

Courtesy Notice

Dear Campbell Resident,

May 31st, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 1308 Parsons Ave

Zoning | Area Plan: PO | N/A

Neighborhood Association(s): N/A

Council District: 1

File No.: PLN-2024-85

APN: 414-33-037

Applicant: Ginger McCrea

Property Owner: Ginger McCrea

Application Type: Extension of Approval

Project Planner: Tracy Tam Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow an extension to a previously granted Conditional Use Permit with Site and Architectural Review which allowed the conversion of a single-family residence to a commercial office and a Parking Modification Permit which allowed a reduction in the number of required parking spaces.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



1308 & 1336 PARSONS

CAMBELL, CA.

REVISIONS	
NO.	DATE
△	2/28/2019
△	2/28/2020
△	8/14/2020
△	11/29/2020
△	4/29/2021
△	6/17/2021
△	10/21/2021

W. CHARLES PERRY & ASSOCIATES
 231 W. 41ST AVE.
 SAN MATEO, CA 94403
 650-638-9546



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DRAWINGS ARE HALF SCALE AND NOT FOR CONSTRUCTION WHEN SHOWN ON 11X17 OR NOT WET SIGNED AND DATED

LOT LINE ADJUSTMENT
GINGER McCREA
 1308 PARSONS AVE
 CAMBELL, CA. 95008

TITLE SHEET

DATE: 12-3-2018
 DRAWN BY: WM & MM
 JOB#: PARSONS
 △ T1

PROJECT DATA

1308 PARSONS	
APN #	414-33-037
ZONE	P-O
OCCUPANCY	GROUP B
EXISTING SITE AREA	11,058.8 s.f.
EXISTING BUILDING LOWER FLOOR	2,627.9 s.f.
EXISTING BUILDING UPPER FLOOR	1,115.3 s.f.
EXISTING TOTAL FLOOR AREA	3,743.2 s.f.
EXISTING BUILDING FOOTPRINT	2,627.9 s.f.
EXISTING LOT COVERAGE	23.7%
EXISTING FLOOR AREA RATIO	.33
PROPOSED SITE AREA	12,947.8 s.f.
PROPOSED LOT COVERAGE	20%
PROPOSED FLOOR AREA RATIO	.29
MAIN AREA LOWER FLOOR	2,549.0 s.f.
UPPER FLOOR	
UPPER FLOOR CONNECTED TO MAIN	307.2 s.f.
MAIN AREA UPPER AND LOWER TOTAL	2,856.2 s.f.
UPPER FLOOR	808.1 s.f.
H&R BLOCK TAX OFFICE	

1336 PARSONS	
APN #	414-33-036
ZONE	R-1
EXISTING SITE AREA	8,169.0 s.f.
EXISTING RESIDENCE	1,375.8 s.f.
ALLOWABLE LOT COVERAGE 40%	3,267.6 s.f.
PROPOSED SITE AREA	6,275.3 s.f.
EXISTING RESIDENCE	1,375.8 s.f.
ALLOWABLE LOT COVERAGE 40%	2,510.1 s.f.
FAR (MAX. .45)	.22

SHEET INDEX:

TITLE SHEET	
T1	TITLE SHEET
A0	SITE PLAN
A0.1	EXISTING LOT PLAN
A0.2	PROPOSED LOT PLAN
A1	PARKING PLAN
A2	ADA PLAN
A3	FLOOR PLANS
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS
A6	DETAILS
A7	HOUSE EXTERIOR ELEVATIONS
A8	DRIVEWAY DETAILS
BP1	BEST PRACTICES
PH1	PHOTOS OF (E) BUILDING
E1	ELECTRICAL PLAN
RC	REFLECTED CEILING PLAN
P1	PLUMBING PLAN
M1	MECHANICAL PLAN
GB	GREEN BUILDING WASTE MANAGEMENT
19 SHEETS TOTAL	

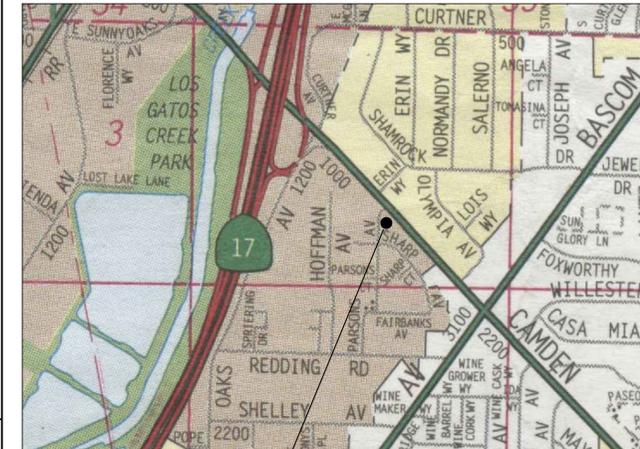
PROJECT TEAM

ENGINEER: W. CHARLES PERRY & ASSOCIATES
 231 W. 41st AVE.
 SAN MATEO, CA. 94403
 PH. 650-638-9546
 CONTACT: CHARLES PERRY
 CELL: 415-509-2956
 E-MAIL: charles@wcharlesperry.com

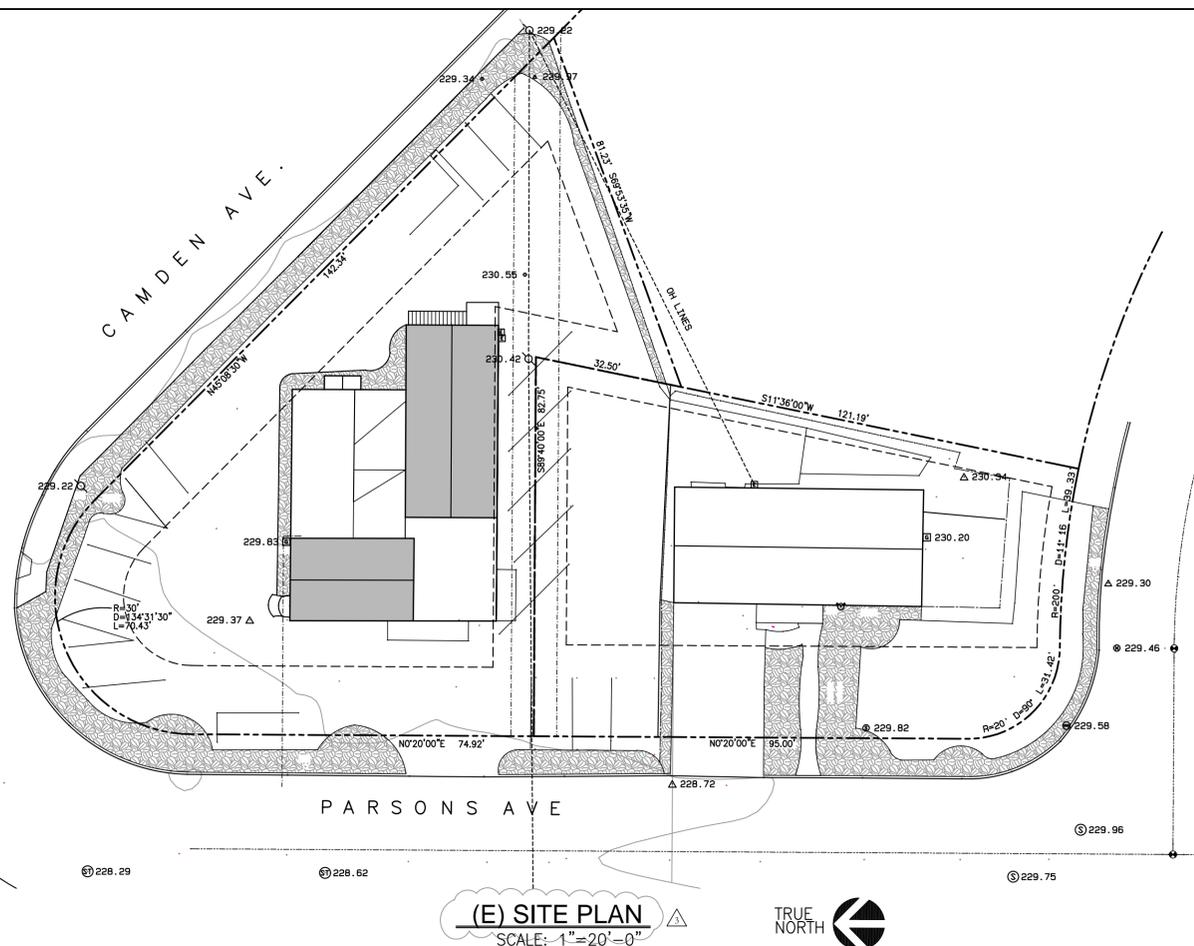
PROPERTY OWNER: GINGER McCREA
 1308 PARSONS AVE.
 CAMBELL, CA. 95008

CONTRACTOR: TO BE DETERMINED

VICINITY MAP



SITE PLAN



WASTE MANAGEMENT PLAN

- CONSTRUCTION WASH-OUT FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM.
- WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

CODES USED

- COMPLY WITH ALL CODES INCLUDING;
 - 2016 CALIFORNIA STATE BUILDING CODE
 - 2016 CALIFORNIA STATE RESIDENTIAL CODE
 - 2016 CALIFORNIA STATE PLUMBING CODE
 - 2016 CALIFORNIA STATE MECHANICAL CODE
 - 2016 CALIFORNIA STATE ELECTRICAL CODE
 - 2016 CALIFORNIA STATE ENERGY CODE
 - 2016 CALIFORNIA STATE GREEN BUILDING STANDARDS CODE
 - CALIFORNIA FIRE CODE, PG&E REQUIREMENTS
 - AND 2016 CURRENT CITY CODES INCLUDING: 2016 CAMBELL MUNICIPAL CODE

PROJECT SCOPE

LOT LINE ADJUSTMENT, GPA AMENDMENT, ZONING MAP AMENDMENT, SITE AND ARCHITECTURAL CHANGES, PARKING LOT STRIPING, PLANTING STRIP UPGRADE, AND ADA UPGRADES

NOTES

- WORK HOURS AND PARKING;
- WORK HOURS: CONSTRUCTION, DELIVERIES, AND OR SERVICING OF ANY ITEM ON SITE SHALL BE PROHIBITED BEFORE 8:00 AM AND AFTER 5:00 PM, WEEKDAYS, ALL DAY SATURDAY, SUNDAY, AND HOLIDAYS
 - CONSTRUCTION PARKING IS PERMITTED ONLY ON THE SITE AND ONLY ON THE SIDE OF THE STREET FRONTING THE PROPERTY FOR WHICH THE PERMIT IS ISSUED.

