
| | | 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. | | RINALS | 0.125 GAL/FLUSH |



| Y | = | YES |
|---------------|---|-------------------|
| N/A | = | NOT APPLICABLE |
| RESPON. PARTY | = | RESPONSIBLE PARTY |
| ARCH. | = | ARCHITECT |
| CIVIL | = | CIVIL ENGINEER |
| CONTR. | = | CONTRACTOR |



| rcuit is | | CONTR. = CONTRACTOR | |
|---|------------------------|---|--|
| iginal | Y N/A RESPON. PARTY | 4.304 OUTDOOR WATER USE | ARCHITECTURE INTERIORS |
| served for | | 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. | 981 AILEEN STREET OAKLAND, CA 94608 |
| Itrans | | NOTES: | |
| | | 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the <i>California Code Regulations</i> , Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget | |
| de de au | | calculator, are available at: https://www.water.ca.gov/ DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE | |
| ded or ded or | | EFFICIENCY | |
| ng future | X 🗆 CONTR. | 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. | |
| or use. | X 🗆 CONTR. | 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING | |
| ergy | | 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. | ARCHITECT'S STAMP |
| | | Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or | |
| and 303.1.3, | | recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. | * #31705 * |
| | | 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. | MAY 11, 2025 RENEWAL DATE |
| onserving nal ee Civil dential | X 🗆 CONTR. | 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, | PROJECT |
| s per se | | 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). | |
| volume | | Identify diversion facilities where the construction and demolition waste material collected will be taken. Identify construction methods employed to reduce the amount of construction and demolition waste | • |
| per flush. | | generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. | Ш |
| per liusii. | X 🗆 Contr. | 4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the | |
| nan 1.8 | | 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. | |
| J.S. EPA | | Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. | |
| nan one ed by I to only | X 🗆 CONTR. | 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 |
| | | 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 | 110 G A 930 002-122-14 |
| cets shall ets shall | X 🗆 CONTR. | 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 | NTS TO 94930 #: 000 |
| f lavatory dential | | 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 | EME C CA RCEI |
| ot deliver | | 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). | |
| gallons te, but not ns per | X 🗆 Contr. | 4.410 BUILDING MAINTENANCE AND OPERATION | IMPROVEMENTS M N N (|
| eve | | 1. Directions to the owner or occupant that the manual shall remain with the building throughout the | ASSEC |
| Kanaa | | 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, | |
| liance 1607 California | | 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. | |
| ion | | 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. | |
| | | Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 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. | |
| | | Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. Information and/or drawings identifying the location of grab bar reinforcements. | ISSUE DATE |
| | | 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 | PLANNING SUBMITTAL 12/14/23 |
| anuary ce(gf)] | | 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 | |
| with the | | ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section | |
| with the | | 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section. | |
| | | DIVISION 4.5 ENVIRONMENTAL QUALITY | |
| | | SECTION 4.501 GENERAL 4.501.1 Scope | |
| | | The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. | |
| | | SECTION 4.502 DEFINITIONS 5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) | TITLE SHEET NUMBER |
| | | 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 | MANDATORY |
| | | 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 | MEASURES 1 OF 2 |
| | | 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. | \mid AO. |



