Agenda Item B.3
CONCEPTUAL/PRELIMINARY/FINAL REVIEW
Meeting Date: May 26, 2026

TO: Goleta Design Review Board

FROM: Luisa Negrete, Assistant Planner; (805) 961-7545

SUBJECT: Second Story Residential Accessory Structure 7289 Tuolumne Dr; APN 077-093-003 Case Nos. 26-0013-DRB, 26-0008-LUP

DRB ACTIONS FOR CONSIDERATION:

1. Adopt Design Review Board (DRB) and California Environmental Act Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15303(e) as provided in Attachment B; and
3. Conduct Conceptual/Preliminary/ Final review and approve (or approve with conditions).

If the findings cannot be made to approve the request at this meeting, the Design Review Board (DRB) can either continue the item for additional information/redesign or deny the request specifically identifying the reasons for the denial.

PROJECT DESCRIPTION:
This is a request for a ***Conceptual, Preliminary and Final*** review for an as-built second story addition of 234 square feet with exterior stairs on an existing 1,773 single-story residence. On January 22, 2026, the Property Owner was issued a stop work notice for the unpermitted second story addition that is the subject of this item. The applicant submitted this request on April 2, 2026 to address the work done without benefits of review and permits. If the design review case and associated Land Use Permit are approved, then the applicant will need to secure building permits and complete inspections before the code violation is closed.

. The structure will be used as accessory storage space for the primary residence. The resulting project will increase the total floor area of the primary residence to 2,007 square feet. The proposed project conforms to the Maximum Floor area allowed for this parcel per Title 17, Zoning. The property also has an attached 406 square floor junior accessory dwelling unit and deck on the first floor that are not a part of this current project

The subject property is designated as Residential Single-Family (RS) in the Zoning and General Plan Land Use designation and is located in the Inland Zone.

The project was filed by Tristen Cravens on behalf of property owner, Andrew Triant.

DISCUSSION:
Per Title 17, Section 17.73.010, states that an accessory structure that is structurally connected to the primary structure should not have any internal access to the principal dwelling. The proposed accessory space has no internal access to the principal dwelling and is only accessible through the proposed exterior stairs.

The Additional Development Regulations for the RS District 17.40.040 Maximum Allowable Floor Area applies to all structures on the lot, including accessory structures. The new total floor area of 2,007 square feet will remain under the 2,491 square feet Maximum Floor Area allowable for this property as calculated by the table found in Title 17 Chapter 17.07.040. The maximum floor area allowance for this 8,279 square foot lot is 2,491 square feet. The proposed project is 234 square feet, which will increase the primary residence from 1,773 square feet to 2,007 square feet, thereby not exceeding the maximum floor area allowable

Additionally, Section 17.24.020, accessory structures in the Residential District (RS) must not exceed 16’ in height. While additional height, up to the specific zone district’s height limitation of 25’ in the RS Zone District, may be permitted for accessory structures outside all setbacks and subject to Design Review. The proposed height for the accessory structure is 18’ 8”. Since the proposed accessory structure exceeds the maximum height allowed for accessory structure but complies with the maximum height for the RS District, the proposed project is subject to Design Review.

The materials and colors associated with the project are in harmony with each other and will match existing materials on all sides of the structure. The project’s colors will complement each other as the walls, trim, and roof color have been considered in tandem.

The proposed accessory structure matches the architectural style of the existing dwelling and the architectural style of other homes in the neighborhood which consists of single and two-story single-family dwellings. The materials and style are intended to match the existing home. If the DRB finds that the materials and design are acceptable, then the DRB will need to complete Finding 1 provided in Attachment A. If DRB determines that the materials and design need to be revised, then this matter should be continued to allow for a re-design.

ENVIRONMENTAL REVIEW (NOE):

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.) and the City's Environmental Review Guidelines, Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15303 (e) (New Construction or Conversion of Small Structures) and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15303(e) because the project is a new construction small structure and accessory to the primary dwelling.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Residential addition to the dwelling will have the same use as existing dwelling. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of additions to a dwelling in a residential district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

NEXT STEPS

If the DRB grants the applicant's request, the next steps include: (1) a 10-day DRB appeal period; (2) Land Use Permit (LUP) approval if the findings can be made and a 10-day appeal period; (3) ministerial issuance of an LUP if no appeal

is filed; (4) review and approval by Building & Safety (“Building Permits”); and (5) project construction, including Building & Safety site inspections.

If the DRB action is appealed and the appeal is upheld, DRB’s Final Review action will be rescinded and the DRB process will start over after the disposition on the appeal.

ATTACHMENTS:

Attachment A - Findings of Approval
Attachment B – Notice of Exemption (NOE)
Attachment C – Project Plans

ATTACHMENT A

FINDINGS

Attachment A
Design Review Findings and California Environmental Quality Act Findings
7289 Tuolumne Drive
Case No. 26-0013-DRB, 26-0008-LUP

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

   The proposed accessory structure does not exceed the recommended Maximum Floor Area Ratio (FAR) for the parcel, thereby complying with this standard and the neighborhood is a mix of single and two-story homes. The proposed development is limited to a second-story accessory structure at the back of the residence along the West and South elevation. Further, the accessory structure is setback far enough from the front where it does not alter the streetscape. The accessory structure will enhance the house in a manner that is compatible with the area. Because of the minimal square footage, its placement, and compliance with the applicable development standards, the size, bulk, and scale of the project is appropriate to the site and the surrounding neighborhood residences.

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

   The proposed alterations will not alter the site layout, orientation, or location of the primary dwelling and are appropriate based on the uses on the property.

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

   The proposed alterations on the dwelling are in harmony with the site and neighborhood, maintaining similar roof slopes, style and finishes as the surrounding stucco dwellings.

4. There is harmony of material, color, and composition on all sides of structures.

   The alterations are proposed in harmony with the site and neighborhood, maintaining similar roof slopes and color pattern as the existing residence.

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

   No outdoor mechanical or electrical equipment is proposed.

6. The site grading is minimized, and the finished topography will be appropriate for the site.

   No grading is proposed as part of this project.

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

   No landscaping is proposed as part of the proposal.

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

   No new landscaping is proposed as part of the proposed project.

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

   No new lighting is proposed as part of the project.

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

    The proposed project is in a residential neighborhood with single and two-story single-family dwellings. The project conforms to the required RS zone development standards including 25' height limit, and continued observation of the 20' front setback, 25' rear setback, and 10% lot width side setbacks.

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

    The proposed project is not located in a special design district and there are no additional design standards for single dwelling units.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.) and the City's Environmental Review Guidelines, Specifically, the project is categorically exempt from environmental review pursuant to

CEQA Guidelines § 15303 (e) (New Construction or Conversion of Small Structures) and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15303(e) because the project is a new construction small structure and accessory to the primary dwelling.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Residential addition to the dwelling will have the same use as existing dwelling. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of additions to a dwelling in a residential district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

ATTACHMENT B

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION (NOE)

To: ☐ Office of Planning and Research
P.O. Box 3044, 1400 Tenth St. Rm. 212
Suite B
Sacramento, CA 95812-3044

☒ Clerk of the Board of Supervisors
County of Santa Barbara
105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From: City of Goleta
130 Cremona Drive,
Goleta, CA 93117

Subject: Filing of Notice of Exemption

Project Title:
Triant Second Story Residential Accessory Structure
Case No. 26-0008-LUP; 26-0013-DRB

Project Applicant:
Andrew Triant, Property Owner

Project Location (Address and APN):
7289 Tuolumne Drive
Goleta, CA 93117
County of Santa Barbara
APN: 077-093-003

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project consists of a new second story of 234 square feet with exterior stairs on an existing 1,773 single-story residence. The structure will be used as accessory space for storage. The resulting project will increase the total floor area of the primary residence to 2,007 square feet.

The beneficiaries of this project are the property owners.

Name of Public Agency Approving the Project:
Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:
Andrew Triant, Property Owner

Exempt Status:
☑ Categorical Exemption: § 15303 (e) (New Construction or Conversion of Small Structures)

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.) and the City's Environmental Review Guidelines, Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15303 (e) (New Construction or Conversion of Small Structures) and a Notice of Exemption is proposed.

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Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Residential addition to the dwelling will have the same use as existing dwelling. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of additions to a dwelling in a residential district is not unusual. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

For these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

City of Goleta Contact Person, Telephone Number, and Email:
Luisa Negrete, Assistant Planner
805-961-7545
lnegrete@cityofgoleta.gov

Signature Title Date

If filed by the applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?
   ☐Yes ☐No

Date received for filing at OPR:

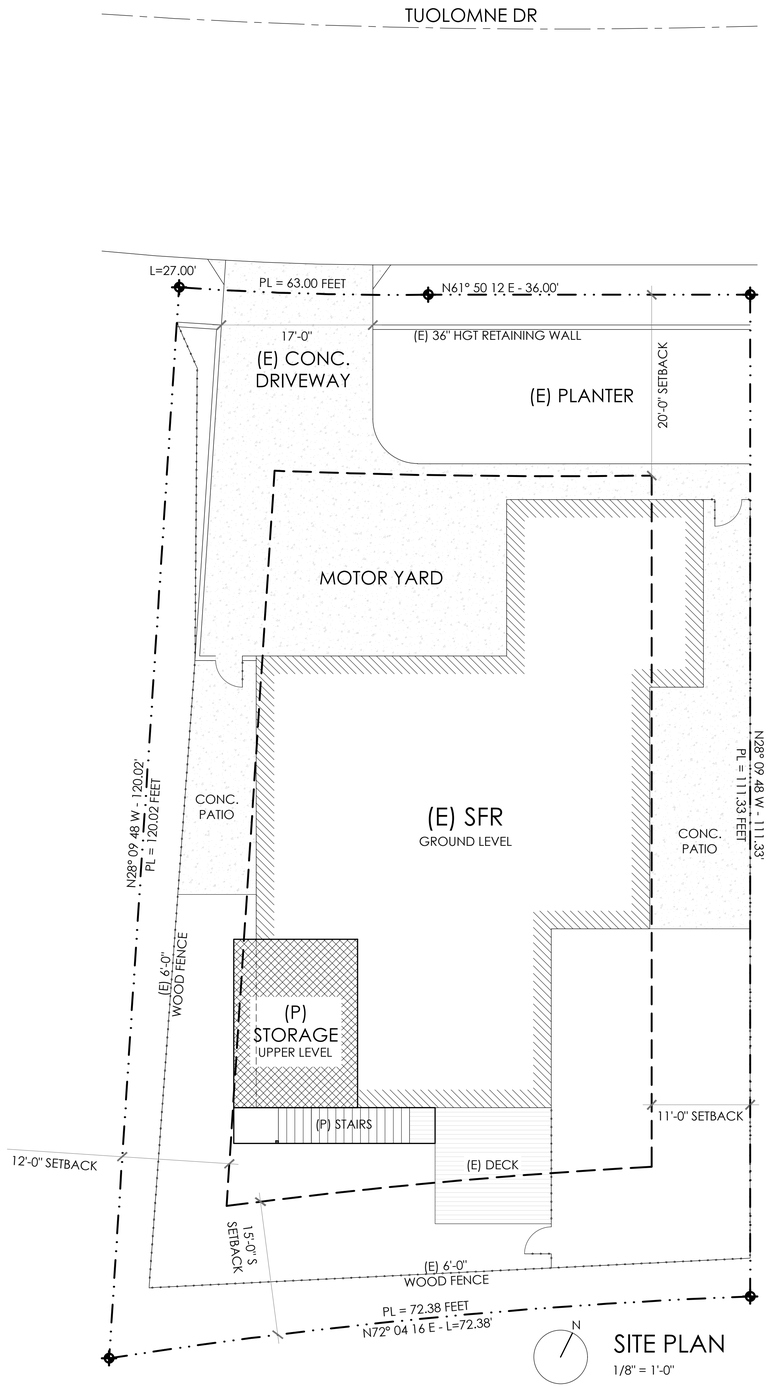
_____

Note: Authority cited: Section 21083 and 211110, Public Resources Code
Reference: Sections 21108, 21152.1, Public Resources Code

ATTACHMENT C

PROJECT PLANS

STORAGE ADDITION
7289 TUOLUMNE DR, GOLETA, CA 93117



PROJECT DATA
SCOPE OF WORK:
NEW STORAGE ADDITION

PROPERTY OWNER:

OWNER:	ANDY TRIANT
CONTACT:	TRISTAN CRAVENS/ SANTA BARBARA PERMITTING
PHONE:	805-755-9996
EMAIL:	TRISTAN.CRAVENS@SANTABARBARAPERMITTING.COM
ADDRESS:	1117 STATE ST, UNIT 93 SANTA BARBARA, CA, 93101
APN	077-093-003
ADDRESS:	7289 TUOLUMNE DR, GOLETA, CA 93117
ZONING DISTRICT	RS-7
YEAR BUILT:	1959
PARKING:	2 UNCOVERED TO REMAIN
JURISDICTION:	CITY OF GOLETA
HIGH FIRE:	NO
USE DESCRIPTION:	SINGLE FAMILY RESIDENCE
LOT SIZE:	0.19 ARCES = 8276.4 SQ.FT.
AVERAGE SLOPE:	1%
CONSTRUCTION TYPE:	VB

CODE ORDINANCES:
THIS PROJECT SHALL COMPLY WITH: THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION; THE CALIFORNIA PLUMBING CODE, 2025 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION; THE CALIFORNIA MECHANICAL CODE, 2025 EDITION; THE CALIFORNIA FIRE CODE, 2025 EDITION; THE CALIFORNIA ENERGY CODE, 2025 EDITION; THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION AND ALL OTHER CODES, REGULATIONS, AND APPROVALS ESTABLISHED BY THE CITY OF GOLETA.

CONSTRUCTION WASTE MANAGEMENT FACILITY:
MARBORG INDUSTRIES - 728 E YANOLANI ST., SANTA BARBARA, CA 93103

FLOOR AREA CALCULATIONS:

FLOOR AREA	GROSS	NET
(E) RESIDENCE	1,889 SQFT	1,805 SQFT
(E) JADU	440 SQFT	406 SQFT
TOTAL (E) SQUARE FOOTAGE	2,329 SQFT	2,211 SQFT
(P) STORAGE	260 SQFT	234 SQFT
TOTAL (P) SQUARE FOOTAGE	260 SQFT	234 SQFT

MAXIMUM FLOOR AREA—RS DISTRICT PER TABLE 17.07.040:
LOT SIZE: 8,276.4 SQ. FT. (276.4 SQ. FT. OVER 8,000 SQ. FT.)
MAXIMUM ALLOWED FLOOR AREA: 2,430 SQ. FT. + (0.22 X LOT AREA OVER 8,000)
CALCULATION: 2,430 + (0.22 X 276.4) = 2,490.81 SQ. FT.
ROUNDED MAX ALLOWED FLOOR AREA (PER § 17.03.040): **2,491 SQ. FT.**
PROPOSED FLOOR AREA (MEASURED FROM INSIDE PERIMETER PER § 17.03.070):
(NOTE: 406 SQ. FT. JADU IS EXEMPT FROM FAR)

(E) RESIDENCE (NET):	1,805 SQ. FT.
(P) STORAGE (NET):	234 SQ. FT.
TOTAL PROJECT FLOOR AREA:	**2,039 SQ. FT.**

COMPLIANCE: 2,039 SQ. FT. < 2,491 SQ. FT. (COMPLIES)

SHEET INDEX:

SANTA BARBARA PERMITTING
PERMITTING AGENCY
S.B. PERMITTING
(805) 755-9996
www.santabarbarapermitting.com
tristan.cravens@santabarbarapermitting.com

7289 TUOLUMNE DR
GOLETA, CA 93117

05/07/2026

FOR ARCHITECT STAMP ONLY

PLANS DRAWN BY: F.H.

N O T E

THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT. DRAFTER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DRAFTER WILL BE PROMPTLY NOTIFIED SO THAT THE DRAFTER MAY MAKE ATTEMPTS TO RESOLVE THEM.

A1.0

General Notes:

Wildland-Urban Interface Area Construction Requirements:
(Note: Refer to Santa Barbara County High Fire Notes/Details Sheet for additional information.)

1. Roof covering for structures located within a State agency Fire Hazard Severity Zone or local agency Very-High Fire Hazard Severity Zone pursuant CRC Section R337 is to be a fire-retardant Class A roof covering. Roof covering for structures to be fire-retardant Class A roof covering. Provide listing report number of approved Class A roofing on plans. [CRC R337.5]

2. Where the roofing profile has an airspace under the roof covering, installed over a combustible deck, a 72 lb. cap sheet complying with ASTM D3909 Standard Specification for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," shall be installed over the roof deck. Bird stops shall be used at the eaves when the profile fits, to prevent debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers. (Exception: Cap sheet is not required when no less than 1 inch of mineral wool board or other noncombustible material is located between the roofing material and wood framing or deck.)
Alternately, a Class A fire rated roof underlayment shall be permitted to be used. If the sheathing consists of exterior fire-retardant-treated wood, the underlayment shall not be required to comply with a Class A classification. Bird stops shall be used at the eaves when the profile fits, to prevent debris at the eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers. [CRC R337.5.2]

3. When provided, valley flashings subject to CRC Section R337 shall not be less than 26 galvanized sheet gauge corrosion resistant metal installed over a minimum 36" wide underlayment consisting of one layer of minimum 72 pound mineral surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking. [CRC R337.5.3]

4. Roof gutters subject to CRC Section R337 to be provided with means to prevent the accumulation of leaves and debris in the gutter. [CRC R337.5.4]

5. Ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces, underfloor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical plane, shall be fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents tested to ASTM E2886 and listed. Ridge vents and vents that are installed on a sloped roof, such as dormer vents, shall be covered with a noncombustible, corrosion resistant mesh with the openings not to exceed 1/8 inch in diameter. [CRC R337.6]

6. Unvented attic & roof rafter assemblies can be approved provided the unvented attic/rafter space is completely contained within the building thermal envelope with no vapor retarders installed on the ceiling side of the unvented attic/rafter space. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing with the balance of the insulation being air-permeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control.) [CRC R806.5]

7. Exterior glazing (exterior windows, exterior glazed doors, glazed openings within exterior doors, glazed openings within exterior garage doors, exterior structural glass veneer, skylights, vents) subject to CRC Section R337 are to be multi-pane glazing with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes when tested in accordance with ASTM 257, or conform to the performance requirements of SFM Standard 12-7A-2. [CRC 337.8]

8. Operable skylights shall be protected by a noncombustible mesh screen with maximum opening not to exceed 1/8 inch. [CRC R337.8.2.2]

9. Exterior doors shall comply with one of the following: 1. Exterior surface or cladding shall be of non-combustible or ignition resistant material or, 2. Shall be constructed of solid core wood that comply with the following: stile and rails shall not be less than 1-3/8 inches thick, raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick, 3. Shall have a fire -resistance rating of not less than 20 minutes when tested according to NFPA 252, 4. Shall be tested to the performance requirements of SFM Standard 12-7A-1. [CRC R337.8.3]