ABBREVIATIONS

△	ADD'N.	AT	LIGHT
AVE.	AVERAGE	AVENUE	MAXIMUM
BLDG.	BUILDING	AVENUE	MANUFACTURER
BD'S.	BOARDS	BUILDING	MINIMUM
BLK'G.	BLOCKING	BOARDS	MOUNTED
BM.	BEAM	BLK'G.	METAL
CONC.	CONCRETE	BM.	NEW
CAB.	CABINET	CONC.	NOT IN CONTRACT
C.J.	CEILING JOIST	CAB.	N.T.S.
CLG.	CEILING	C.J.	O/C
CLT.	CLOSET	CLG.	O.C.
CONC.	CONCRETE	CLT.	OVER
CONT.	CONTINUOUS	CONC.	O.H.
DNL.	DOWN	CONT.	OPERATED
DBL.	DOUBLE	DNL.	OPPOSITE
D.S.	DOWN SPOUT	DBL.	OPENING
DIA.	DIAMETER	D.S.	PART.
D.J.	DECK JOIST	DIA.	PARTIAL
(E)	EXISTING	D.J.	PLYWD.
ELEC.	ELECTRIC	DIA.	PLYWOOD
ELEV.	ELEVATION	D.J.	PT.GR.
EXT.	EXTERIOR	(E)	PRESSURE TREATED
EA.	EACH	ELEC.	RADIUS, RISER
FDN.	FOUNDATION	ELEV.	RTD
F.H.	FULL HEIGHT	EXT.	ROAD
FXTR.	FIXTURE	EA.	REINFORCED
F.J.	FLOOR JOIST	FDN.	REQUIRED
FLR.	FLOOR	F.H.	ROOM
FLUOR.	FLUORESCENT	FXTR.	R.O.
FT.	FEET	F.J.	S-TAB
FTG.	FOOTING	FLR.	
FURN.	FURNACE	FLUOR.	
GA.	GALVE	FT.	
GALV.	GALVANIZED	FTG.	
GFI	GROUND FAULT INTERRUPT	FURN.	
GLB	GLUE LAMINATED BEAM	GA.	
G.S.M.	GALVANIZED SHEET METAL	GALV.	
GYP. BD.	GYP. BOARD	GFI	
HDR.	HEADER	GLB	
HNGR.	HANGER	G.S.M.	
HWY.	HIGHWAY	GYP. BD.	
IN.	INCH	HDR.	
INCAND.	INCANDESCENT	HNGR.	
INC.	INCLUDE	HWY.	
INSUL.	INSULATION	IN.	
JOIST	JOIST	INCAND.	
LAUNDRY	LAUNDRY	INC.	
		INSUL.	
		JOIST	
		LAUNDRY	

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LOT LINE ADJUSTMENT
GINGER MCCREA
 1308 PARSONS AVE.
 CAMBELL, CA. 95008

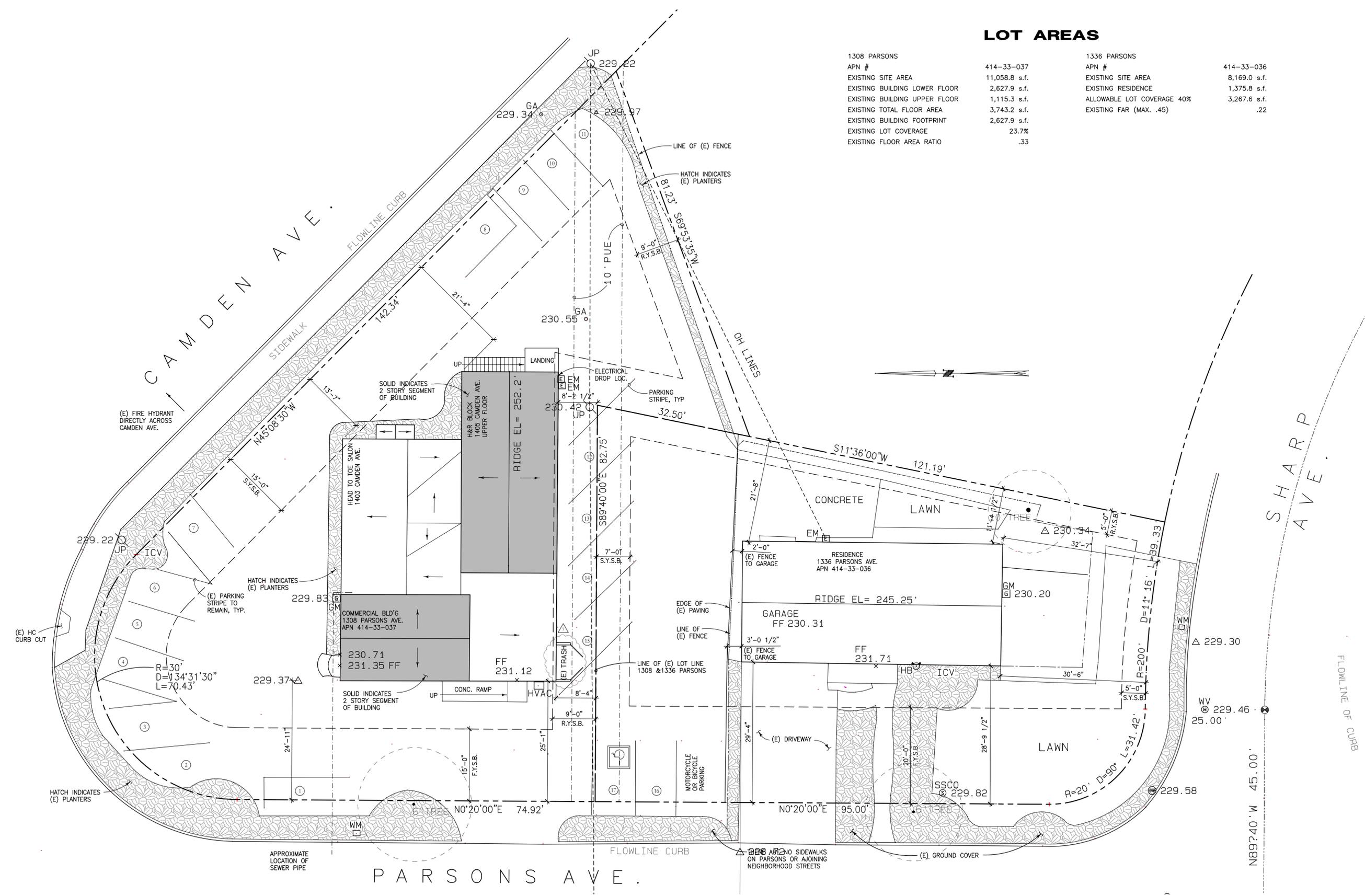
(E) LOT PLAN

DATE: 12-3-2018
 DRAWN BY: WM & MM
 JOB#: PARSONS

A0.1

LOT AREAS

1308 PARSONS	414-33-037	1336 PARSONS	414-33-036
APN #	414-33-037	APN #	414-33-036
EXISTING SITE AREA	11,058.8 s.f.	EXISTING SITE AREA	8,169.0 s.f.
EXISTING BUILDING LOWER FLOOR	2,627.9 s.f.	EXISTING RESIDENCE	1,375.8 s.f.
EXISTING BUILDING UPPER FLOOR	1,115.3 s.f.	ALLOWABLE LOT COVERAGE 40%	3,267.6 s.f.
EXISTING TOTAL FLOOR AREA	3,743.2 s.f.	EXISTING FAR (MAX. .45)	.22
EXISTING BUILDING FOOTPRINT	2,627.9 s.f.		
EXISTING LOT COVERAGE	23.7%		
EXISTING FLOOR AREA RATIO	.33		



(E) LOT PLAN
 SCALE: 1"=10'-0"

20211025:1418329 © AutoCAD 2018 W:\Projects\2018\PARSONS\DWG\A0.1.dwg

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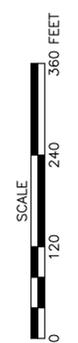


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GINGER MCCREA
 1308 PARSONS AVE.
 CAMBELL, CA. 95008