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

| | | PARTY | | | - |
|---------------|---|--------|---|---|--------------|
| | | | | | |
| | | | MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change compound to the "Base Reactive Organic Gas (ROG) Mixture" per weig hundredths of a gram (g O ³ /g ROC). | | а |
| | | | Note: MIR values for individual compounds and hydrocarbon solvents a and 94701. | re specified in CCR, Title 17, Sections | 94700 |
| | | | MOISTURE CONTENT. The weight of the water in wood expressed in p | percentage of the weight of the oven-dr | y wood. |
| | | | PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for article. The PWMIR is the total product reactivity expressed to hundredt | r all ingredients in a product subject to t hs of a gram of ozone formed per gram | this n of |
| | | | product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 1 | | |
| | | | REACTIVE ORGANIC COMPOUND (ROC). Any compound that has th ozone formation in the troposphere. | e potential, once emitted, to contribute | to |
| | | | VOC. A volatile organic compound (VOC) broadly defined as a chemica | I compound based on carbon chains o | r rings |
| | | | with vapor pressures greater than 0.1 millimeters of mercury at room ter hydrogen and may contain oxygen, nitrogen and other elements. See C | mperature. These compounds typically | |
| ; | X | | 4.503 FIREPLACES 4.503.1 GENERAL . Any installed gas fireplace shall be a direct-vent se | paled-combustion type. Any installed | |
| | A | | woodstove or pellet stove shall comply with U.S. EPA New Source Performance and shall have a permanent label indicating they are certified pellet stoves and fireplaces shall also comply with applicable local ordin | ormance Standards (NSPS) emission li d to meet the emission limits. Woodsto | |
| X 1 [| | CONTR. | 4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECH | | |
| | | | CONSTRUCTION. At the time of rough installation, during storage on the startup of the heating, cooling and ventilating equipment, all duct and ot | her related air distribution component | |
| | | | openings shall be covered with tape, plastic, sheet metal or other methor reduce the amount of water, dust or debris which may enter the system. | | to |
| | | CONTR. | 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials | s shall comply with this section. | |
| X) [| | CONTR. | 4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealan requirements of the following standards unless more stringent loc | | neet the |
| | | | management district rules apply: | a coolepta coolept primare and coulke | |
| | | | Adhesives, adhesive bonding primers, adhesive primer shall comply with local or regional air pollution control o applicable or SCAQMD Rule 1168 VOC limits, as show | or air quality management district rules | where |
| | | | Such products also shall comply with the Rule 1168 pro compounds (chloroform, ethylene dichloride, methylene | ohibition on the use of certain toxic e chloride, perchloroethylene and | |
| | | | tricloroethylene), except for aerosol products, as specif | ied in Subsection 2 below. | n |
| | | | Aerosol adhesives, and smaller unit sizes of adhesives units of product, less packaging, which do not weigh m than 16 fluid ounces) shall comply with statewide VOC | ore than 1 pound and do not consist of | more |
| | | | prohibitions on use of certain toxic compounds, of <i>Calii</i> commencing with section 94507. | | |
| X) [| | CONTR. | 4.504.2.2 Paints and Coatings. Architectural paints and coating | | |
| | | | the ARB Architectural Suggested Control Measure, as shown in T apply. The VOC content limit for coatings that do not meet the de listed in Table 4 504 3 shall be determined by classifying the coat | efinitions for the specialty coatings cate | gories |
| | | | listed in Table 4.504.3 shall be determined by classifying the coat coating, based on its gloss, as defined in subsections 4.21, 4.36, Board, Suggested Control Measure, and the corresponding Flat, | and 4.37 of the 2007 California Air Res | sources |
| | | | Table 4.504.3 shall apply. | | |
| X) [| | CONTR. | 4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coating the coating of the coating o | cluding prohibitions on use of certain to | |
| | | | compounds and ozone depleting substances, in Sections 94522(<i>Regulations</i> , Title 17, commencing with Section 94520; and in are | | |
| | | | | | |
| | | | Quality Management District additionally comply with the percent 8, Rule 49. | | |
| X 1 [| | CONTR. | Quality Management District additionally comply with the percent | VOC by weight of product limits of Reg on shall be provided at the request of th | gulation |
| X () [| | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited | VOC by weight of product limits of Reg on shall be provided at the request of th | gulation |
| X 1 [| | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section | VOC by weight of product limits of Reg on shall be provided at the request of th | gulation |
| X [| | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. | VOC by weight of product limits of Reg on shall be provided at the request of th | gulation |
| X | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: | gulation |
| X I | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams product compound | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: | gulation |
| X I | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: | gulation |
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| X I | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams percent and Less IVES INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES CERAMIC TILE ADHESIVES | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES CERAMIC TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: | gulation |
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| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES CERAMIC TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification . Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES CERAMIC TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES COVE BASE ADHESIVES | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 Der Liter) VOC LIMIT 50 50 150 60 50 65 50 50 50 50 70 100 | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES DRYWALL & PANEL ADHESIVES SUBFLOPS CONSTRUCTION ADHESIVE STRUCTURAL GLAZING ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 Der Liter) VOC LIMIT 50 50 50 65 50 65 50 50 50 70 100 250 | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES SUBFLOOR ADHESIVES CERAMIC TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES DRYWALL & PANEL ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE STRUCTURAL GLAZING ADHESIVES | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 Der Liter) VOC LIMIT 50 50 150 60 50 65 50 50 50 50 70 100 | gulation |
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| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams percent additional and the sector of the sector | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: VOC LIMIT 50 50 50 150 100 60 510 325 250 80 250 | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams percent) ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES SUBFLOOR ADHESIVES VCT & ASPHALT TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE STRUCTURAL GLAZING ADHESIVES OTHER ADHESIVES NOT LISTED SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING CPVC WELDING ABS WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 Der Liter) VOC LIMIT 50 50 150 100 60 50 50 50 50 50 50 50 50 50 5 | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES OUTDOOR ADHESIVES RUBBER FLOOR ADHESIVES VCT & ASPHALT TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE STRUCTURAL GLAZING ADHESIVES MULTIPURPOSE NOT LISTED SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING ABS WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: VOC LIMIT 50 50 50 150 100 60 510 325 250 80 250 | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams percent) ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES VCT & ASPHALT TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES OVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE STRUCTURAL GLAZING ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING CPVC WELDING ABS WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 Der Liter) VOC LIMIT 50 50 150 100 60 50 50 50 50 50 50 50 50 50 5 | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES CERAMIC TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES COVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE STRUCTURAL GLAZING ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING ABS WELDING ABS WELDING ABS WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 Der Liter) VOC LIMIT 50 50 50 65 50 65 50 50 50 50 50 50 50 50 50 5 | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES CERAMIC TILE ADHESIVES COVE BASE ADHESIVES COVE BASE ADHESIVES COVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE SINGLE-PLY ROOF MEMBRANE ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING ABS WELDING ABS WELDING ABS WELDING ADHESIVE ROOT ADHESIVE STRUCTURAL CAMER FOR PLASTIC CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL TILE ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES SINGLE-PLY ROOF MEMBER ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD) | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 per Liter) VOC LIMIT 50 50 100 60 50 50 50 50 100 60 50 50 50 50 60 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 50 30 50 50 50 50 50 50 50 50 | gulation |
| | | CONTR. | Quality Management District additionally compliance with this section enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams product specification of CARPET ADHESIVES ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES QUIDOOR CARPET ADHESIVES QUIDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES RUBBER FLOOR ADHESIVES CERAMIC TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES DRYWALL & PANEL ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING CPVC WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE </td <td>VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 per Liter) VOC LIMIT 50 80 250 140 250 30 50</td> <td>gulation</td> | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 per Liter) VOC LIMIT 50 80 250 140 250 30 50 | gulation |
| | | CONTR. | Quality Management District additionally comply with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams p ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES CERAMIC TILE ADHESIVES COVE BASE ADHESIVES COVE BASE ADHESIVES COVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE SINGLE-PLY ROOF MEMBRANE ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING ABS WELDING ABS WELDING ABS WELDING ADHESIVE ROOT ADHESIVE STRUCTURAL CAMER FOR PLASTIC CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL TILE ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES SINGLE-PLY ROOF MEMBER ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD) | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 per Liter) VOC LIMIT 50 50 100 60 50 50 50 50 50 50 50 50 50 50 60 50 80 250 50 30 50 50 30 50 30 | gulation |
| | | CONTR. | Quality Management District additionally compliance with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams percent) INDOOR CARPET ADHESIVES QUIDOOR ADHESIVES QUIDOOR ADHESIVES QUIDOOR ADHESIVES QUIDOOR ADHESIVES QUIDELOOR ING ADHESIVES QUIDELOOR ADHESIVES QUIDELOOR ADHESIVES QUITIPURPOSE CONSTRUCTION ADHESIVE SINGLE-PLY ROOF MEMBRANE ADHESIVES QUITHE ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING QUIDESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL WO | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 1.2 Der Liter) VOC LIMIT 50 50 150 60 50 65 50 65 50 50 50 50 50 50 50 50 50 5 | gulation |
| | | CONTR. | Quality Management District additionally compliance with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section of compliance with this section of agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams percent applications) INDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES RUBBER FLOOR ADHESIVES CERAMIC TILE ADHESIVES VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES COVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING CPVC WELDING ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 12 12 Der Liter) VOC LIMIT 50 50 50 60 50 65 50 65 50 50 50 50 50 50 50 50 50 5 | gulation |
| | | CONTR. | Quality Management District additionally compliance with the percent 8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this sectic enforcing agency. Documentation may include, but is not limited 1. Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT (Less Water and Less Exempt Compounds in Grams percent) INDOOR CARPET ADHESIVES QUIDOOR ADHESIVES QUIDOOR ADHESIVES QUIDOOR ADHESIVES QUIDOOR ADHESIVES QUIDELOOR ING ADHESIVES QUIDELOOR ADHESIVES QUIDELOOR ADHESIVES QUITIPURPOSE CONSTRUCTION ADHESIVE SINGLE-PLY ROOF MEMBRANE ADHESIVES OTHER ADHESIVES NOT LISTED SPECIALTY APPLICATIONS PVC WELDING QUIDESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE STRUCTURAL WOOD | VOC by weight of product limits of Reg on shall be provided at the request of th to, the following: 12 12 ber Liter) VOC LIMIT 50 50 50 65 50 65 50 65 50 50 70 100 250 50 50 50 50 50 50 50 50 50 | gulation |