10. Perimeter gap at exterior garage doors shall not exceed 1/8" to prevent intrusion of embers. Gaps between the doors and door openings shall be provided with weather stripping products meeting ASTM D638 after exposure to ASTM G155 test for tensile strength retention and exhibit a V-2 or better flammability rating when tested to UL 94 standard, or shall be designed with door overlaps onto jambs and headers, or shall have door jambs and headers covered with metal flashing. [CRC R337.8.4]

Cal Green Requirements:

1. Mandatory provisions of Chapter 4 of the California Green Building Standards Code apply to new residential buildings, additions or alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume or size. The requirements apply only to and/or within the specific area of the addition or alteration. [CGBSC 301.1.1]

2. An approved County sorting/recycling facility must be utilized for construction waste management to comply with Construction Waste Reduction, Disposal and Recycling provisions of California Green Building Standards Code Section 4.408.1 (minimum 65% non-hazardous materials recycled and/or salvaged for re-use). [CGBSC 4.408]

3. At the time of final inspection, an operation & maintenance manual, compact disc or web based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410]

4. Residences built and available for use on or before January 1, 1994 undergoing alterations and/or additions are to replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.6 gallons of water per flush, (2) any urinal manufactured to use more than one gallon of water per flush, (3) showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (4) any interior faucet that emits more than 2.2 gallons of water per minute. [CGBSC 4.303; California Civil Code Section 1101.1]

5. Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria: (1) the effective flush of water closets shall not exceed 1.28 gallons per flush, (2) showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi, (3) lavatory faucets shall have a maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi. [CGBSC 4.303]

6. Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. 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. [CGBSC 4.303]

7. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (Note: A hand-held shower is to be considered a showerhead for purposes of this provision) [CGBSC 4.303]

Safety Glazing:

1. Provide safety glazing in all fixed and operable panels of swinging, sliding and bi-fold doors. [CRC R308.4]

2. Unless there is an intervening wall or other permanent barrier, provide safety glazing in sidelights or windows adjacent to a door where the bottom edge of sidelight/window is less than 60 inches above the floor or walking surface, and the nearest vertical edge is within a 24" of either side of the door in a closed position or where the glazing on a wall is less than 180 degrees from the plane of the door in a closed position and within 24" of the hinge side of an in-swinging door. [CRC R308.4.2]

3. Unless protected by a horizontal protective railing at 34 inches to 38 inches above finish floor capable of withstanding a horizontal load of 50 pounds per linear foot, provide safety glazing at fixed or operable panels exceeding 9 square feet where the lower edge of the glazing is less than 18 inches above finish floor, the top edge is more than 36 inches above the floor and there are one or more walking surfaces within 36 inches of the glazing. [CRC R308.4.3]

4. Provide safety glazing in glass railings or balusters. Structural glass baluster panels shall be installed with an attached top rail or handrail supported by not less than three glass baluster panels, or shall be otherwise supported to remain in place should one glass baluster panel fail. [CRC R308.4.4]

5. Provide safety glazing in walls, enclosures or fences containing or adjacent to hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glass is less than 60 inches from the floor and within 5 feet of the water's edge measured horizontally and in a straight line from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room. [CRC R308.4.5]

6. Provide safety glazing at fixed or operable panels where the bottom edge of glass is less than 36 inches above the plane of the adjacent walking surfaces of stairways and intermediate landings. [CRC R308.4.6]

7. Fixed or operable glass panels adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60 inch horizontal arc less than 180 degrees from the bottom tread nosing shall be provided with safety glazing unless protected by a guard or handrail complying with CRC R312 and the plane of glass is more than 18" from the guard. [CRC R308.4.7]

Attic Access:

1. Provide minimum 22"x 30" access to attics that exceed 30 square feet in area and have a vertical height of 30 inches or greater and shall be located in a hallway or other readily accessible location. Where a FAU or water heater is installed in the attic or under-floor space, the access opening shall be sized to accommodate the largest component of the equipment in such space, and not less than 22"x30". [CRC R807, CMC 304.4]

Aging-in-Place Requirements:

1. For newly constructed dwellings, at least one bathroom on the entry level, or required floor level where there is no bathroom on the entry level, shall be provided with reinforcement installed in accordance with the following:
   - Reinforcement shall be not less than 2x8 lumber or other construction material approved by AHJ and shall be located between 32" and 39-1/4" above the finished floor.
   - Water closet reinforcement shall be installed on both side walls of the fixture, or on one side wall and the back wall.
   - Shower reinforcement shall be continuous where wall framing is provided.
   - Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim. [CRC R327.1.1]

2. Information and/or drawings identifying the location of grab bar reinforcement shall be placed in the operation and maintenance manual in accordance with CALGreen Chapter 4, Division 4.4. [CRC R327.1.1.1]

3. Electrical receptacle outlets, switches and controls (including controls for HVAC) intended to be used by occupants shall be located no more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finish floor. [CRC R327.1.2]

4. Effective July 1, 2024, at least one bathroom and one bedroom on entry level shall provide a doorway with a net clear opening of not less than 32 inches, measured with the door position an angle of 90 degrees from the closed position; or, in the case of a two- or three-story single family dwelling, on the second or third floor of a dwelling if bathroom or bedroom is not located on entry level. [CRC R327.1.3]

5. Doorbell buttons or controls, when installed, shall not exceed 48 inches above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches above exterior floor or landing, measured from the top of the doorbell button or control. [CRC R327.1.4]

Electrical Requirements:

1. Electrical panelboards and metal boxes in common wall(s) between garage and dwelling shall be protected from fire for membrane penetrations [CRC R302.6].

2. All non-locking type 125-volt, 15 and 20 ampere receptacles in a dwelling unit shall be listed tamper-resistant receptacles. (Exceptions: (1) receptacles more than 5'-6" above the floor, (2) receptacles part of a luminaire or appliance, (3) a single receptacle or a duplex receptacle for two appliances that are not easily moved and located within dedicated space and are chord-and-plug connected as per CEC 400.10(A)(6), (A)(7) or (A)(8), and (4) non-grounding receptacles used for replacements as permitted in CEC 406.4 (D) (2) (a). [CEC 406.12]

3. All 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchen, family room, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by a listed arc-fault/branch circuit interrupter, combination type, a branch/feeder type, a listed supplemental arc protection circuit breaker installed to provide protection of the branch circuit. [CEC 210.12(A)(1) through (6)].

4. Where branch-circuit wiring is modified, replaced or extended in areas specified in CEC 210.12(A), the branch circuit shall be protected by either a listed combination-type AFCI located at the origin of the branch circuit or a listed outlet branch-circuit type AFCI located at the first receptacle of the existing branch circuit. [CEC 210.12 (D)]

5. Electrical receptacle location/spacing shall be provided at wall spaces 2 feet or wider, not more than 6 feet from openings, not more than 12 feet on center. These receptacles are in addition to any receptacle that is part of a luminaire, appliance, controlled by a switch or located within cabinets or cupboards. Note that fixed glazing panels are considered wall space for purposes of this code section. [CEC 210.52(A)(1)(2)].

6. In kitchen, pantries, breakfast rooms, dining rooms and similar areas, countertop and work surface receptacles shall be provided at each section of countertop and work surface 12" or wider. Receptacles are to be spaced such that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Countertop space shall be considered continuous when the space is 12" or deeper behind a sink, countertop cooking unit or range placed parallel to a wall or 18" or deeper behind a sink, countertop cooking unit or range placed in a corner configuration (the 18" is measured to the inside corner of the wall along a line that is perpendicular to the rear of the sink, countertop cooking unit or range). [CEC 210.52(C)].

7. Provide a minimum of (1) waterproof/GFCI outdoor receptacle at front and rear of structure. All exterior outlets shall be waterproof/GFCI outdoor receptacles. [CEC 210.52 (E)(1)].

8. At least one receptacle outlet, in addition to those required for specific equipment, shall be installed in each basement, in each attached garage, and in each detached garage and/or accessory building with electric power. [CEC 210.52 (G)(1)].

9. In garages at least one receptacle outlet shall be installed for each car space. [CEC 210.52 (G)(1)].

10. At least one 120-volt, 20-amp dedicated branch circuit shall be installed to supply receptacle outlets in attached and detached garages with electric power. [CEC 210.11(C)(4)]

11. At least one receptacle outlet shall be installed in each hallway 10 feet or more in length (hallway length shall be considered the length along the centerline of the hallway without passing through a doorway). [CEC 210.52(H)]

12. Receptacle outlets are required within 3' of the outside edge of each basin and shall be located on the wall or partition adjacent to the basin or in the countertop. Countertop receptacles must be listed for that use. Receptacles are to be GFCI protected. [CEC 210.52]

13. Provide a waterproof/GFCI outdoor receptacle within the perimeter of balconies, decks and porches that are attached to a dwelling unit and are accessible from the inside of the dwelling unit. [CEC 210.52 (E)(3)].

14. Indicate (1) GFCI/WP outlet within 25 feet of the air conditioning unit and a disconnect switch. [CEC 210.63]

15. Provide separate disconnect means (if panelboard or other disconnecting means are not within sight) for mini-split systems. [CMC 301.4, CEC 430.102, 440.8, 430.87 Ex (1), 430.12, 440.14]

16. All kitchen countertop receptacles are to be GFCI protected. Receptacles within 6 feet from the top inside edge of the bowl of the sink, receptacles within 6 feet of the outside edge of any bathtub or shower stall, and receptacles in laundry areas are to be GFCI protected. [CEC 210.8]

17. All receptacles in bathrooms shall be GFCI protected. [CEC 210.8].

18. Receptacles on undedicated circuits in garage and unfinished basements to be GFCI protected. [CEC 210.8].

19. All receptacles in damp or wet locations (WP) shall be listed weather-resistant type and be GFCI protected. An outlet box hood installed for this purpose shall be listed and identified as "Extra Duty". [CEC 406.9].