LOT AREAS

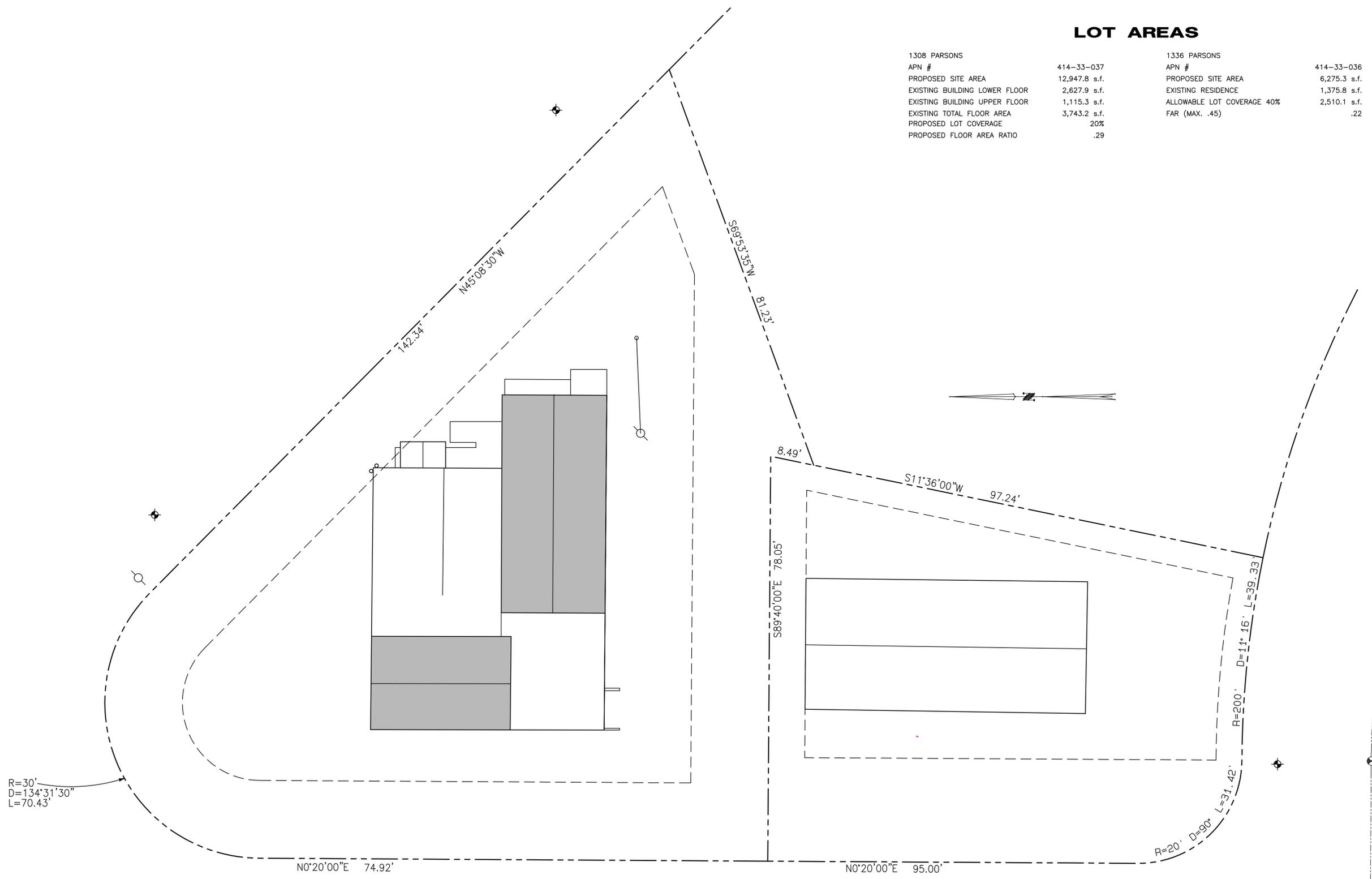


DATE: 12-3-2018
 DRAWN BY: WM & MM
 JOB#: PARSONS

A0.2

LOT AREAS

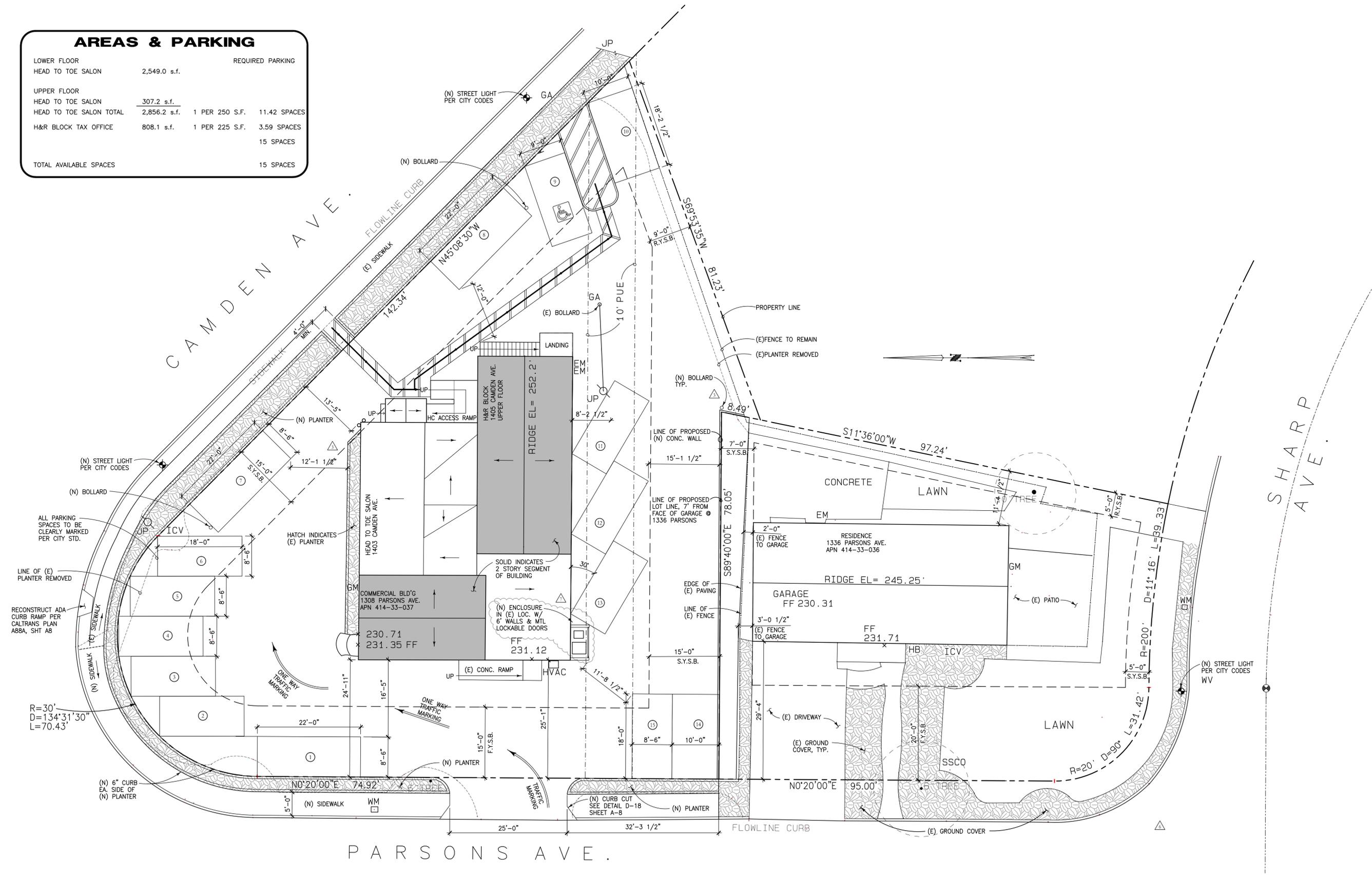
1308 PARSONS	414-33-037	1336 PARSONS	414-33-036
APN #		APN #	
PROPOSED SITE AREA	12,947.8 s.f.	PROPOSED SITE AREA	6,275.3 s.f.
EXISTING BUILDING LOWER FLOOR	2,627.9 s.f.	EXISTING RESIDENCE	1,375.8 s.f.
EXISTING BUILDING UPPER FLOOR	1,115.3 s.f.	ALLOWABLE LOT COVERAGE 40%	2,510.1 s.f.
EXISTING TOTAL FLOOR AREA	3,743.2 s.f.	FAR (MAX. .45)	.22
PROPOSED LOT COVERAGE	20%		
PROPOSED FLOOR AREA RATIO	.29		



(N) LOT AREAS
 SCALE: 1"=10'-0"

AREAS & PARKING

LOWER FLOOR	REQUIRED PARKING
HEAD TO TOE SALON	2,549.0 s.f.
UPPER FLOOR	
HEAD TO TOE SALON	307.2 s.f.
HEAD TO TOE SALON TOTAL	2,856.2 s.f. 1 PER 250 S.F. 11.42 SPACES
H&R BLOCK TAX OFFICE	808.1 s.f. 1 PER 225 S.F. 3.59 SPACES
	15 SPACES
TOTAL AVAILABLE SPACES	15 SPACES



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 CAMBELL, CA. 95008

PARKING PLAN

SCALE
 0 120 240 360 FEET

DATE: 12-3-2018
 DRAWN BY: WM & MM
 JOB#: PARSONS

A1

20211025.14181014 G:\mccrea\proj\12018\PARSONS\PARSONS-SHTS.dwg

(N) PARKING PLAN
 SCALE: 1"=10'-0"

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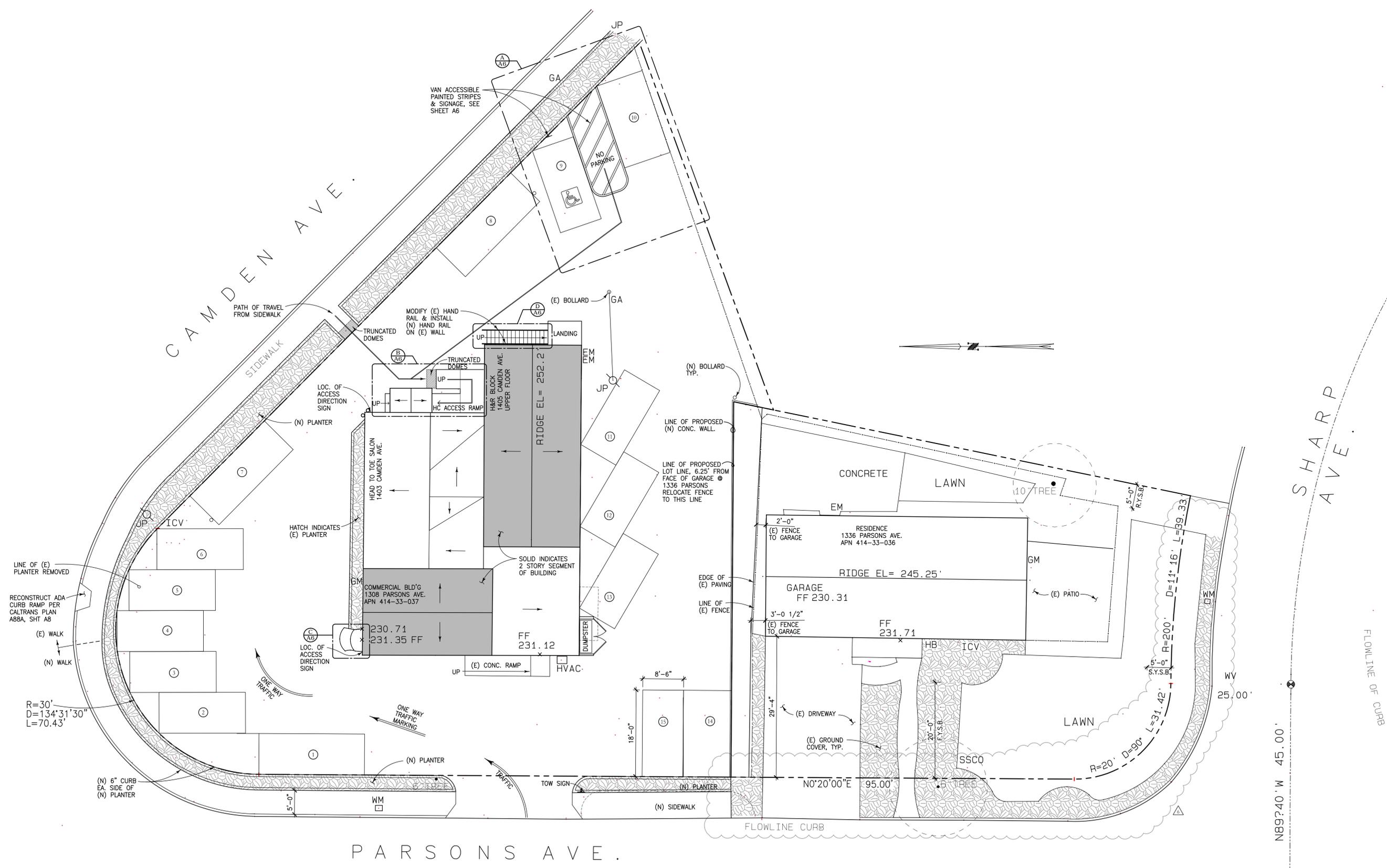
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LOT LINE ADJUSTMENT
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 CAMBELL, CA. 95008

ADA PLAN

DATE: 12-3-2018
 DRAWN BY: WM & MM
 JOB#: PARSONS

A2



PARSONS AVE.

(N) ADA PLAN
 SCALE: 1"=10'-0"

2021 101 112102086 © Autodesk, Inc. All rights reserved. 12/18/2018 PARSONS AVE ADA PLAN - SPTS-449

REVISIONS	
NO.	DATE
△	2/28/2019
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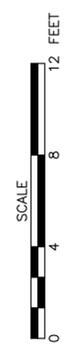


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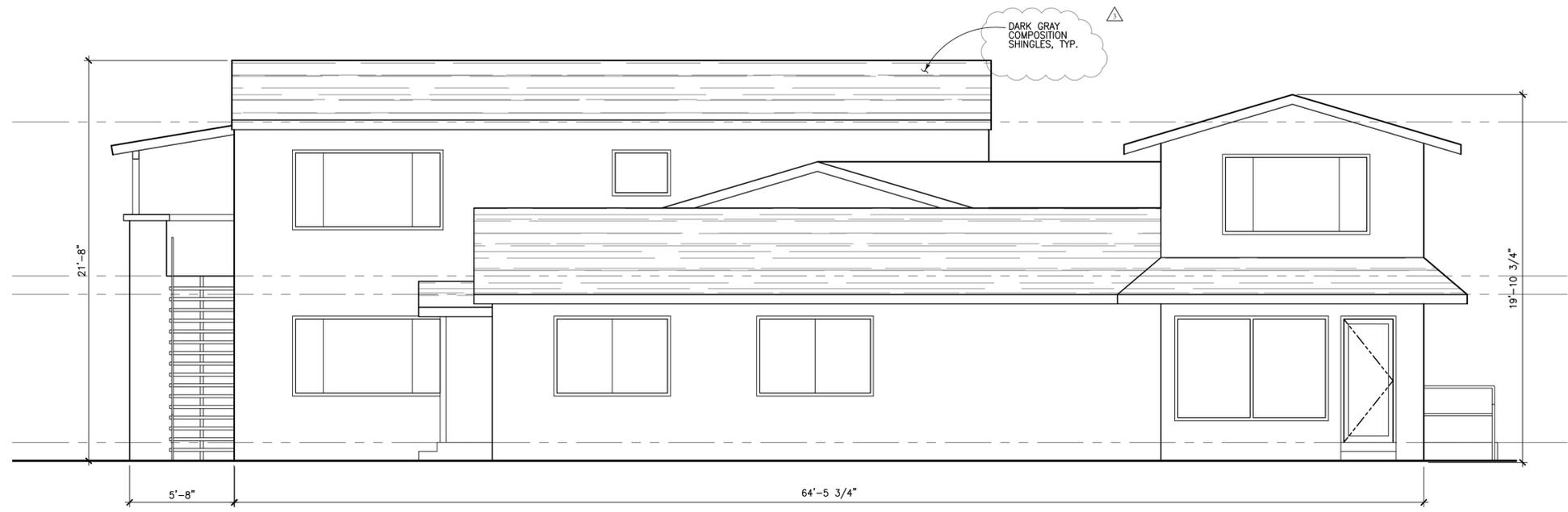
LOT LINE ADJUSTMENT
GINGER MCCREA
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EXTERIOR ELEVATIONS