TABLE 4.50 (Less Water and SEALANTS ARCHITECTUF MARINE DECK NONMEMBRAN ROADWAY SINGLE-PLY R OTHER SEALANT PRI ARCHITECTUF NON-PORO POROUS MODIFIED BITU MARINE DECK OTHER

> TABLE 4. ARCHITE GRAMS OF COMPOUND **COATING C** FLAT COATI NON-FLAT NONFLAT-H SPECIALTY ALUMINUM BASEMENT BITUMINOUS BITUMINOUS BOND BREA CONCRETE CONCRETE/ DRIVEWAY DRY FOG C FAUX FINISH FIRE RESIS FLOOR COA FORM-RELE GRAPHIC AF HIGH TEMPE INDUSTRIAL LOW SOLIDS MAGNESITE MASTIC TEX METALLIC P MULTICOLO PRETREATM PRIMERS, S REACTIVE RECYCLED (ROOF COAT RUST PREVE SHELLACS CLEAR OPAQUE SPECIALTY UNDERCOA STAINS STONE CON SWIMMING I TRAFFIC MA TUB & TILE WATERPRO WOOD COAT WOOD PRES ZINC-RICH PRIMERS EXEMPT COMPOUNDS

| 04.2 - SEALANT VOC LIN | | |
|---|-----------|--|
| d Less Exempt Compounds in Grams per Liter) | | |
| | VOC LIMIT | |
| RAL | 250 | |
| < | 760 | |
| NE ROOF | 300 | |
| | 250 | |
| ROOF MEMBRANE | 450 | |
| | 420 | |
| MERS | | |
| RAL | | |
| DUS | 250 | |
| | 775 | |
| UMINOUS | 500 | |
| < | 760 | |
| | 750 | |
| | | |

| 1.504.3 - VOC CONTENT LIN ECTURAL COATINGS2,3 | AITS FOR |
|--|-----------------------|
| VOC PER LITER OF COATING, LES | S WATER & LESS EXEMPT |
| CATEGORY | VOC LIMIT |
| TINGS | 50 |
| COATINGS | 100 |
| HIGH GLOSS COATINGS | 150 |
| Y COATINGS | |
| I ROOF COATINGS | 400 |
| T SPECIALTY COATINGS | 400 |
| US ROOF COATINGS | 50 |
| US ROOF PRIMERS | 350 |
| AKERS | 350 |
| E CURING COMPOUNDS | 350 |
| E/MASONRY SEALERS | 100 |
| ' SEALERS | 50 |
| COATINGS | 150 |
| SHING COATINGS | 350 |
| STIVE COATINGS | 350 |
| ATINGS | 100 |
| EASE COMPOUNDS | 250 |
| ARTS COATINGS (SIGN PAINTS) | 500 |
| PERATURE COATINGS | 420 |
| AL MAINTENANCE COATINGS | 250 |
| DS COATINGS1 | 120 |
| E CEMENT COATINGS | 450 |
| EXTURE COATINGS | 100 |
| PIGMENTED COATINGS | 500 |
| OR COATINGS | 250 |
| MENT WASH PRIMERS | 420 |
| SEALERS, & UNDERCOATERS | 100 |
| PENETRATING SEALERS | 350 |
|) COATINGS | 250 |
| TINGS | 50 |
| VENTATIVE COATINGS | 250 |
| 3 | - |
| | 730 |
| | |