Lighting Fixtures - Switching Requirements:

1. Provide a minimum of one wall switch controlled lighting outlet in every habitable room: bathroom, hallways, stairways, attached garages, detached garages with electrical power and every outdoor entrance or exit which provides grade level access. [CEC 210.70].

2. Where one or more lighting outlets are installed at interior stairways, there shall be a wall switch at each floor level. Any landing level that includes an entry way where the stairway between floor levels has six or more risers shall also be provided with a switch. [CEC 210.70]

Smoke Detectors/Carbon Monoxide Alarms:

1. Provide 120 volt hard-wired, interconnected smoke alarms: (with battery back-up) at all new construction per CRC R314.3. They are to be provided:
   - In each sleeping room(s).
   - On the wall or ceiling outside each separate sleeping area in the immediate vicinity of the bedrooms.
   - Minimum of (1) detector in each story including basements and habitable attics (with alarm audible in sleeping rooms).
   - Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
   - In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24" or more.

2. Alterations, repairs and additions to dwelling units shall be provided with smoke alarms as required for new construction. (CRC R314.2.2). Unless the repair or remodel does not involve the removal of wall and ceiling finishes and there is no means of access by means of an attic, basement, or crawlspace, alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided:
   - In each sleeping room(s).
   - On the wall or ceiling outside each separate sleeping area in the immediate vicinity of the bedrooms.
   - Minimum of (1) detector in each story including basements and habitable attics (with alarm audible in sleeping rooms).
   - Not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
   - In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24" or more.

3. Per CRC R315, provide 120 volt hard-wired, interconnected Carbon Monoxide Alarm (with battery back-up) at all new dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units that have attached garages. Alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided:
   - Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)
   - On every level of a dwelling unit including basements
   - Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

4. Alterations, repairs and additions to dwelling units shall be provided with Carbon Monoxide Alarm. Carbon Monoxide Alarm (with battery back-up) are required to be installed in all dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units that have attached garages (CRC R315.2). Unless the repair or remodel does not involve the removal of wall and ceiling finishes and there is no means of access by means of an attic, basement, or crawlspace, alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided:
   - Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)
   - On every level of a dwelling unit including basements
   - Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Electric Vehicle Charging Stations:

1. New one- and two- family dwellings with attached private garages are to comply with Section A4.106.4.1 and Section A4.106.4.1.1 of the California Green Building Standards Code to facilitate future installation and use of EV chargers. For each dwelling unit, install a minimum 1" inside diameter listed raceway to accommodate a dedicated 208/240v branch circuit. Raceway shall originate at main or sub panel and terminate in a listed box in close proximity to the proposed EV charger location. Raceways must be continuous at enclosed, inaccessible, or concealed spaces. Service panel shall provide capacity to install 40 amp minimum dedicated branch circuit and spaces reserved to permit installation of a branch circuit overcurrent device, identify the reserved space and raceway termination for future EV as "EV CAPABLE." [CRC R309.8]

Energy Conservation Requirements:

1. All residential lighting is to be high efficacy meeting the requirements of Table 150.0-A. Luminaires with integral sources (e.g., LED luminaires) and changeable lamps (e.g., screw-based luminaires) must be CEC certified as meeting the requirements of JA8.

2. Lighting in habitable spaces, including but limited to living rooms, dining rooms, kitchens and bedrooms, shall have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces shall comply with NEMA SSL 7A. [California Energy Code 150.0(k)2F]

3. Recessed downlight luminaries in ceilings shall meet all of the following requirements:
   - Shall not contain screw base lamp sockets; and
   - Have a label that certifies the luminaire is airtight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing with integral light shall not be required to be certified airtight; and
   - Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling; and
   - Meet the clearance and installation requirements of California Electrical Code Section 410.116 for recessed luminaires. [California Energy Code 150.0(k)1C]

4. The number of electrical boxes located more than 5 feet above finished floor that do not contain a luminaire or other device shall not exceed the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring or fan speed control. [California Energy Code 150.0(k)1E]

5. At least one luminaire each bathroom, garage, laundry room, and utility room and walk-in closets shall be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Please indicate this on the plans. [California Energy Code 150.0(k)2E]

6. Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy complying with Table 150.0-A and must be controlled by an on/off switch that permits the automatic actions of items i or ii below, and:
   i) Controlled by photocell and either a motion sensor or automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours, or
   ii) Controlled by an astronomical time clock control. Controls that override to ON shall not be allowed unless the override automatically returns the astronomical clock its normal operation within 6 hours.
   iii) An energy management control system that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet these requirements.

7. Water heating systems using gas or propane water heaters to serve individual dwelling units shall have a designated space at least 30"x30" by 7'-0" tall suitable for the future installation of a heat pump water heater (HPWH) by meeting either A) or B) below:
   A) If the space is within 3 feet from the water heater, then this space shall include (1) 125V, 20 amp electrical receptacle connected to electrical panel with a 120/240V 3 conductor, 10AWG copper branch circuit within 3 feet of the water heater and accessible to the water heater with no obstructions, and (2) Both ends of the unused conductor shall be labeled with the work "spare" and be electrically isolated, and (3) A reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit in A above and labeled with the words "FUTURE 240V USE", and (4) a condensate drain that is no more than 2" higher than the base of the installed water heater and allows natural draining without pump assistance. Please indicate this on the plans.
   B) If the designated space is more than 3 feet from the water heater, then this space shall include the following (1) A dedicated 240V branch circuit shall be installed within 3 feet from the designated space. The branch circuit shall be rated at 30 amps minimum. The blank cover shall be identified as "240V READY", and (2) The main electrical service panel shall have a reserved space to allow for the installation of a double pole circuit breaker for a future HPWH installation. The reserved space shall be permanently marked as "FOR FUTURE 240V USE", and (3) Either a dedicated cold water supply, or the cold water supply shall pass through the designated HPWH location just before reaching the gas or propane water heater; and (4) The hot and cold water piping at the designated HPWH location shall be exposed and readily accessible for future installation of an HPWH; and (5) A condensate drain that is no more than 2" higher than the base of the installed water heater and allows natural draining without pump assistance. [California Energy Code 150.0(n)1]

Plumbing Requirements:

1. Provide a 30" clear width and 24" clear space in front of the water closet. [CPC 402.5]

2. Showers are to have a minimum interior area of 1024 square inches and shall be capable of encompassing a 30 inch circle. [CPC 408.6]

3. Gas sediment traps shall be provided and installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical for gas Furnaces, Water Heaters and Pool Heaters. [CPC 1212.9]

4. No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine. Listed air gaps shall be installed with the flood-level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher. [CPC 807.3]

5. CPVC and PEX piping used for domestic purposes shall be flushed as prescribed in CPC 604.1.1 and 604.1.2 and a FLUSH & TAG document shall be provided to the homeowner per CPC 604 at time of final inspection.

6. Shower receptors (pans) shall be tested for watertightness by filling with water to the level of the rough threshold. The test plug shall be so placed that both upper and under sides of the subpan shall be subject to the test at the point where it is clamped to the drain. Roll-in shower receptors (curb-less) shall have a temporary curb built to a minimum height of 2" from the center of the drain for such testing. [CPC 408.7.5]

Mechanical Requirements:

1. Provide minimum 30 inches in depth, width & height of unobstructed working space in front of warm-air furnace. [CMC 304].

2. Provide a 42" high guard where any portion of rooftop equipment is less than 6 feet from the edge of a roof or similar hazard. [CMC 303]

3. Access opening to attic or under floor furnace shall be no more than 20 feet from furnace. [CMC 304.4].

4. Provide protection from damage to furnace or other gas-fired equipment by automobiles, at rear of garage. Pilots, burners, or heating elements shall be 18" minimum above floor. [CMC 305].

5. Condensate drain line clean-out shall be provided for all primary condensate piping at each condensing appliance. [CMC 310.3.1]

6. Refrigerant access port protection shall be provided with locking-type tamper-resistant caps or in a manner approved by AHJ. [CMC 1105.11 incl. Ex.]

7. Provide air conditioning unit with seismic anchorage on min. 4" concrete slab 3" above grade. [CMC 303.4 & 1105.2] Installations over pre-manufactured PVC pads shall be anchored to the grade as approved by AHJ.

8. Provide permanent identification of equipment where more than one heating, cooling, ventilation, or refrigerating system is installed on the roof of a building or within a building, identifying the area or space served by the equipment. [CMC 303.6]

9. Installed air conditioning and heat pump outdoor condensing units shall have a clearance of at least five (5) feet from the outlet of any dryer vent. [CEC 150.0(h)(3)(A)]

10. Kitchens shall have demand-controlled local exhaust utilizing 100 cfm vented range hood or 300 cfm kitchen exhaust fan (including downdraft) ducted to the exterior of the building. [CEC 150.0(o); ASHRAE 62.2 Sec 7]

11. Rooms containing a bathtub, shower, spa, or similar source of moisture are to be provided with an exhaust fan with an exhaust rate of 50 cfm minimum demand-controlled or 20 cfm continuous, ducted to the exterior of the building. Unless it functions as a component of a whole house ventilation system, it must be controlled by a readily accessible humidistat and shall be Energy Star compliant. [CGBSC 4.506; CEC 150.0(o)]

12. Clothes dryer to be vented outside and equipped with a back draft damper. Vent is to have maximum vertical and horizontal length including (2) 90 degree elbows of 14 feet. A length of 2 feet shall be deducted for each elbow in excess of two. If a dryer booster fan is proposed, please specify compatible fan on plans. [CMC 504.4]

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05/07/2026

FOR ARCHITECT STAMP ONLY

PLANS DRAWN BY: F.H.

NOTE

THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT. DRAFTER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DRAFTER WILL BE PROMPTLY NOTIFIED SO THAT THE DRAFTER MAY MAKE ATTEMPTS TO RESOLVE THEM.