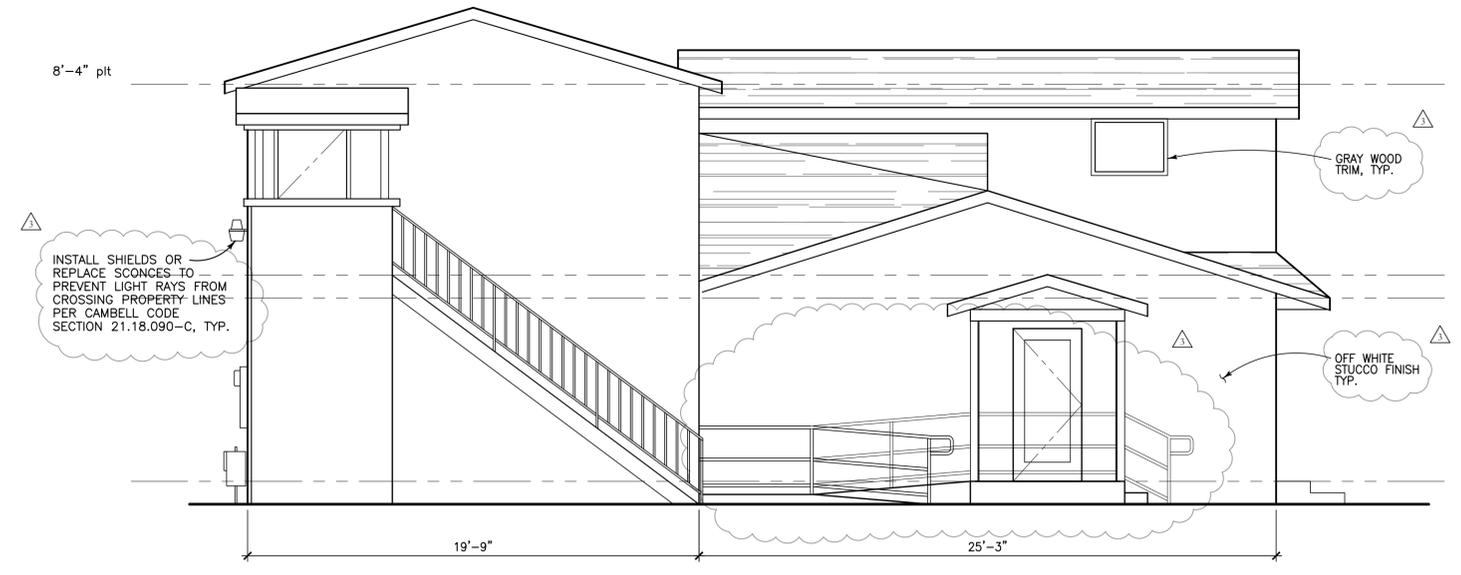


DATE: 12-3-2018
 DRAWN BY: WM & MM
 JOB#: PARSONS

△ **A4**



NORTH ELEVATION
 SCALE: 1/4"=1'-0"



EAST ELEVATION
 SCALE: 1/4"=1'-0"

REVISIONS

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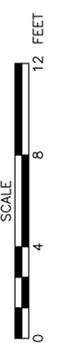


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1308 PARSONS AVE.
CAMBELL, CA. 95008

HOUSE ELEVATIONS

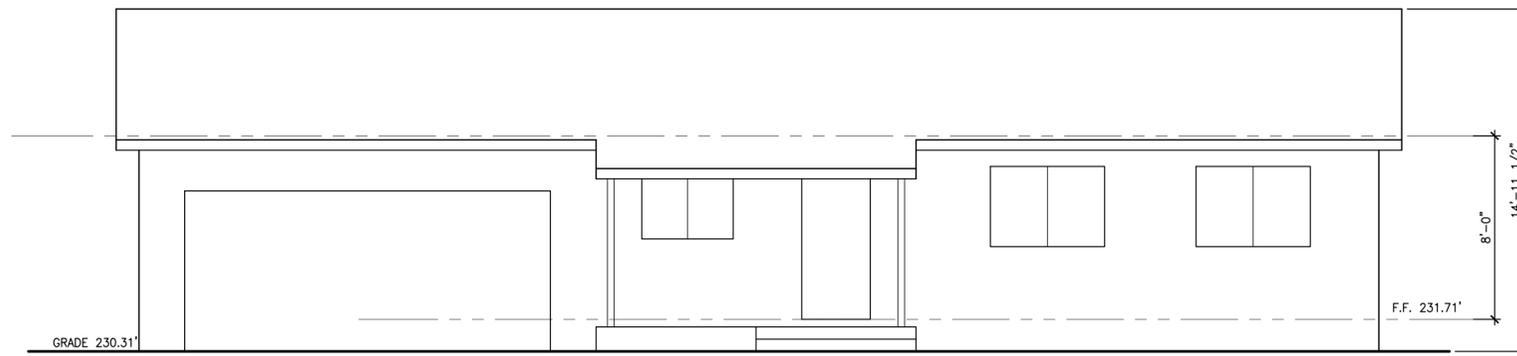


DATE: 12-3-2018

DRAWN BY: WM & MM

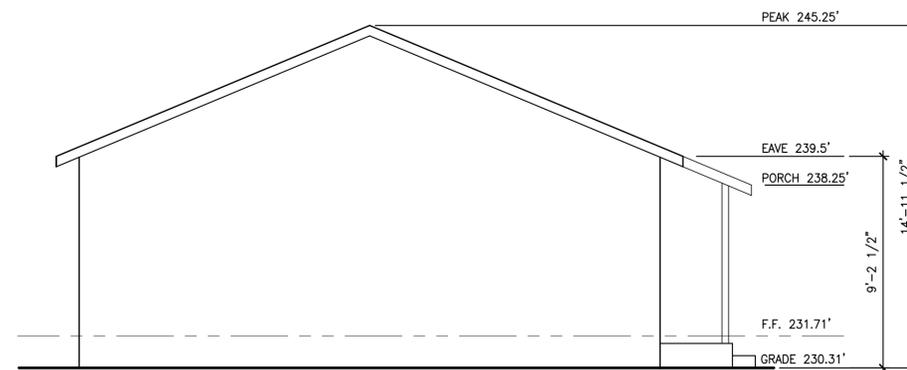
JOB#: PARSONS

△ **A7**



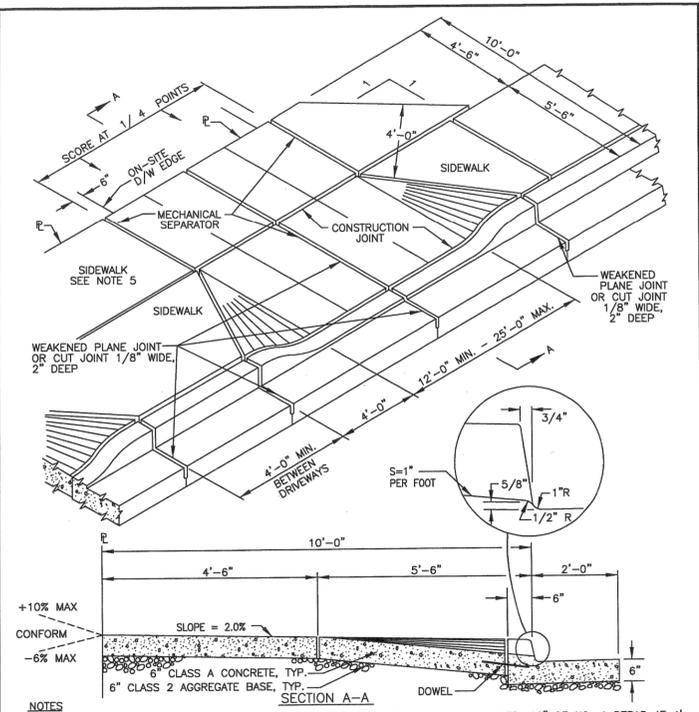
WEST ELEVATION

SCALE: 1/4"=1'-0"



NORTH ELEVATION

SCALE: 1/4"=1'-0"



NOTES

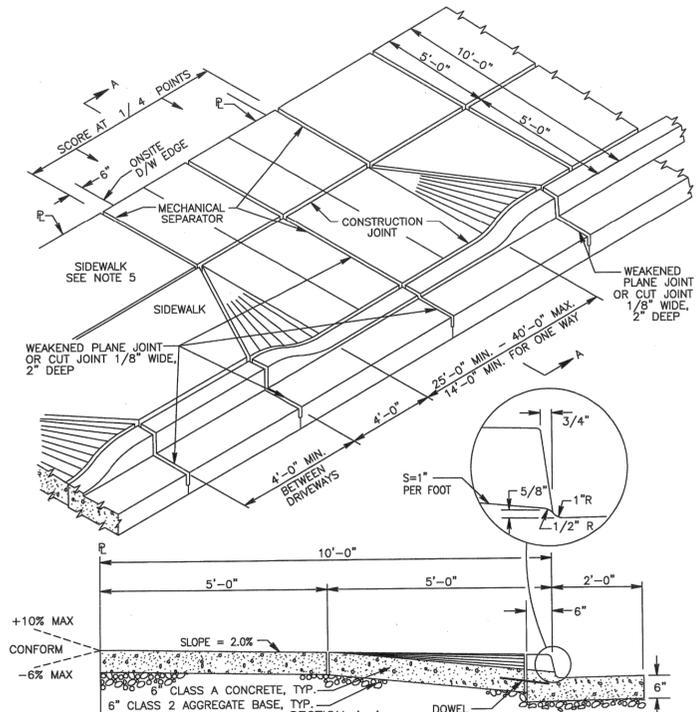
1. WHEN THE DRIVEWAY IS NOT POURED AT THE SAME TIME AS THE CURB AND GUTTER, 12" OF NO. 4 REBAR AT 4' INTERVALS SHALL BE INSTALLED AS SHOWN (REBARS TO BE BENT DOWN AND COVERED UNTIL USED).
2. SCORE MARKS SHALL NOT EXCEED 4'-0" O.C., AND USE MECHANICAL SEPARATOR AT EVERY OTHER SCORE MARK.
3. DRIVEWAY APPROACHES (EXCEPT SINGLE FAMILY) SHALL HAVE A 6"x6"x10/10 WELDED WIRE FABRIC 3" ABOVE BOTTOM OF CONCRETE.
4. DOWEL ALL NEW CONCRETE IMPROVEMENTS TO EXISTING CONCRETE IMPROVEMENTS.
5. AT LOCATIONS WHERE NEW SIDEWALK ENDS AND MEETS AN EXISTING SIDEWALK, THE NEW SIDEWALK SHALL TRANSITION TO MEET THE EXISTING SIDEWALK AS DETERMINED BY THE CITY ENGINEER.

	CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT		REV. 1	DATE 02/17	BY HE
	DRAWN BY:	DATE 02/04			
	CHECKED BY:	DATE			
	APPROVED BY:	AMY OLAY CITY ENGINEER			

Residential Driveway Detail (Attached Sidewalk)

J:\Drawings\Std_Details\D15

SCALE: N.T.S.
DETAIL NO. D-15



NOTES

1. WHEN THE DRIVEWAY IS NOT POURED AT THE SAME TIME AS THE CURB AND GUTTER, 12" OF NO. 4 REBAR AT 4' INTERVALS SHALL BE INSTALLED AS SHOWN (REBARS TO BE BENT DOWN AND COVERED UNTIL USED).
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	CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT		REV. 1	DATE 02/17	BY HE
	DRAWN BY: EA	DATE 02/04			
	CHECKED BY:	DATE			
	APPROVED BY:	AMY OLAY CITY ENGINEER			

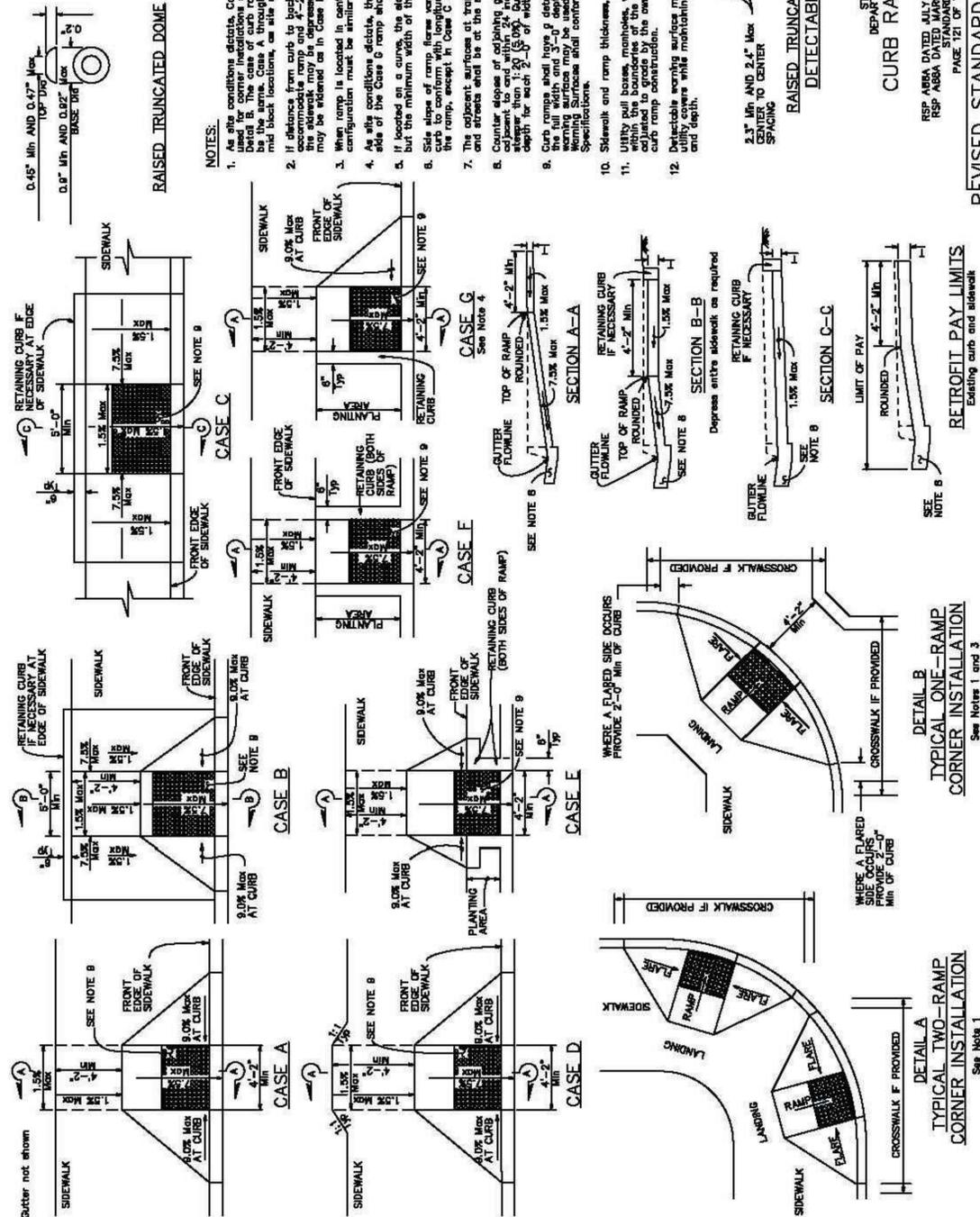
Commercial Driveway Detail

J:\Drawings\Std_Details\D18

SCALE: N.T.S.
DETAIL NO. D-18



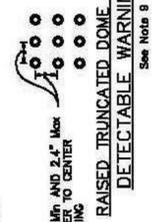
PRE-CAST CONCRETE WALL PHOTO



CALTRANS STANDARD PLAN A88A

NOTES:

1. As site conditions dictate, Case A through Case G curb ramps may be used for corner installations similar to those shown in Detail A and Detail B. Case A through Case G curb ramps may be used at mid block locations, as site conditions dictate.
2. If distance from curb to back of sidewalk is too short to accommodate ramp and 4'-2" platform (landing) as shown in Case A, curb ramps may be installed longitudinally as in Case B, C or D.
3. When ramp is located in center of curb return, retaining compartment must be similar to that shown for Detail B.
4. As site conditions dictate, the retaining curb ends and the flared side of the curb ramp shall be constructed in reversed position.
5. If located on a curve, the edge of the ramp need not be parallel, but the minimum width of the ramp shall be 4'-2".
6. Side slope of ramp flares very uniformly from a maximum of 8.0% at curb to 1.5% at 4'-2" from curb. A curb ramp shall not be adjacent to a curb ramp with a slope adjacent to top of the ramp, except in Case C and Case F.
7. The adjacent surface at transitions at curb ramps to walls, gutters, and streets shall be at the same level.
8. Curbs shall have a detectable warning surface that extends the full width and depth of the curb. A curb with a detectable warning surface shall conform to the requirements in the Standard Specifications.
9. Curb ramps shall have a detectable warning surface that extends the full width and depth of the curb. A curb with a detectable warning surface shall conform to the requirements in the Standard Specifications.
10. Sidewalk and ramp thickness, "T", shall be 3 1/2" minimum.
11. Utility pull boxes, manholes, vaults and all other utility facilities within the boundaries of the curb ramp will be relocated or adjusted to grade by the owner prior to, or in conjunction with, curb ramp construction.
12. Detectable warning surface may have to be cut to allow removal of curb ramp construction.



STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
CURB RAMP DETAILS
NO SCALE
NO SCALE

REVISED STANDARD PLAN RSP A88A
RSP A88A DATED JULY 15, 2016 SUPERSEDES RSP A88A DATED JULY 3, 2015
RSP A88A DATED MARCH 21, 2014 AND RSP A88A DATED JULY 19, 2015 AND
STANDARD PLAN A88A DATED MAY 20, 2011
PAGE 121 OF THE STANDARD PLANS BOOK DATED 2010.

REVISIONS

NO.	DATE
1	2/28/2019
2	2/28/2020
3	8/14/2020
4	11/29/2020
5	4/29/2021
6	6/17/2021
7	10/21/2021

W. CHARLES PERRY & ASSOCIATES
231 W. 41ST AVE.
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650-638-9546



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LOT LINE ADJUSTMENT
GINGER MCCREA
1308 PARSONS AVE.
CAMPBELL, CA. 95008

DETAILS

DATE: 12-3-2018
DRAWN BY: WM & MM
JOB#: PARSONS

A8

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algicides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

STORM DRAIN POLLUTION FROM PAINT SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of:
 - grading equipment
 - paving machines
 - dump trucks
 - concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

GENERAL BUSINESS PRACTICES

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

BEST MANAGEMENT PRACTICES FOR THE:

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

WHAT CAN YOU DO?

- Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction-minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

Spill Response Agencies

- Dial 911
- Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
- Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
- Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 329-2598
- Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

- A. Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- B. Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- C. Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.
- D. Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

REVISIONS	
NO.	DATE
△	2/28/2019
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LOT LINE ADJUSTMENT
GINGER MCCREA
1308 PARSONS AVE.
CAMPBELL, CA. 95008

BEST PRACTICES

DATE: 12-3-2018
DRAWN BY: WM & MM
JOB#: PARSONS

△ **BP1**



NORTH ELEVATION



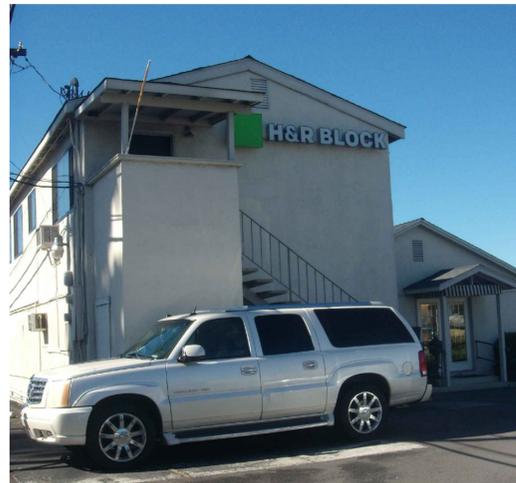
NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



EAST ELEVATION

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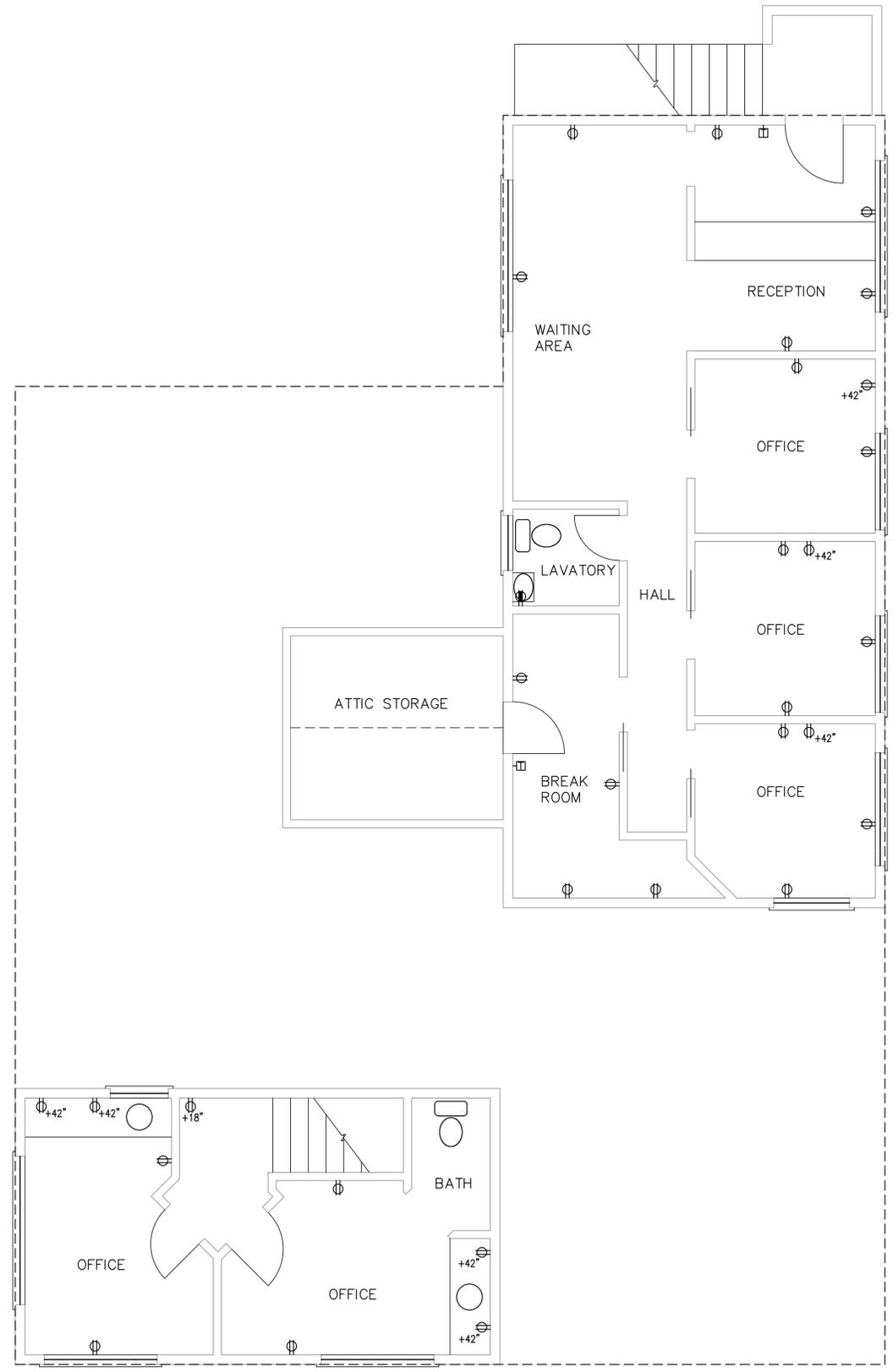
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ELECTRICAL PLANS