| 3 | |
|-------------------------------|-----|
| | 730 |
| | 550 |
| Y PRIMERS, SEALERS & ATERS | 100 |
| | 250 |
| NSOLIDANTS | 450 |
| POOL COATINGS | 340 |
| ARKING COATINGS | 100 |
| E REFINISH COATINGS | 420 |
| OOFING MEMBRANES | 250 |
| ATINGS | 275 |
| ESERVATIVES | 350 |

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

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

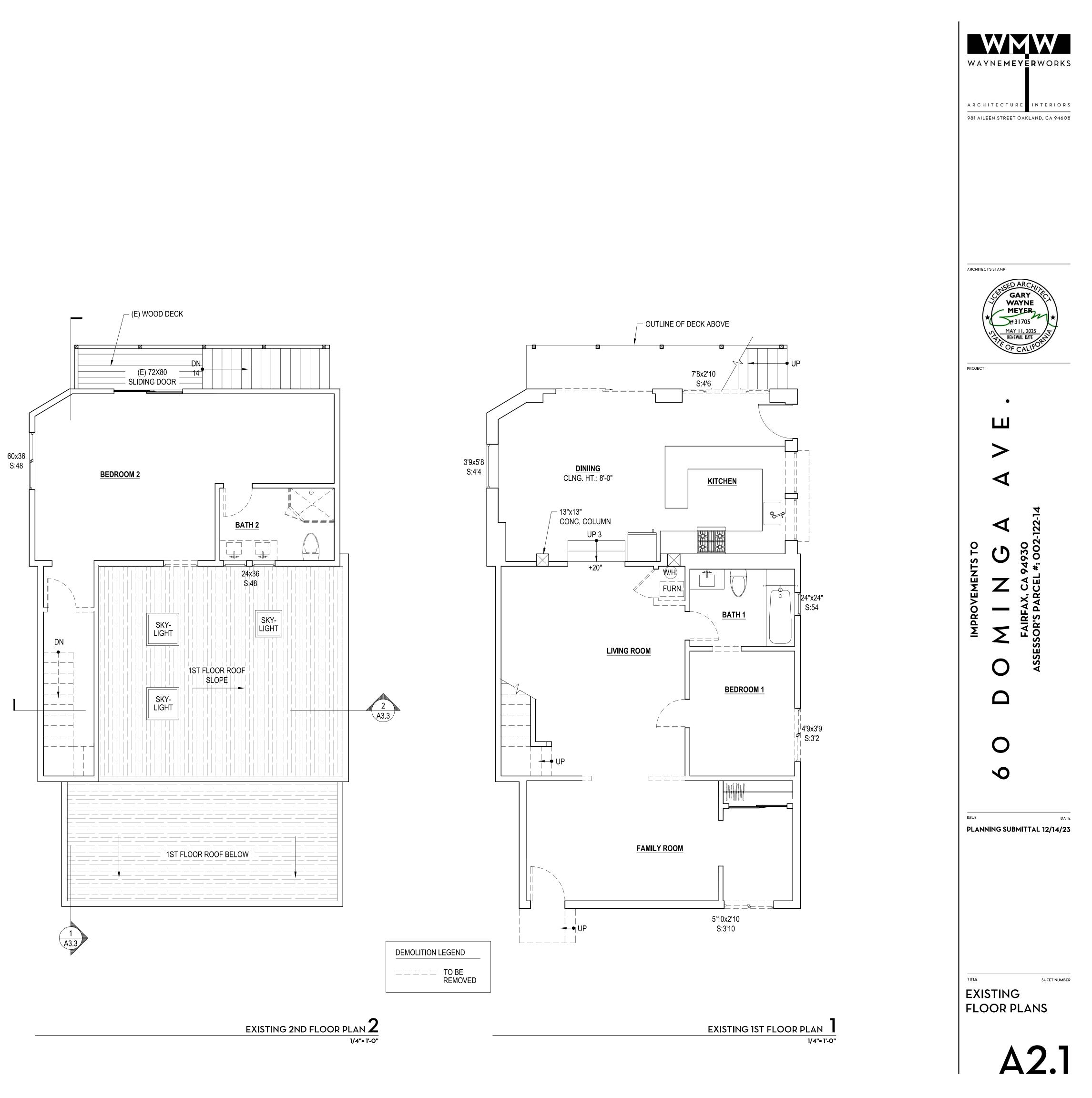
SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