A1.1

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1

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

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

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

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

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

SECTION 302 MIXED OCCUPANCY BUILDINGS

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

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

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

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

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

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

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

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

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

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 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 an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Multifamily parking facilities with assigned parking. Where dwelling units are provided with assigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an assigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of assigned parking spaces, all assigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Multifamily parking facilities with unassigned parking. Where dwelling units are provided with unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided at an unassigned parking space for each dwelling unit.

1. Where the total number of dwelling units exceeds the number of unassigned parking spaces, all unassigned parking spaces shall be provided with one low power Level 2 EV charging receptacle.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

3. Multifamily parking facilities with assigned and unassigned parking. Where multifamily buildings are provided with both assigned and unassigned parking spaces equal to or greater than the number of dwelling units, at least one low power Level 2 EV charging receptacle shall be provided for each dwelling unit at either the assigned or unassigned parking space, but not both.

d. Receptacle power source. EV charging receptacles in multifamily parking facilities at assigned parking spaces shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

e. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers

a .Multifamily parking facilities with unassigned or common use parking. In addition to the low power Level 2 EV charging receptacle requirements of Section 4.106.4.2.2 (1), twenty-five (25) percent of unassigned or common use parking spaces not already provided with low power Level 2 EV charging receptacles, pursuant to Section 4.106.4.2.2 (1), shall be equipped with Level 2 EV chargers and shall be made available for use by all residents or guests.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

c. 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 EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

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

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

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

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

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

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

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

4.106.4.2.6 Hotels and motels.

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

b. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
1.For 20- ampere receptacles, NEMA 6-20R
2.For 30- ampere receptacles, NEMA 14-30R
3.For 50- ampere receptacles, NEMA 14-50R2.

2. EV Ready parking spaces with EV chargers.

a. Hotels and motels. Twenty-five (25) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers.

b. EV charger connectors. EV chargers shall be equipped with J1772 or J3400 connectors.

Exception: Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. 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 EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings, hotels and motels.
When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Where work requiring a permit is being performed for the installation of 120-volt electrical receptacle(s) for level 1 EV charging.

4.106.4.4 Bicycle parking. Bicycle parking shall comply with Sections 4.106.4.4.1 through 4.106.4.4.3.

4.106.4.4.1 Short-term bicycle parking for multifamily buildings, hotels and motels. Provide on-site bicycle parking at a ratio of one parking space for every 10,000 square feet, but not less than two spaces. Short-term bicycle parking shall be located within 200 feet of building entrances, and readily visible to passers-by. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:
1.Permanently anchored bicycle parking devices, racks, or lockers in an unsheltered, open area.
2.Covered or uncovered enclosures with permanently anchored bicycle parking devices or racks.

4.106.4.4.2 Long-term bicycle parking for multifamily buildings.
Provide on-site bicycle parking at a ratio of one parking space for every two dwelling units. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:
1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

4.106.4.4.3 Long-term bicycle parking for hotel and motel buildings.
Provide one on-site long-term bicycle parking space for every 25,000 square feet, but not less than two. Acceptable parking facilities shall be conveniently accessed from the street and may include, but not be limited to:
1. Covered, lockable enclosures with permanently anchored bicycle parking devices or racks.
2. Lockable bicycle storage rooms with permanently anchored bicycle parking devices or racks.
3. Lockable, weatherproof, permanently anchored bicycle lockers.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

4.303.1.4.5 Pre-rinse spray valves.
When installed, commercial pre-rinse spray values shall meet the requirements in the California Plumbing Code, Section 420.3.

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

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

4.304 OUTDOOR WATER USE

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

NOTES:

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

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

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

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

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

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

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

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

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

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

Notes:

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

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

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

SECTION 4.502 DEFINITIONS

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

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

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

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

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05/07/2026

FOR ARCHITECT STAMP ONLY

PLANS DRAWN BY: F.H.

NOTE

THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT. DRAFTER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DRAFTER WILL BE PROMPTLY NOTIFIED SO THAT THE DRAFTER MAY MAKE ATTEMPTS TO RESOLVE THEM.

A1.2

2025 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2

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

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

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

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

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

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

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

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and 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 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

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

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

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

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

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

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

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

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

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

Notes:

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

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

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

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

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

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

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

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

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05/07/2026

FOR ARCHITECT STAMP ONLY

PLANS DRAWN BY: F.H.

NOTE
THESE DRAWINGS ARE BASED ON THE MOST ACCURATE INFORMATION AVAILABLE AT THE PRESENT. DRAFTER DOES NOT WARRANT OR GUARANTEE THE ACCURACY AND/OR COMPLETENESS OF THE WORK PRESENTED HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND ON THESE DRAWINGS, THE DRAFTER WILL BE PROMPTLY NOTIFIED SO THAT THE DRAFTER MAY MAKE ATTEMPTS TO RESOLVE THEM.

A1.3

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

2025 Single-Family Residential Mandatory Requirements Summary

§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from §110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel**. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e):	**Pilot Light**. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors**. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake**. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper**. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers**. Pool/spa heating equipment must be certified as compliant with Appliance Efficiency Regulations; have an externally mounted, readily accessible on-off switch that allows shutting off the heater without adjusting the thermostat; permanent, easily readable weatherproof plate or card with energy efficiency rating and operating instructions.
§ 110.4(b)1:	**Heating Equipment.** Pool/spa heating equipment must meet applicable standards, by fuel type.
§ 110.4(b)2:	**Piping**. At least 18 inches of horizontal or vertical pipe installed between the filter and the heater; or dedicated suction and return lines; or built-in or built-up connections installed to allow for the future addition of solar heating equipment.
§ 110.4(b)3:	**Covers**. Outdoor pools or spas with electric or gas heater must have a cover.
§ 110.4(b)4:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a permanently installed time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.4(c):	**Heat Source Sizing.** Pool/spa heating systems must be solar heating system with collector area of at least 60% of pool/spa surface area; heat pump sized per JA16.3; combination of solar and heat pump; or use 60% or more on-site renewable/recoverable energy. *
§ 110.4(d):	**Heat Pump Pool Heaters with Supplementary Heating.** Controls for such systems must limit supplementary heating when the heating load can be met by the heat pump alone.
§ 110.5:	**Pilot Light**. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation**. Single-family pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.

*Exceptions may apply.

2025 Single-Family Residential Mandatory Requirements Summary

	with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3 feet of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source. *
§ 150.0(t):	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u):	**Electric Cooktop Ready**. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v):	**Electric Clothes Dryer Ready**. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

Lighting:

§ 110.9:	**Lighting Controls and Components**. All lighting control devices and systems, light sources, and luminaires must meet the applicable requirements of §110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy**. All installed luminaires and light sources must meet the requirements of Reference Joint Appendix JA8, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt; and ceiling fan kits subject to DOE's Appliance and Equipment Standards. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings**. Luminaires recessed into ceilings must not contain screw-based sockets, be airtight with air leakage rate < 2.0 cfm at 75 Pascals, and leak paths be sealed with a gasket or caulk. California Electrical Code Article 410.116 must also be met. *
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources installed in enclosed or recessed luminaires must meet the JA8 elevated temperature requirements, including marking requirements.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)2A:	**Indoor Lighting Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D:	**Controls Permitted**. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per §110.9 and the physical controls specified in §150.0(k)2A. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function installed to comply with §150.0(k)2.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers**. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down, except lighting integral to kitchen range hoods and bathroom exhaust fans, navigation lighting less than 5 watts, lighting internal to drawers, cabinetry with opaque fronts or doors and controlled by automatic-off controls, luminaires in a circuit with controlled lighting power less than 20 watts or controlled by an occupancy or vacancy sensor. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. Lighting integrated with ceiling fan may be controlled via a remote control.
§ 150.0(k)2G:	**Independent Controls.** Lighting integral to exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3:	**Residential Outdoor Lighting.** Outdoor lighting permanently mounted to a single-family residential building or other buildings on the same lot must meet luminaire efficacy requirements of §150.0(k)1A, have a manual on/off switch and either a photocell and motion sensor, a photocell and automatic time switch, or an astronomical time clock. Controls that override to ON are not allowed, unless that override automatically returns the automatic control to its normal operation within 6 hours. An EMCS or other controls that provides the specified control functionality may be used but must meet all applicable requirements.
§ 150.0(k)4:	**Internally Illuminated Address Signs** must either comply with §140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles**. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

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NOTE: Single-family residential buildings subject to the Energy Code must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective sections for more information.