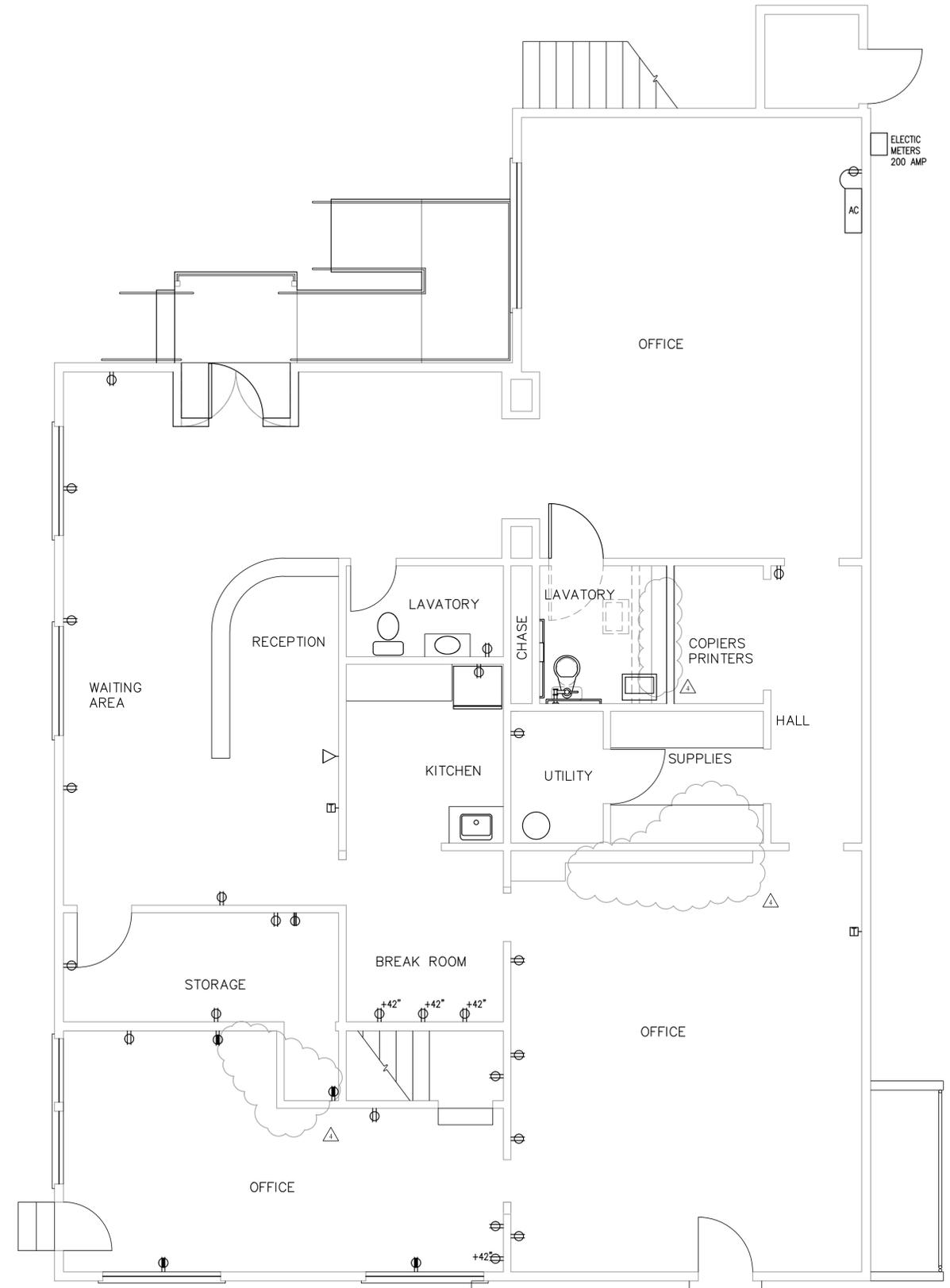
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UPPER FLOOR
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LOWER FLOOR
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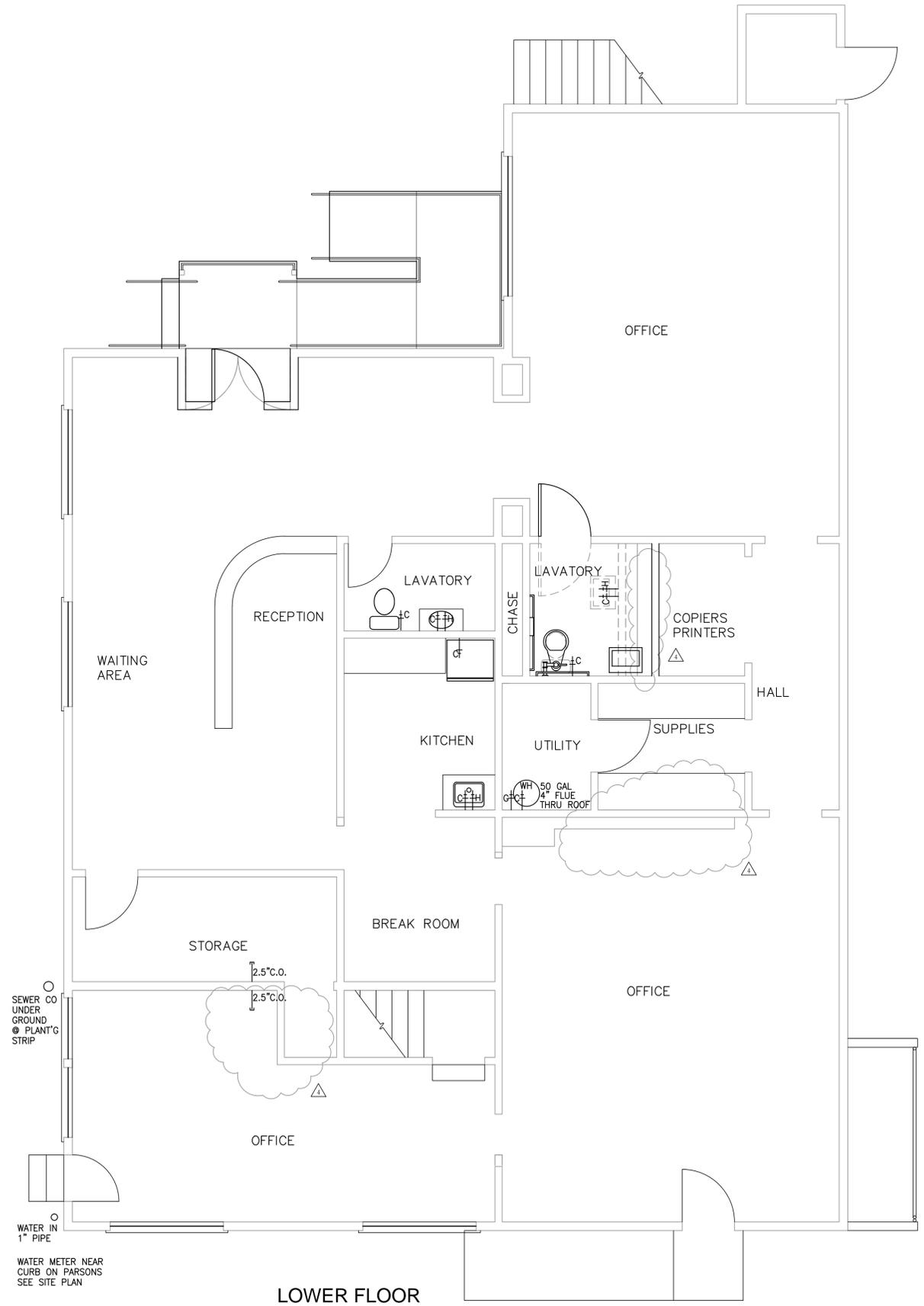
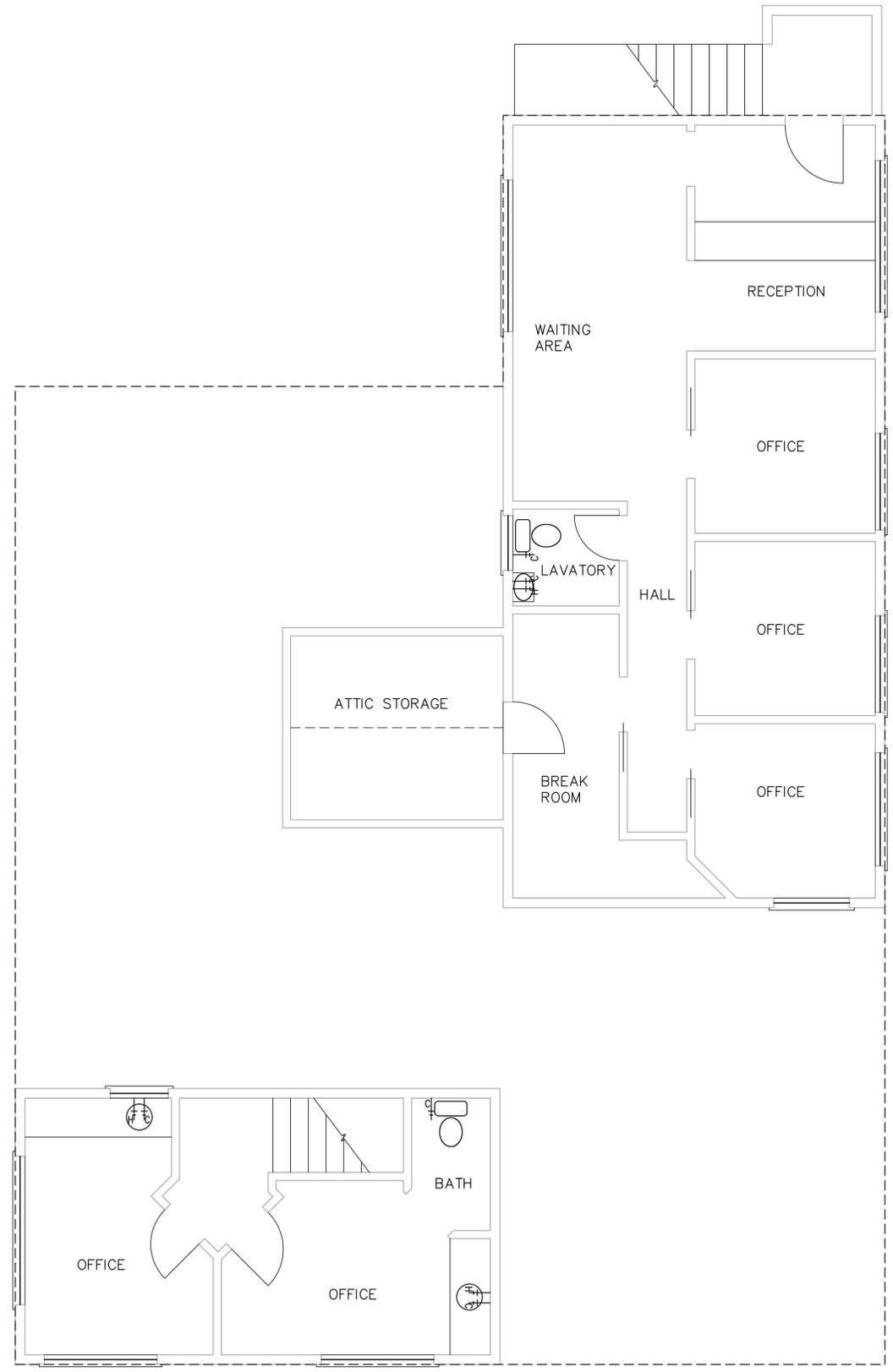
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PLUMBING PLANS