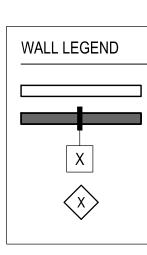
| | ∠ (January 2023) | | ARCH. = ARCHITECT CIVIL = CIVIL ENGINEER CONTR. = CONTRACTOR | |
|---------|--|------------------------|---|--|
| Y N/A R | SPON. ARTY | Y N/A RESPON. PARTY | | ARCHITECTURE INTERIORS |
| | TABLE 4.504.5 - FORMALDEHYDE LIMITS: MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION 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 FIBERBOARD2 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. T. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM). 5/16" (8 MM). | X 🗆 CONTR | 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 | 981 AILEEN STREET OAKLAND, CA 94608 |
| | 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. | | task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: Certification by a national or regional green building program or standard publisher. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors. Successful completion of a third party apprentice training program in the appropriate trade. Other programs acceptable to the enforcing agency. Notes: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] 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 | PROJECT |
| | 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 | | 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 | , . Ш |
| | 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. | 🕅 🗆 CONTR | 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 | > |
| | A.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 A.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: Product certifications and specifications. Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 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. Other methods acceptable to the enforcing agency. 4.505.1 INTERIOR MOISTURE CONTROL 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 Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Building 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: | | 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. | IMPROVEMENTS TO O M I N G A FAIRFAX, CA 94930 ASSESSOR'S PARCEL #: 002-122-14 |
| | 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. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. | | | |
| | A stab design specified by a licensed design professional. 2NTR. 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: 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. 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. 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 | | | O J ISSUE DATE PLANNING SUBMITTAL 12/14/23 |
| | following: Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. | | | TITLE SHEET NUMBER |
| | 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. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods. | | | MANDATORY MEASURES 2 OF 2 |
| | Exception : Use of alternate design temperatures necessary to ensure the system functions are acceptable. | | | AO.2 |

Y = YES N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY ARCH. = ARCHITECT CIVIL = CIVIL ENGINEER ONITE - ONITED CIPE