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency**. Equipment must meet the applicable efficiency requirements in Tables 110.2-A through -L. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Heaters**. Heat pumps with supplementary heaters must have control requirements as specified in § 150.0(h)7 and § 150.0(i)2. *
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation**. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves**. Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§110.3(c)7:	**Backup Heat and Ventilation.** Air-source heat pump water heaters must have backup heat (internal or external) if inlet air is unconditioned, unless compressor cut-off temperature is below Heating Winter Median of Extremes from Reference Appendix JA2. Heat pump water heater installation space and/or communicating space(s) must meet minimum volume, ducting, and/or grille net free area by kBtu/h of compressor capacity.
§ 110.5:	**Pilot Lights**. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without electrical supply voltage connection with pilot lights that consume less than 150 Btu/h); pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads**. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2. *
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from any dryer outlet or vent.
§ 150.0(h)3B:	**Liquid Line Drier**. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(h)5:	**System Selection.** Equipment sizing and selection must meet the cooling and heating loads of § 150.0(h)1 & 2, and systems must be sized per ACCA Manual S-2023 with no minimum cooling capacity. Furnace heating capacity must meet ACCA Manual S. Heat pump heating capacity must meet minimum CBC requirements without including supplementary heat with no limit on maximum heating capacity.
§ 150.0(h)6:	**Defrost.** Installer-adjustable defrost delay timers must be set to greater than or equal to 90 minutes. CF2R certification required. *
§ 150.0(h)7:	**Supplementary Heating Control Configuration:** Heat pumps with supplementary heating must have controls to lock supplementary heating above outside air temperature no greater than 35°F, allowed during defrost or emergency operation. CF2R certification required. *
§ 150.0(h)8:	**Sizing of Electric Resistance Supplementary Heat**: When heat pumps have electric resistance heat, the capacity of electric resistance heat must not exceed the heat pump nominal cooling capacity (at 95°F ambient conditions) multiplied by 2.7 kW per ton, rounded up to the closest kW.
§ 150.0(h)9:	**Capacity Variation with Third-party Thermostats**: For variable or multi-speed systems, the space conditioning system and thermostat must be capable of responding to heating and cooling loads by modulating system compressor speed and must meet thermostat requirements of § 150.0(i)2. CF2R certification required.
§ 150.0(i):	**Thermostat.** All heating or cooling systems including heat pumps which are not controlled by energy management control system (EMCS) must have setback thermostat. Additional requirements for thermostats that control heat pumps with supplemental heating include thermostat must display outdoor air temperature, must lock out supplementary heat when outdoor air temperature is above 35°F, and must notify when supplemental heat is in use.*
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation**. All domestic hot water piping must be insulated as specified in § 609.12 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including from sunlight, moisture, equipment maintenance, and wind, as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater
§ 150.0(n)2:	**Solar Water Heating Systems.** Solar water heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans

§110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance**. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply- and return-air ducts and plenums must be insulated to R-6.0 or higher. Ducts located entirely in conditioned space as confirmed via field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation; in dwelling units with attics, the ducts must be below the ceiling separating occupiable space from the attic. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets applicable UL requirements; or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", if mastic or tape is used. Building cavities, air handler support

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Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§110.6(a)2-4:	**U-factor, Solar heat gain coefficient, Visible transmittance.** The fenestration product and exterior door's U-factor and solar heat gain coefficient (SHGC) shall be rated in accordance with NFRC 100 and NFRC 200, or use the applicable defaults in Table 110.6-A and TABLE 110.6-B. The visible transmittance (VT) shall be rated in accordance with NFRC 200 or ASTM E972, for tubular daylighting devices VT shall be rated using NFRC 203. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of §10-111(a).
§ 110.6(b):	**Field-fabricated Exterior Doors and Fenestration** products must use U-factors from Table 110.6-A and solar heat gain coefficient (SHGC) values from Table 110.6-B. Must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage**. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of §110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier**. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling, and Rafter Roof Insulation.** Roof decks in newly constructed attics above conditioned space in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling that is sealed to limit infiltration and exfiltration as specified in §110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-15 insulation in 2x4 inch wood framing wall or have a U-factor of 0.095 or less, or R-21 in 2x6 inch wood framing or have a U-factor of 0.069 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in wood framed raised-floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet the following: water absorption rate no greater than 0.3 percent for insulation material alone without facings, water vapor permeance no greater than 2.0 perm per inch, protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of §110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum area-weighted average U-factor of 0.40.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences**. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of §110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area**. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements per Title 24, Part 9, or other parts of Title 24, or any requirements adopted by a local jurisdiction. The solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. The solar zone total area must be comprised of areas with no dimension less than 5 feet and no less than 80 square feet each for buildings with roof areas up to 10,000 square feet; or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. *
§ 110.10(b)2:	**Azimuth**. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** No obstructions in solar zone, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

2025 Single-Family Residential Mandatory Requirements Summary

	platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems** must comply with applicable requirements of UL 181 for duct construction, connections, and closures, joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems** must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper**. Fan systems that exchange air between conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Flex ducts with porous inner cores must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth, or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters and prevents air from bypassing the filter. *
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handing unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units shall meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in §150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems**. Continuous operation of CFI air handlers used in CFI systems is not a permissible method to provide whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) shall be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family dwellings**. Single-family dwellings shall have mechanical ventilation specified in §150.0(o)1Ci and 150.0(o)1Civ.Single family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces may reduce their required mechanical ventilation rates in accordance with §150.0(o)1Cii-iii.* Vertically attached dwelling units shall not reduce their minimum ventilation rates in accordance with §150.0(o)1Cii-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust**. Kitchens and bathrooms shall have local mechanical exhaust; nonenclosed kitchens shall have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii, enclosed kitchens and bathrooms shall either use demand-controlled as specified in §150.0(o)1Gii or continuous exhaust as specified in §150.0(o)1Giv. Airflow shall be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H-J:	**Airflow Measurement, Sound Ratings, Label of Whole-Dwelling Unit Ventilation Systems**. The airflow required per §150.0(o)1C shall be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems shall be rated for sound per ASHRAE 62.2 §7.3 at no less than the minimum airflow rate required by §150.0(o)1C. Manual on-off switches must be labeled per §150.0(o)1J.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy shall be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods shall be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Electric and Battery Energy Storage Ready:

§ 150.0(s):	**Battery Energy Storage System (BESS) Ready**. All single-family residences that include one or two dwelling units, which a load serving entity provides with electrical service for the dwelling unit that is greater than 125 amps, shall meet at least one of the following: Either BESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more BESS supplied branch circuits in §150.0(s)2, *or* a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s)2; at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the BESS,

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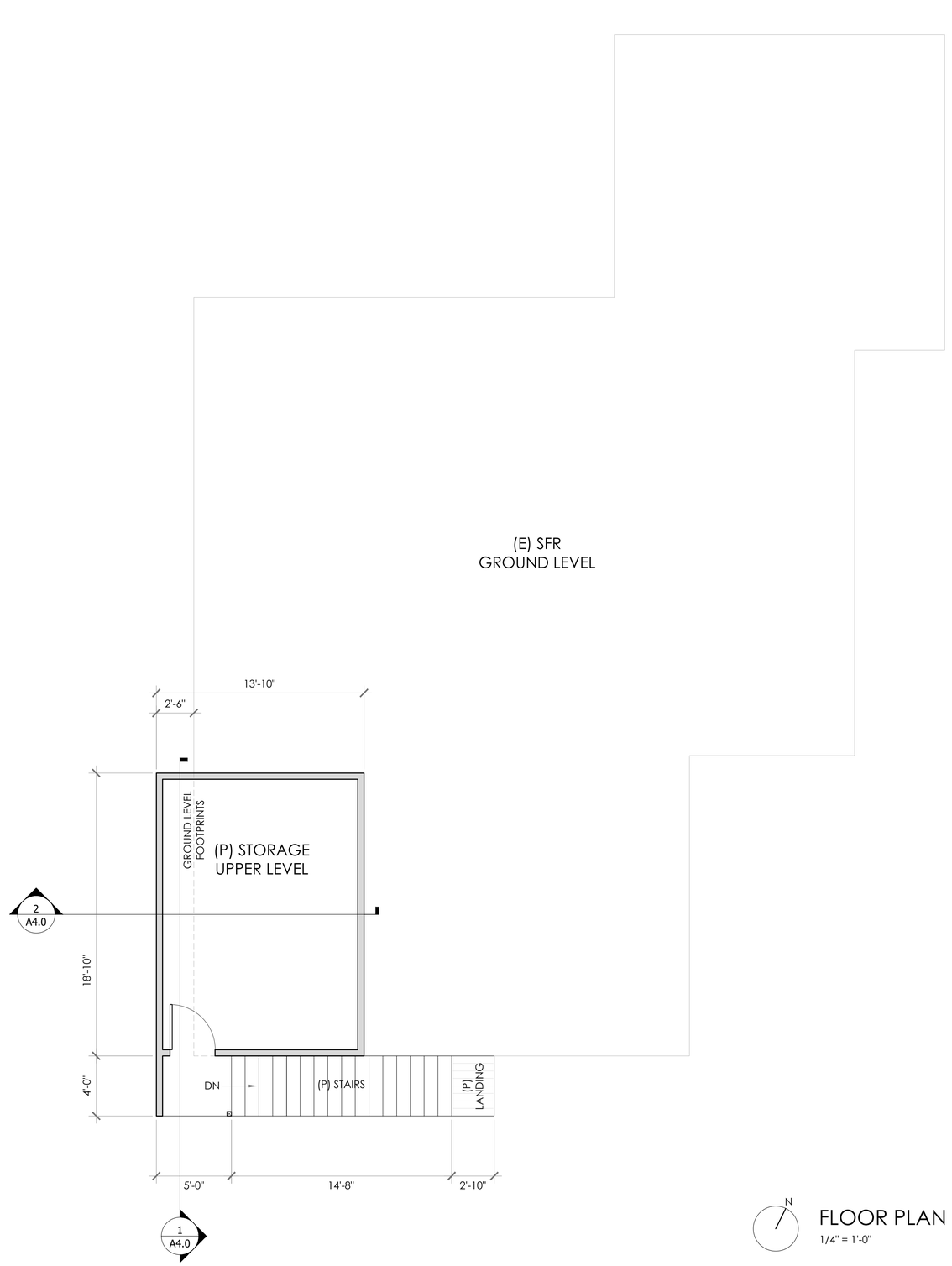
A1.4



N

FLOOR PLAN

1/4" = 1'-0"