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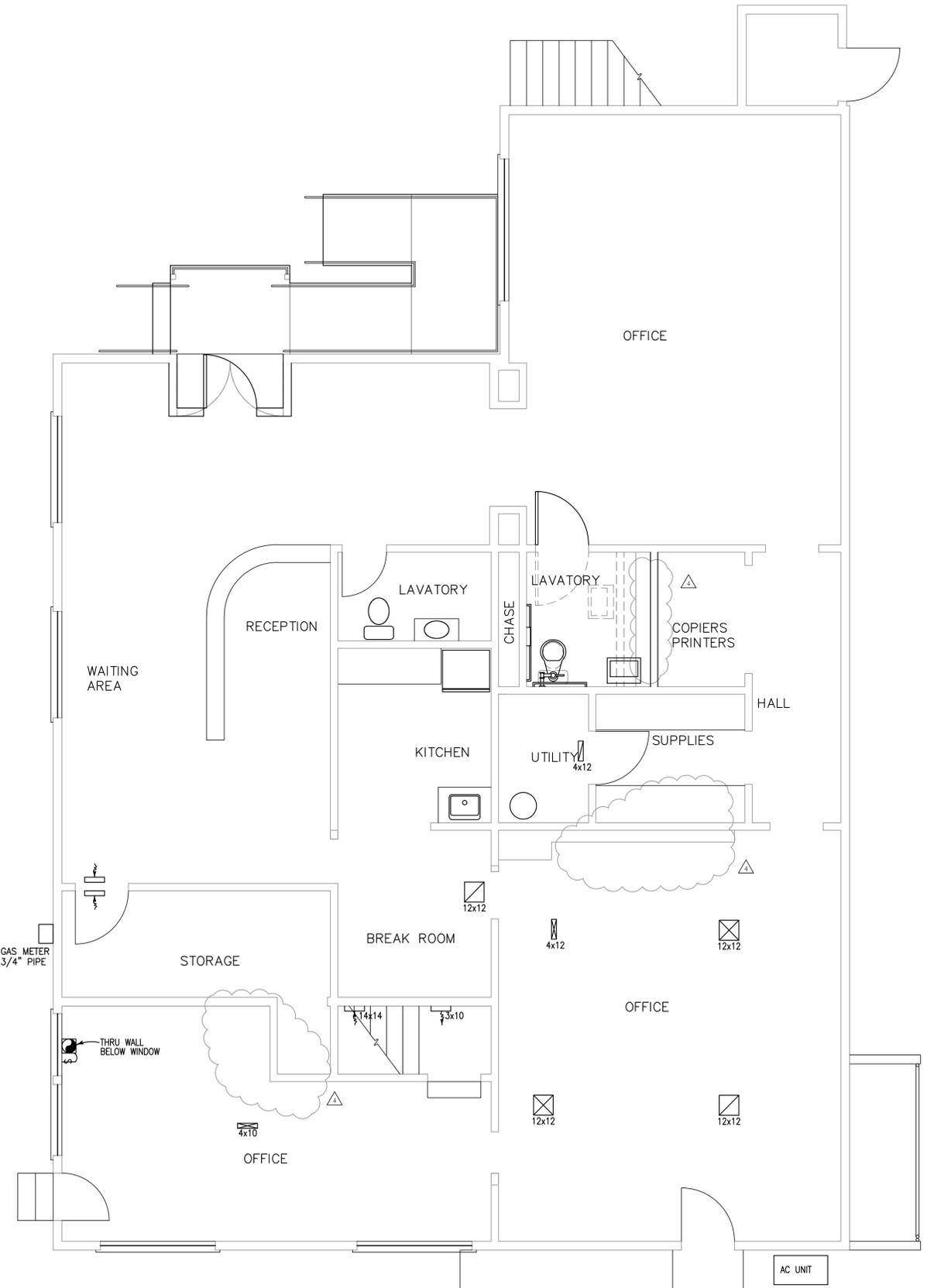
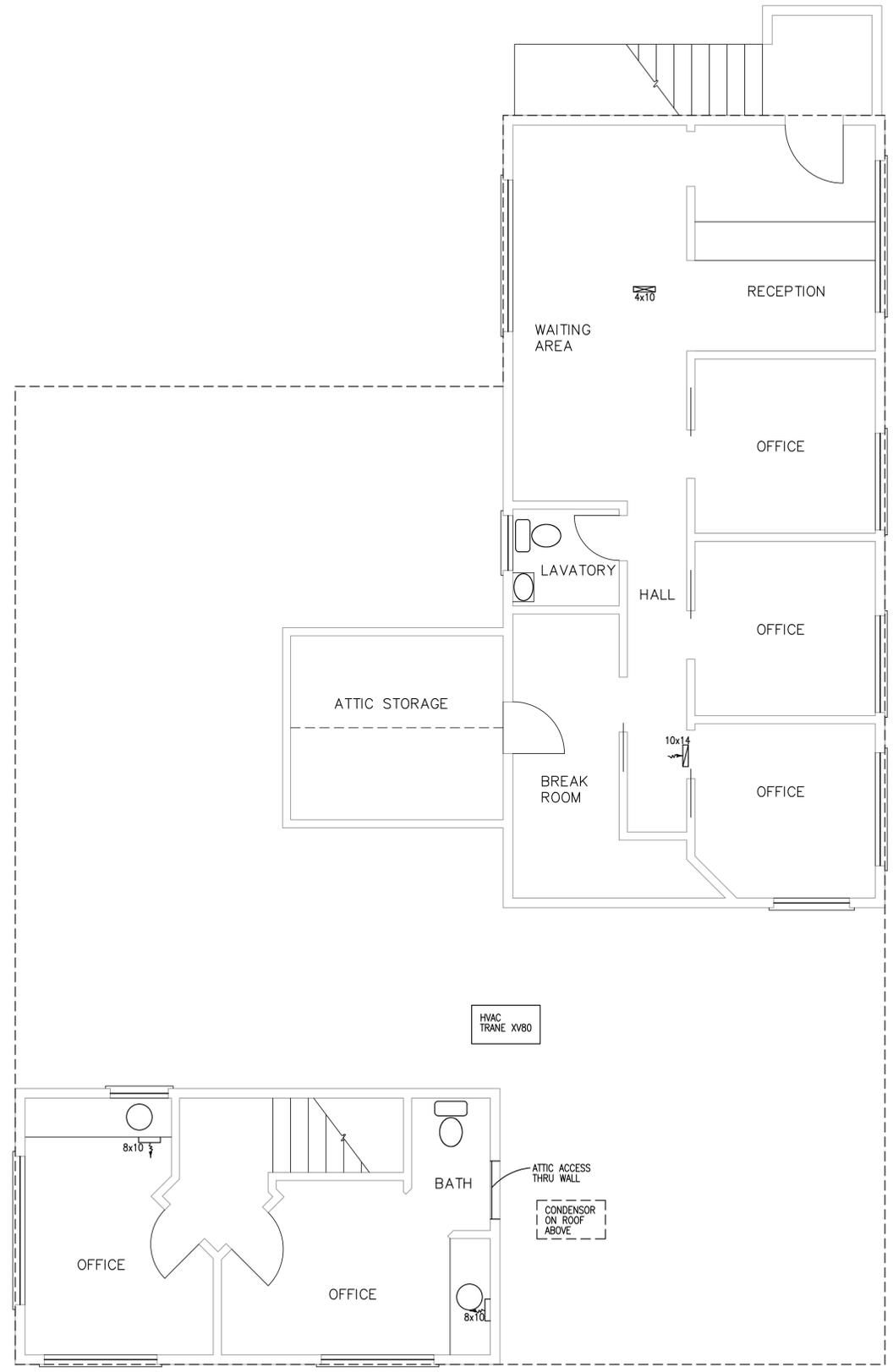
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MECHANICAL PLANS

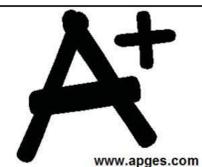
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CALIFORNIA MANDATORY GREEN MEASURES



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 ICC Building Inspector
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 CBPCA HERS Rater 1095717
 CABEC
 Certified Energy Plans Examiner

James Blomquist
 JAMES BLOMQUIST
 CERTIFIED HERS RATER / ENERGY ANALYSTS
 In tomorrow's California, the sustainability of our environment and the preservation of our beautiful resources will be aided by responsible and professional analysis of our energy needs and uses.



**Title 24 Part 11
 CalGreen Code**

CalGreen Mandatory
 Ginger McCre
 1308 & 1336 parsons Avenue
 Campbell CA. 95008

GB.