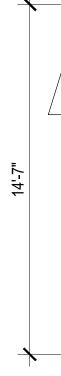




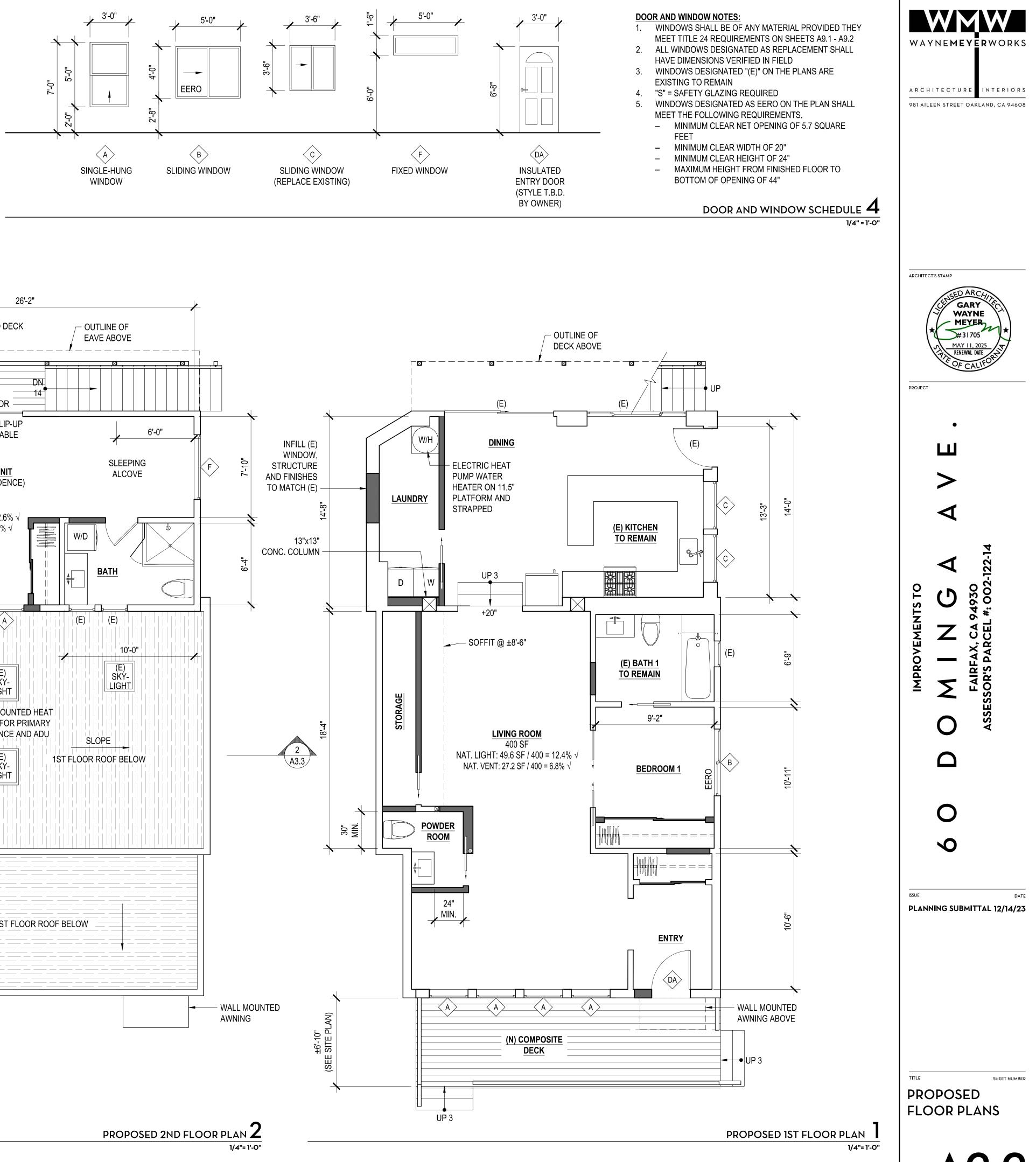


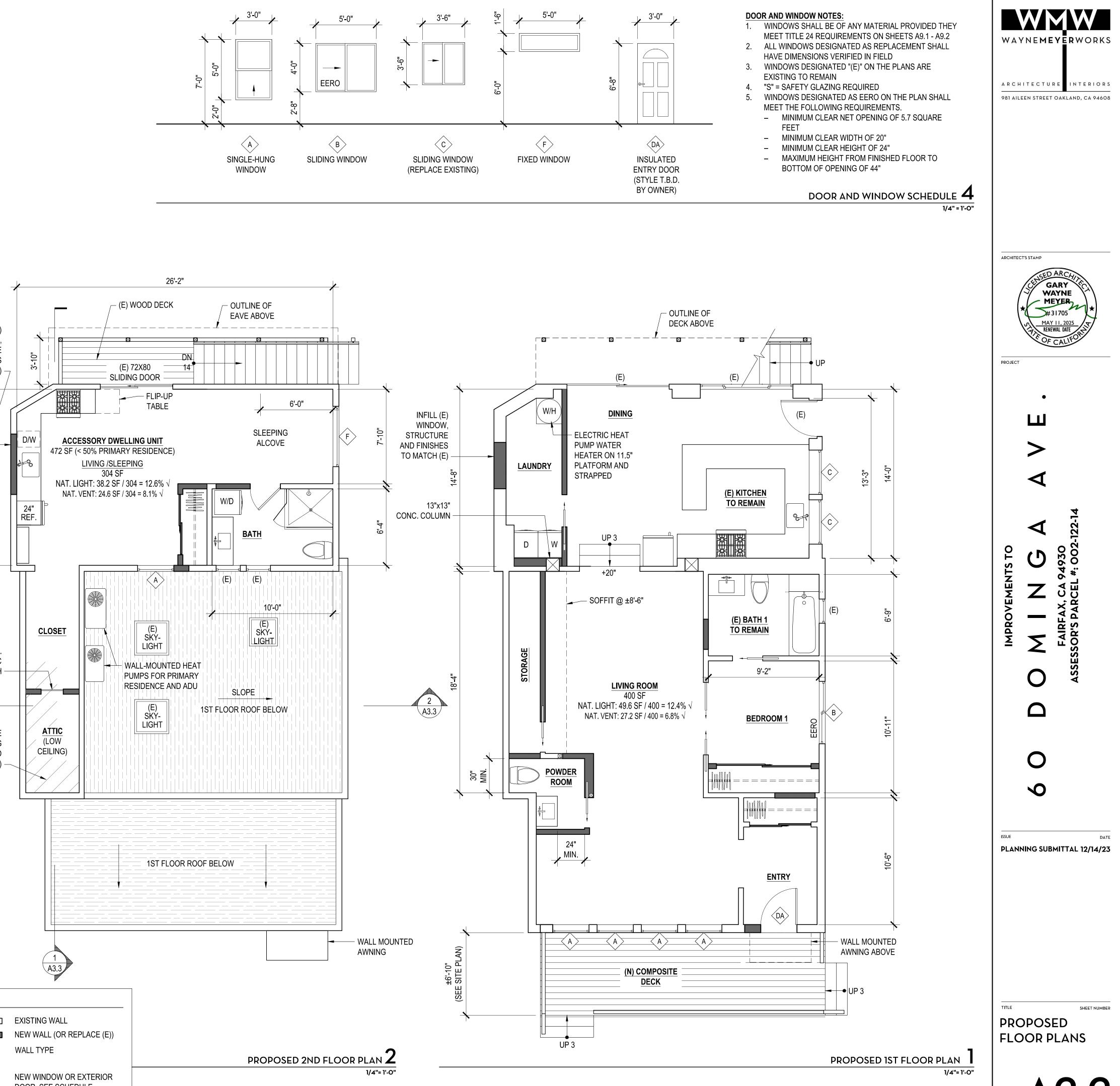
INFILL FLOOR WHERE STAIR AND LANDING REMOVED (NET GAIN: 33 SF) —

PROVIDE MIN. 22x30 ATTIC ACCESS HATCH -



INFILL (E) WINDOW, STRUCTURE AND FINISHES TO MATCH (E) -





DOOR, SEE SCHEDULE

A2.2



$\frac{7}{3/16" = 1'-0"}$



 $5_{\text{PROPOSED FRONT ELEVATION}}$ 3/16" = 1'-0"