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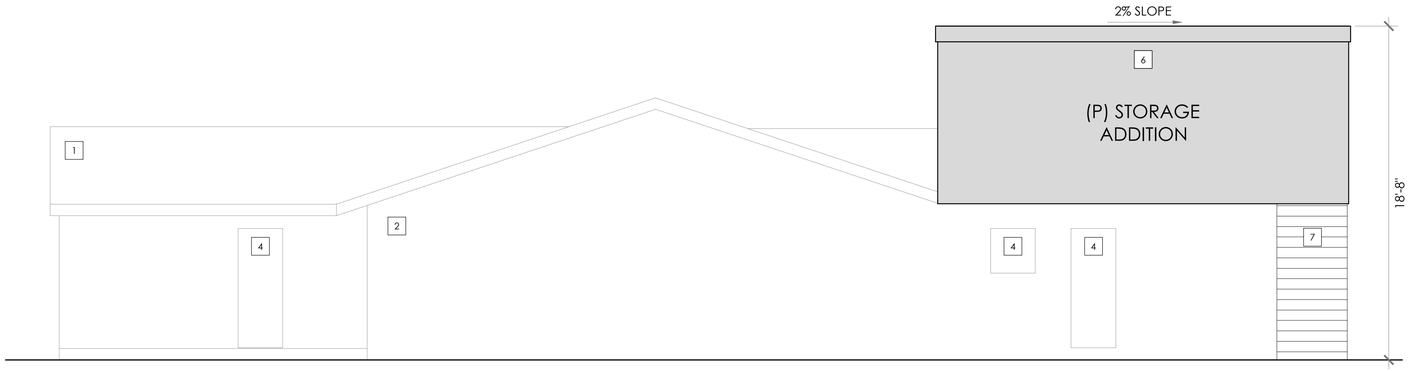
A2.0

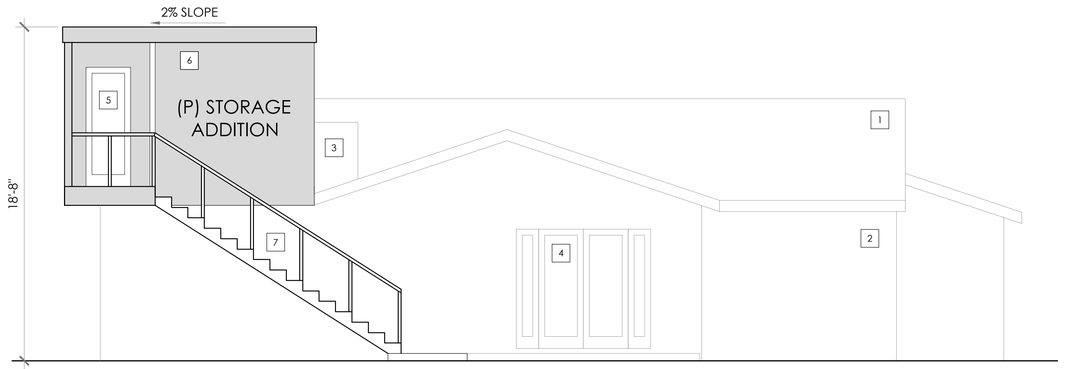
ELEVATIONS
1/4" = 1'-0"

KEY NOTES

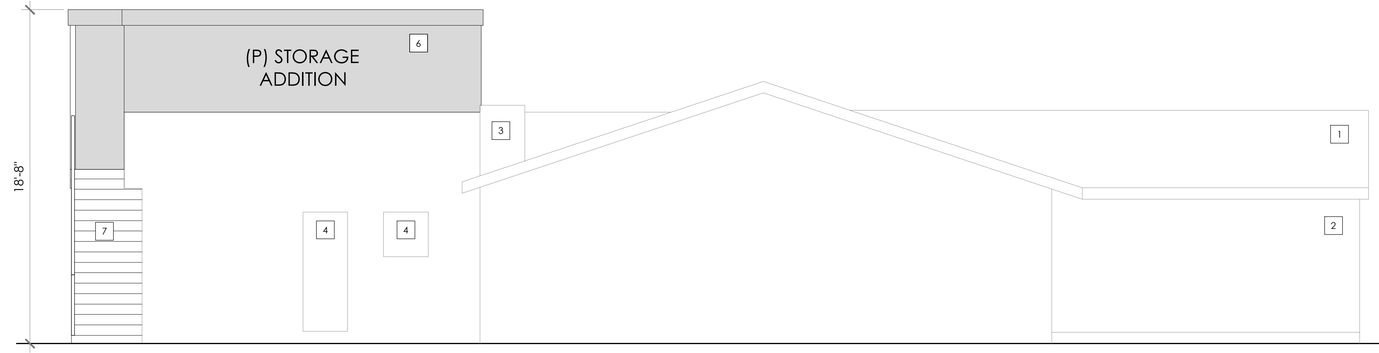
1	(E) ROOFING TO REMAIN
2	(E) STUCCO
3	(E) CHIMNEY TO REMAIN
4	(E) DOOR/WINDOW TO REMAIN
5	(N) DOOR TO MATCH (E)
6	(N) STUCCO TO MATCH (E)
7	(N) STAIRCASE WITH RAILING (A4.1)



1 (P) EAST ELEVATION
1/4" = 1'-0"



2 (P) SOUTH ELEVATION
1/4" = 1'-0"



3 (P) WEST ELEVATION
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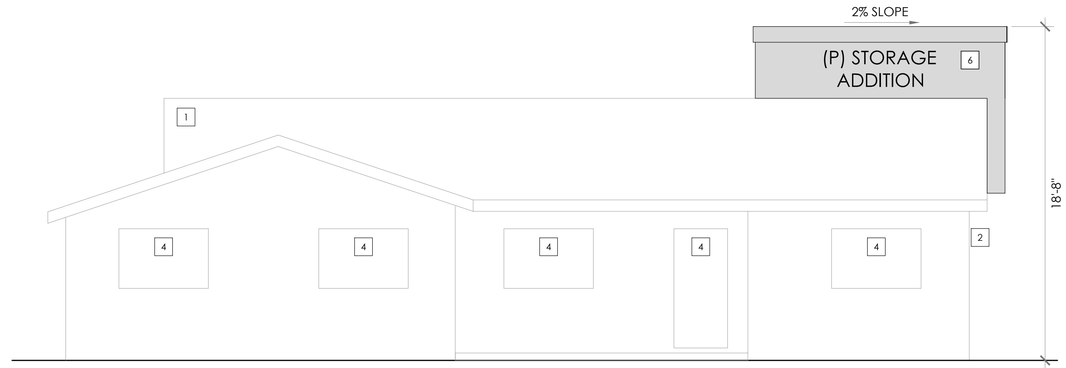

4 (P) NORTH ELEVATION
1/4" = 1'-0"

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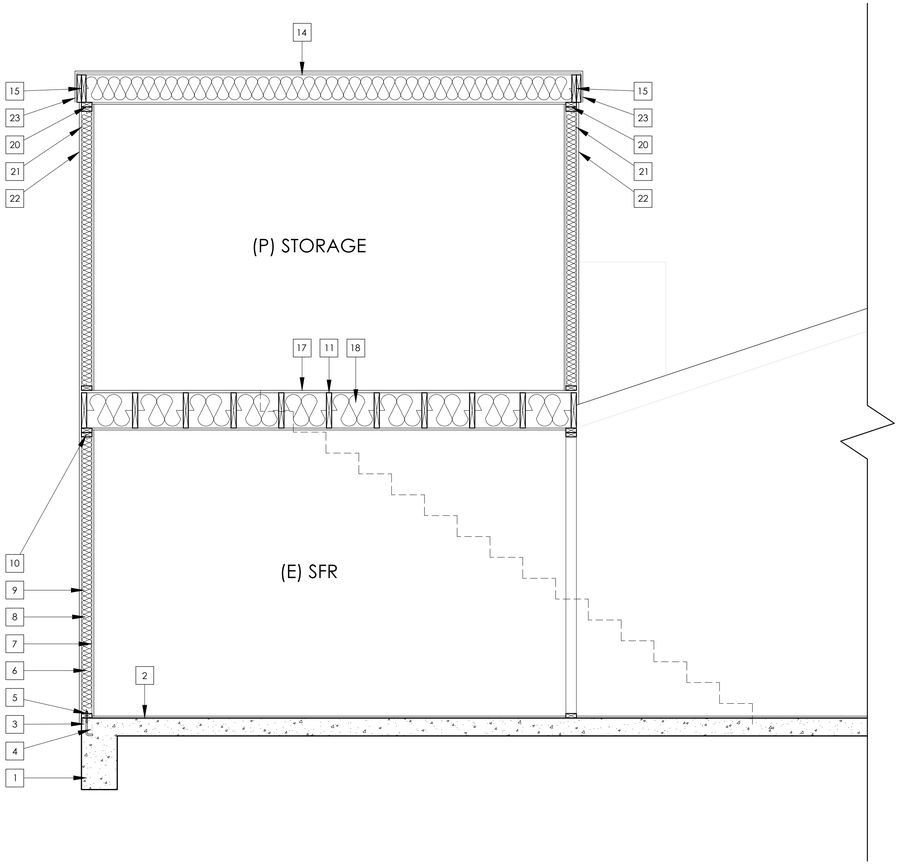
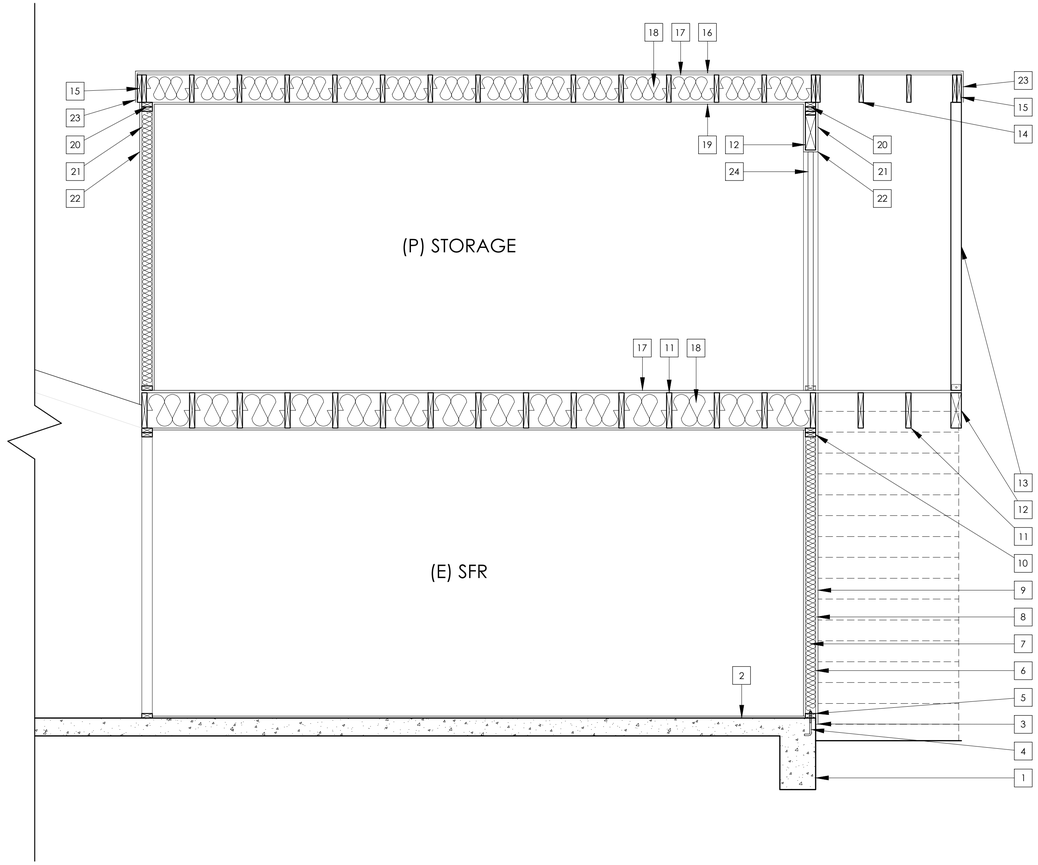
A3.0