Structural Measures			Division 4.5 - Environmental Quality			Water Efficiency & Conservation Measures			Construction Waste Management (CWM) Plan			Construction Waste Management Plan (CWMP)																																																																																																																	
SECTION 4.505 INTERIOR MOISTURE CONTROL			Description			SECTION 4.303 INDOOR WATER USE			SECTION 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING			Construction Waste Management Plan can be deferred submittal until such a time as a contractor is chosen																																																																																																																	
Description	Sheet	Verified	Description	Sheet	Verified	Description	Sheet	Verified	Description	Sheet	Verified																																																																																																																		
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code. 4.505.2 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section. 4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch-thick (101.6 mm) base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. 4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and/or framing shall not be enclosed when the framing members exceed 19-percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure. 4.505 INTERIOR MOISTURE CONTROL SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range of C: 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). 3. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. 4. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. SECTION 4.507 ENVIRONMENTAL COMFORT 4.507.2 Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI / ACCA 2 Manual J-2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI / ACCA 1 Manual D-2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI / ACCA 3 Manual S-2004 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable. 4.106.4. Electric vehicle (EV) charging New construction shall comply with Sections 4.106.4.1 and 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: 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. Where there is no commercial power supply. 2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permanent installation of a branch circuit over current protective device. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". 4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EVCS) capable of supporting future EVSE and shall be identified on construction documents. Calculations for the number of EVCS shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EVCS to be constructed or available until EV chargers are installed for use. 4.106.4.2.1 Electric vehicle charging station (EVCS) locations. Construction documents shall indicate the location of proposed EVCS. At least one EVCS shall be located in common use areas and available for use by all residents. When EV chargers are installed, EVCS required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options: 1. The EVCS shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EVCS shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. 4.106.4.2.2 Electric vehicle charging station (EVCS) dimensions and slope. The EVCS shall be designed to comply with the following: 1. The minimum length of each EVCS shall be 18 feet (5486 mm). 2. The minimum width of each EVCS shall be 9 feet (2743 mm). 3. One in every 25 EVCS, but not less than one EVCS, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS is 12 feet (3658 mm). a. Surface slope for this EVCS and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 4.106.4.2.3 Single EVCS required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EVCS. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permanent installation of a branch circuit overcurrent protective device. 4.106.4.2.4 Multiple EVCS required. Have sufficient capacity to simultaneously charge all EVs at all required EVCS at the full rated ampere of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. 4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.	A7	Verified	4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following: 1. Manufacturer's product specification. 2. Field verification of on-site product containers. 4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 11.1, February 2010 (also known as Specification 01350). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems' Indoor Advantage™ Gold. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. 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 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program. 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet 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 11.1, February 2010 (also known as Specification 01350). 4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARBS Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.) by or before the dates specified in those sections, in 4.504.5. 4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following: 1. Product certifications and specifications. 2. Chain of custody certifications. 3. Product labeled and invoked as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association. 5. Other methods acceptable to the enforcing agency. TABLE 4.504.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS, Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>COATING CATEGORY</th> <th>EFFECTIVE 1/1/2012</th> </tr> </thead> <tbody> <tr><td>Flat coatings</td><td>50</td></tr> <tr><td>Nonflat coatings</td><td>100</td></tr> <tr><td>Nonflat-high gloss coatings</td><td>150</td></tr> <tr><td>Aluminum roof coatings</td><td>400</td></tr> <tr><td>Basement specialty coatings</td><td>400</td></tr> <tr><td>Bituminous roof coatings</td><td>50</td></tr> <tr><td>Blumious roof primers</td><td>350</td></tr> <tr><td>Bond breakers</td><td>350</td></tr> <tr><td>Concrete curing compounds</td><td>350</td></tr> <tr><td>Concrete/masonry sealers</td><td>100</td></tr> <tr><td>Driveway sealers</td><td>50</td></tr> <tr><td>Dry fog coatings</td><td>150</td></tr> <tr><td>Faux finishing coatings</td><td>350</td></tr> <tr><td>Fire resistive coatings</td><td>500</td></tr> <tr><td>Floor coatings</td><td>100</td></tr> <tr><td>Form-release compounds</td><td>250</td></tr> <tr><td>Grain-to-grain (on paints)</td><td>500</td></tr> <tr><td>High temperature coatings</td><td>420</td></tr> <tr><td>Industrial maintenance coatings</td><td>250</td></tr> <tr><td>Isosoluble coatings¹</td><td>250</td></tr> <tr><td>Magnesite cement coatings</td><td>450</td></tr> <tr><td>Mastic texture coatings</td><td>100</td></tr> <tr><td>Metallic pigmented coatings</td><td>500</td></tr> <tr><td>Multicolor coatings</td><td>250</td></tr> <tr><td>Pretreatment wash primers</td><td>420</td></tr> <tr><td>Primers, sealers, and undercoaters</td><td>100</td></tr> <tr><td>Reactive penetrating sealers</td><td>350</td></tr> <tr><td>Recycled coatings</td><td>250</td></tr> <tr><td>Roof coatings</td><td>50</td></tr> <tr><td>Rust preventative coatings</td><td>250</td></tr> <tr><td>Clear Shellacs</td><td>730</td></tr> <tr><td>Opaque Shellacs</td><td>550</td></tr> <tr><td>Specialty primers, sealers and undercoaters</td><td>100</td></tr> <tr><td>Stains</td><td>250</td></tr> <tr><td>Stone consolidants</td><td>450</td></tr> <tr><td>Swimming pool coatings</td><td>340</td></tr> <tr><td>Traffic marking coatings</td><td>100</td></tr> <tr><td>Tub and tile refinish coatings</td><td>420</td></tr> <tr><td>Waterproofing membranes</td><td>250</td></tr> <tr><td>Wood preservatives</td><td>275</td></tr> <tr><td>Wood preservatives</td><td>350</td></tr> <tr><td>Zinc-rich primers</td><td>340</td></tr> </tbody> </table> <p>1. Grams of VOC per liter of coating, including water and including exempt compounds. 2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table. 3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board. TABLE 4.504.2 SEALANT VOC LIMIT - Less Water and Less Exempt Compounds in Grams per Liter <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>SEALANTS</th> <th>CURRENT VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>Architectural</td><td>250</td></tr> <tr><td>Marine deck</td><td>750</td></tr> <tr><td>Nonmembrane roof</td><td>300</td></tr> <tr><td>Roadway</td><td>250</td></tr> <tr><td>Single-ply roof membrane</td><td>450</td></tr> <tr><td>Other</td><td>420</td></tr> </tbody> </table> SEALANT PRIMERS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Architectural</th> <th>Nonporous</th> <th>Porous</th> <th>Modified bituminous</th> <th>Marine deck</th> <th>Other</th> </tr> </thead> <tbody> <tr><td>250</td><td>250</td><td>775</td><td>500</td><td>750</td><td>750</td></tr> </tbody> </table> INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS SECTION 702 QUALIFICATIONS Sheet Verified 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 section. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector: 1. Certification by a national or regional green building program or standard publisher. 2. Certification by a statewide energy consulting or verification organization, such as HERS Raters, BPI, and home energy auditors. 3. Successful completion of a third party apprenticeship training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency. Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. HERS Raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). (BSC) When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency. Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 703.1 Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When special documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified in the application checklist. </p>	COATING CATEGORY	EFFECTIVE 1/1/2012	Flat coatings	50	Nonflat coatings	100	Nonflat-high gloss coatings	150	Aluminum roof coatings	400	Basement specialty coatings	400	Bituminous roof coatings	50	Blumious roof primers	350	Bond breakers	350	Concrete curing compounds	350	Concrete/masonry sealers	100	Driveway sealers	50	Dry fog coatings	150	Faux finishing coatings	350	Fire resistive coatings	500	Floor coatings	100	Form-release compounds	250	Grain-to-grain (on paints)	500	High temperature coatings	420	Industrial maintenance coatings	250	Isosoluble coatings ¹	250	Magnesite cement coatings	450	Mastic texture coatings	100	Metallic pigmented coatings	500	Multicolor coatings	250	Pretreatment wash primers	420	Primers, sealers, and undercoaters	100	Reactive penetrating sealers	350	Recycled coatings	250	Roof coatings	50	Rust preventative coatings	250	Clear Shellacs	730	Opaque Shellacs	550	Specialty primers, sealers and undercoaters	100	Stains	250	Stone consolidants	450	Swimming pool coatings	340	Traffic marking coatings	100	Tub and tile refinish coatings	420	Waterproofing membranes	250	Wood preservatives	275	Wood preservatives	350	Zinc-rich primers	340	SEALANTS	CURRENT VOC LIMIT	Architectural	250	Marine deck	750	Nonmembrane roof	300	Roadway	250	Single-ply roof membrane	450	Other	420	Architectural	Nonporous	Porous	Modified bituminous	Marine deck	Other	250	250	775	500	750	750	A1		DESCRIPTION The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance. 4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 4.303.1.4 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.1 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle. 4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. 4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code.	A1		DESCRIPTION The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance. 4.408.1 Construction waste management. Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 4.408.2 Construction waste management plan. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material will be taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1. Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 Waste stream reduction alternative. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) pounds per square foot of the building area, shall meet the minimum 50-percent construction waste reduction requirement in Section 4.408.1. 4.408.4.1 Waste stream reduction alternative. (HR) Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) pounds per square foot of the building area, shall meet the minimum 50-percent construction waste reduction requirement in Section 4.408.1. 4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4. 4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and localities. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspection verifications required by the enforcing agency or this code.	A1		Project: Priest & Nefstead Remodel 275 Burnett, Unit 9 San Francisco, CA 94131 Building Permit #: _____ Square Footage: 1756 sf Owner: _____ Phone: _____ Project Manager / Contractor: _____ Phone: _____ Cell: _____ email: _____ Waste Hauling Company: _____ Phone: _____ Sub Contractor: _____ Phone: _____ Cell: _____ email: _____ Sub Contractor: _____ Phone: _____ Cell: _____ email: _____ Sub Contractor: _____ Phone: _____ Cell: _____ email: _____	Responsible Designer's Declaration Statement I hereby certify that this project has been designed to meet the requirements of the 2013 California Green Building Standards Code. Name: W. Charles Perry Signature: _____ Date: _____ Company: W. Charles Perry & Associates Address: 231 W. 41st Ave City: State: Zip: San Mateo California 94003 Contractor Declaration Statement I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code. Name: _____ Signature: _____ Date: _____ License: _____ Address: _____ City: State: Zip: _____
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Single-ply roof membrane	450																																																																																																																												
Other	420																																																																																																																												
Architectural	Nonporous	Porous	Modified bituminous	Marine deck	Other																																																																																																																								
250	250	775	500	750	750																																																																																																																								
Division 4.5 - ENVIRONMENTAL QUALITY SECTION 4.503 FIREPLACES Sheet Verified 4.503.1 General. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. SECTION 4.504 POLLUTANT CONTROL 4.504.1 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetrock or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris, which may enter the system. 4.504.2 Finish material pollutant control. Finish materials shall comply with this section. 4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition of the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507. 4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.3.7 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply. 4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. TABLE 4.504.1 ADHESIVE VOC LIMIT - Less Water and Less Exempt Compounds in Grams per Liter <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>CURRENT VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>Indoor carpet adhesives</td><td>50</td></tr> <tr><td>Carpet pad adhesives</td><td>50</td></tr> <tr><td>Outdoor carpet adhesives</td><td>150</td></tr> <tr><td>Wood flooring adhesive</td><td>100</td></tr> <tr><td>Rubber floor adhesives</td><td>50</td></tr> <tr><td>Subfloor adhesives</td><td>50</td></tr> <tr><td>Ceramic tile adhesives</td><td>65</td></tr> <tr><td>VCT and asphalt tile adhesives</td><td>50</td></tr> <tr><td>Drywall and panel adhesives</td><td>50</td></tr> <tr><td>Cove base adhesives</td><td>50</td></tr> <tr><td>Multipurpose construction adhesives</td><td>70</td></tr> <tr><td>Structural glazing adhesives</td><td>100</td></tr> <tr><td>Single-ply roof membrane adhesives</td><td>250</td></tr> <tr><td>Other adhesives not specifically listed</td><td>50</td></tr> </tbody> </table> SPECIALTY APPLICATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td>PVC welding</td><td>510</td></tr> <tr><td>CWPC welding</td><td>490</td></tr> <tr><td>ABS welding</td><td>325</td></tr> <tr><td>Plastic cement welding</td><td>250</td></tr> <tr><td>Adhesive primer for plastic</td><td>550</td></tr> <tr><td>Contact adhesive</td><td>80</td></tr> <tr><td>Special purpose contact adhesive</td><td>250</td></tr> <tr><td>Structural wood member adhesive</td><td>140</td></tr> <tr><td>Top and trim adhesive</td><td>250</td></tr> </tbody> </table> SUBSTRATE SPECIFIC APPLICATIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr><td>Metal to metal</td><td>30</td></tr> <tr><td>Plastic foams</td><td>50</td></tr> <tr><td>Porous material (except wood)</td><td>30</td></tr> <tr><td>Wood</td><td>30</td></tr> <tr><td>Fiberglass</td><td>80</td></tr> </tbody> </table> <p>1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed. 2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 16. TABLE 4.504.5 FORMALDEHYDE LIMITS - Maximum Formaldehyde Emissions in Parts per Million <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PRODUCT</th> <th>CURRENT LIMIT</th> </tr> </thead> <tbody> <tr><td>Hardwood plywood veneer core</td><td>0.05</td></tr> <tr><td>Hardwood plywood composite core</td><td>0.08</td></tr> <tr><td>Particleboard</td><td>0.09</td></tr> <tr><td>Medium density fiberboard</td><td>0.11</td></tr> <tr><td>Thin medium density fiberboard²</td><td>0.21</td></tr> </tbody> </table> <p>1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333-96/2002. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12. 2. Thin medium density fiberboard has a maximum thickness of 6 millimeters.</p> </p>													ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT	Indoor carpet adhesives	50	Carpet pad adhesives	50	Outdoor carpet adhesives	150	Wood flooring adhesive	100	Rubber floor adhesives	50	Subfloor adhesives	50	Ceramic tile adhesives	65	VCT and asphalt tile adhesives	50	Drywall and panel adhesives	50	Cove base adhesives	50	Multipurpose construction adhesives	70	Structural glazing adhesives	100	Single-ply roof membrane adhesives	250	Other adhesives not specifically listed	50	PVC welding	510	CWPC welding	490	ABS welding	325	Plastic cement welding	250	Adhesive primer for plastic	550	Contact adhesive	80	Special purpose contact adhesive	250	Structural wood member adhesive	140	Top and trim adhesive	250	Metal to metal	30	Plastic foams	50	Porous material (except wood)	30	Wood	30	Fiberglass	80	PRODUCT	CURRENT LIMIT	Hardwood plywood veneer core	0.05	Hardwood plywood composite core	0.08	Particleboard	0.09	Medium density fiberboard	0.11	Thin medium density fiberboard ²	0.21	SECTION 4.106 SITE DEVELOPMENT Sheet Verified 4.106.1 Scope. The provisions of this division outline planning, design and development methods that include environmental responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties. 4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by way of a barrier system, wattle pit, other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance. 4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales. 2. Water collection and disposal systems. 3. French drains. 4. Water retention gardens. 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path. SECTION 4.304 OUTDOOR WATER USE 4.304.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following: 1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. 2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller. 3. Disturbance-based controllers are not required to have a rain sensor input. Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association. SECTION 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 Rotted 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.																																										
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