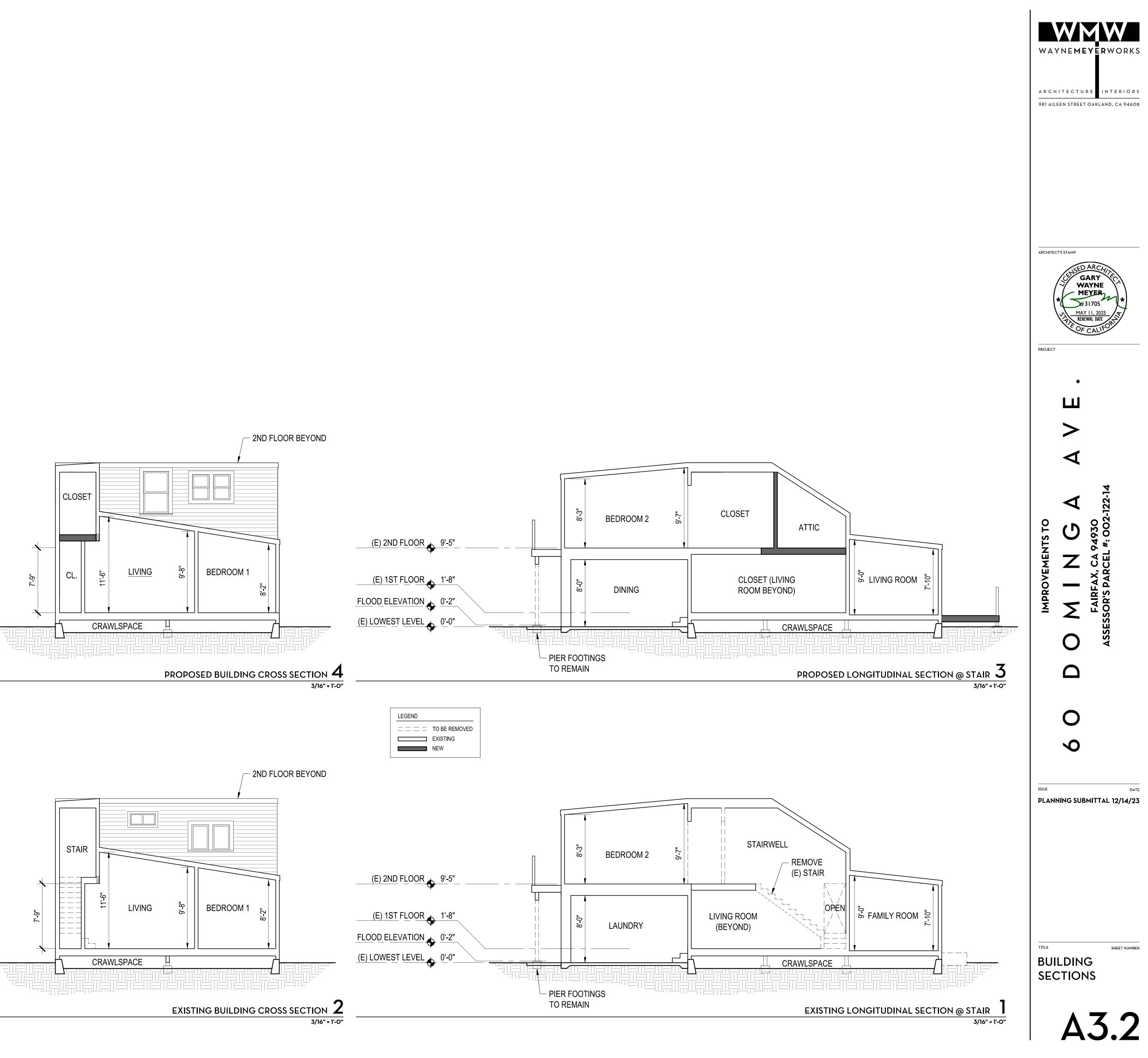


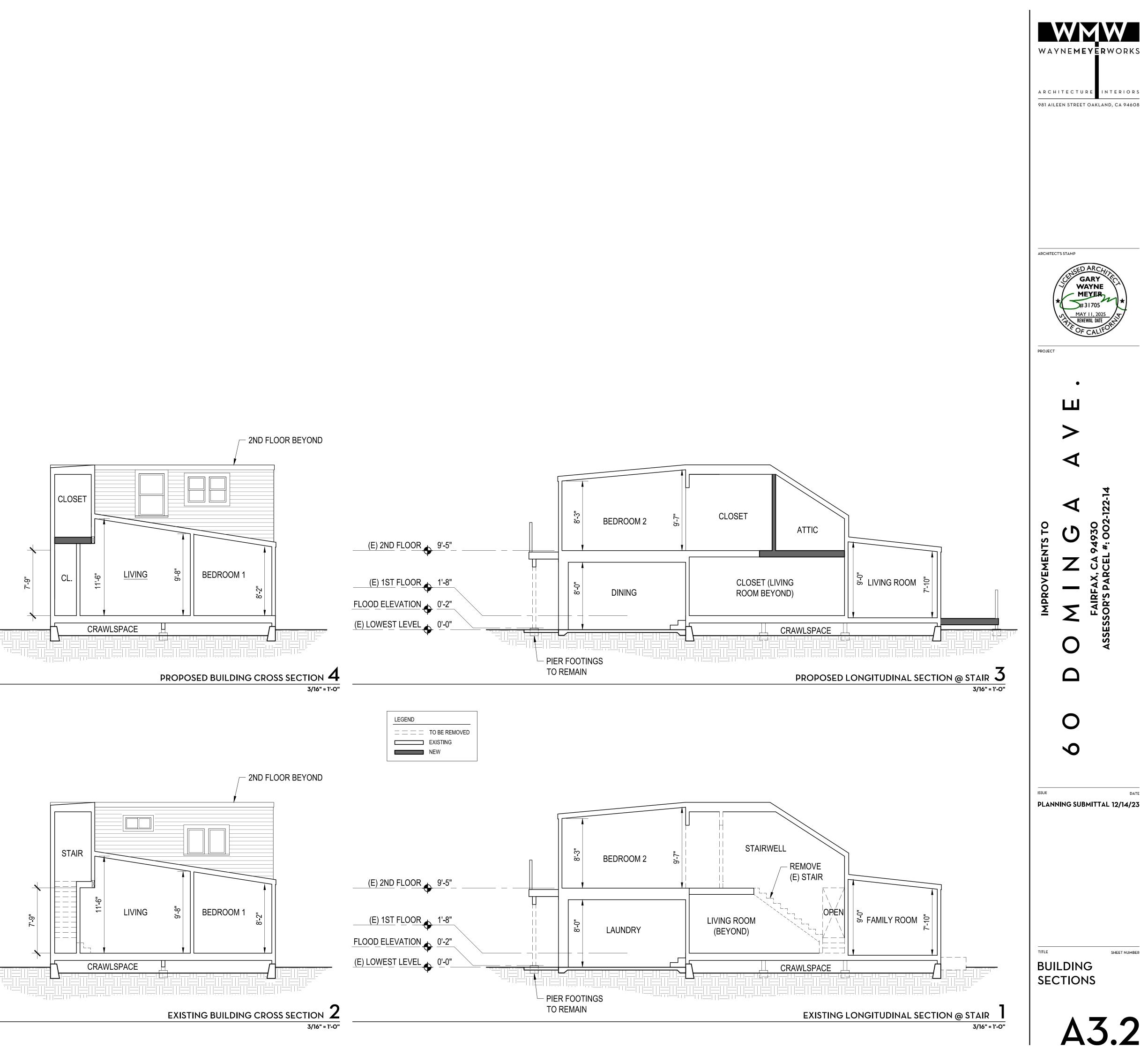


EXISTING FRONT ELEVATION
3/16" = 1'-0"









Color Board – 60 Dominga Avenue



62 Dominga Avenue





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front



side

Siding, Shingles, Stucco Custom color to match existing Light Blue Low Lustre



Door Trim, Roof

Benjamin Moore

Colorado Gray Soft Gloss

2136-50

Window Frames Window Trim, Doors, Milgard Flashing, Deck Skirting Fiberglass Frost



Awning Sunbrella Silica Stone



Front Deck, Stairs TimberTech PVC Coastline



TimberTech

Aluminum

Black



Back Stairs and Deck Cabot Semi-Solid Stain Slate Gray





56 Dominga Avenue

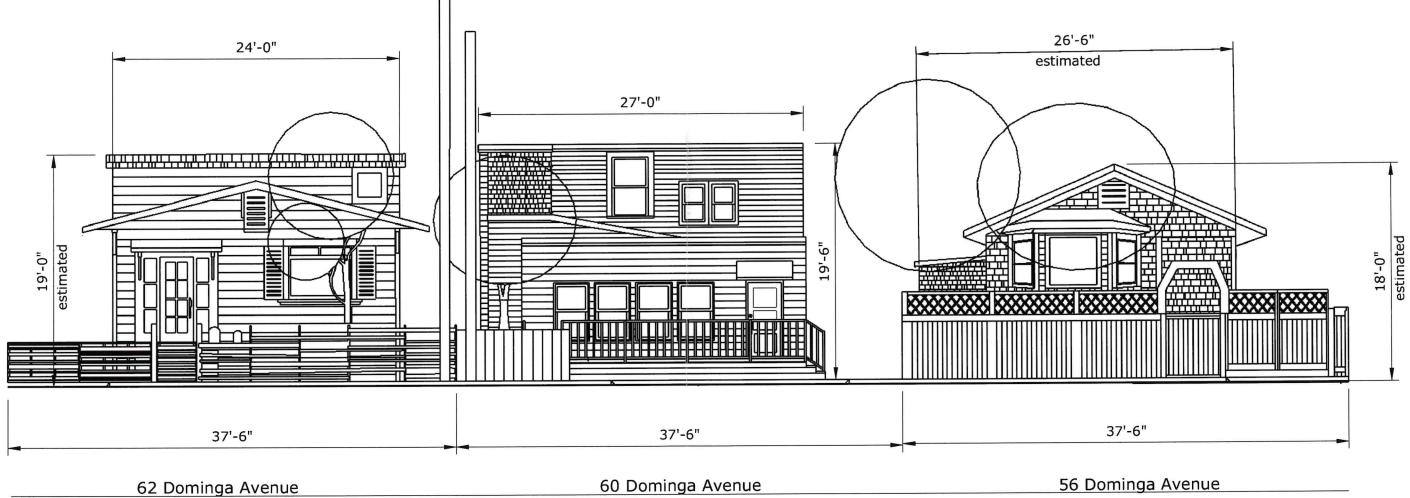


Roof with Slope 7:12 Asphalt Shingles Medium Brown



Roof with Slope < =2:12 Existing Rolled Asphalt Light Gray

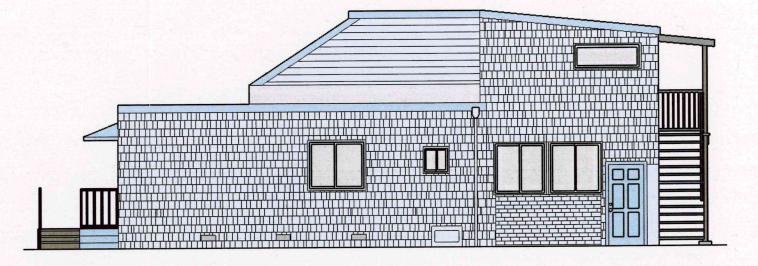
Neighborhood Context - 60 Dominga Avenue



Color Rendering - 60 Dominga Avenue

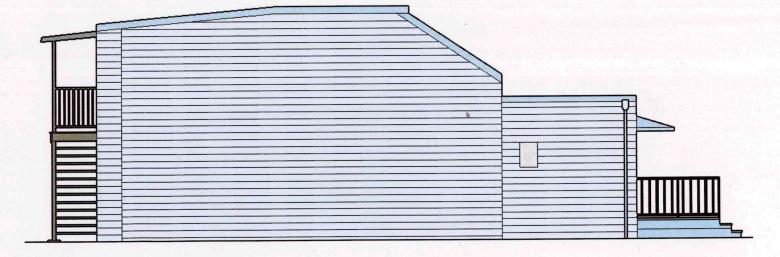


East



North





South

West