2 SECTION #1
1/2" = 1'-0"



1 SECTION #1
1/2" = 1'-0"

NOTES:

1. ANCHOR BOLTS SHALL BE 5/8" X 10" LONG @ 6'-0"O.C. MAX AND 12"FROM ENDS. ALL LUMBER ON CONCRETE OR MASONRY WHICH IN IN DIRECT CONTACT WITH EARTH SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. ALL NAILING SHALL BE IN ACCORDANCE WITH THE NAILING SCHEDULE OF THE CBC.
2. JOINTS IN DAMP PROOFING MEMBRANE SHALL BE LAPPED AND SEALED IN AN APPROVED MANNER. [§ 1805.2.1 CBC]
3. R703.12.2 FLASHING AT FOUNDATION A CORROSION-RESISTANT SCREED OR FLASHING OF A MINIMUM 0.019-INCH (0.48 MM) OR 26-GAGE GALVANIZED OR PLASTIC WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 31/2 INCHES (89 MM) SHALL BE INSTALLED TO EXTEND A MINIMUM OF 1 INCH (25 MM) BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH SECTION R703.4.

REFERENCE NOTES

1. (E) CONC. FOOTINGS
2. (E) CONC. SLAB
3. (E) FLASHING
4. (E) ANCHOR BOLT
5. (E) 2X4 BOTTOM PLATE
6. (E) 2X4 EXTERIOR WALL
7. (E) R-15 BATT INSULATION
8. (E) 5/8 PLYWOOD WALL SHEATHING
9. (E) STUCCO FINISH
10. (E) 2X TOP PLATE
11. (N) 2X12 LVL FLOOR JOISTS
12. (N) 4X12 LVL BEAM/HEADER
13. (N) 4X4 POST
14. (N) 2X10 ROOF RAFTERS/CEILING JOISTS
15. (N) 2X10 FASCIA
16. (N) SHINGLE ROOF
17. (N) 5/8 PLYWOOD SHEATHING
18. (N) R-40 BATT INSULATION
19. (N) 5/8 GYP BD DRY WALL SHEATHING
20. (N) 2X4 TOP PLATE
21. (N) 2X4 EXTERIOR WALL
22. (N) STUCCO TO MATCH (E)
23. (N) ROOF FLASHING
24. (N) DOOR PER PLAN

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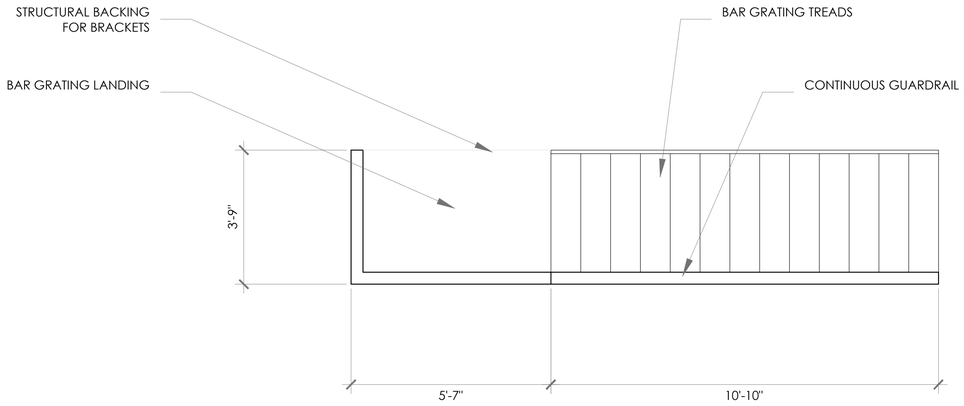
A4.0

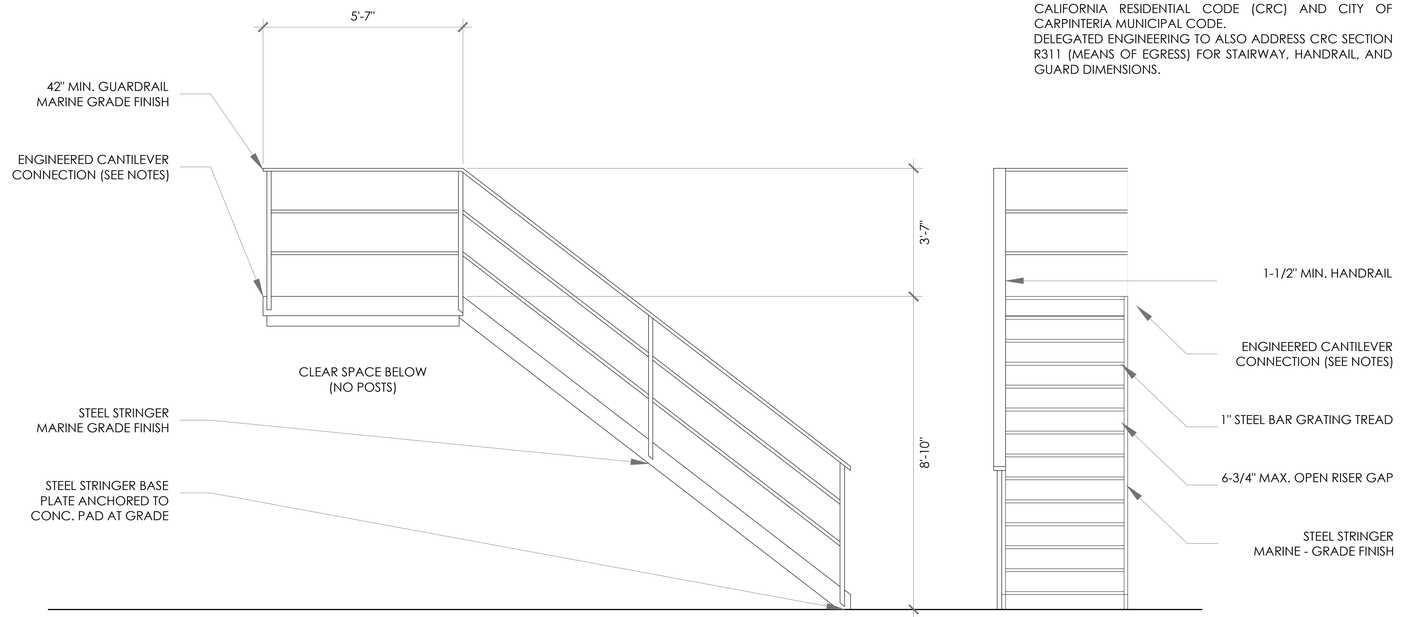


ASSEMBLY REQUIREMENTS:

TREADS: 1" THICK HEAVY-DUTY STEEL BAR GRATING.
RISERS: OPEN RISER DESIGN WITH 6-3/4" CLEAR VERTICAL GAP BETWEEN STEPS.
STRINGERS: EXTERIOR GRADE STRUCTURAL STEEL STRINGERS.
RAILINGS: STEEL HANDRAIL AND 42" GUARDRAIL ASSEMBLY.
MOUNTING: CANTILEVERED / WALL-MOUNTED STAIR ASSEMBLY. NO VERTICAL GROUND SUPPORTS, POSTS, OR COLUMNS TO BE USED.
FINISH: MARINE-GRADE FINISH SYSTEM TO WITHSTAND HIGH-CORROSION COASTAL ENVIRONMENT (E.G., HOT-DIPPED GALVANIZED PER ASTM A123 WITH FACTORY-APPLIED BLACK EPOXY OR POLYURETHANE TOPCOAT) ON ALL EXTERIOR STEEL COMPONENTS.

GENERAL NOTES:

TOTAL FLOOR-TO-FLOOR RISE IS 8'-10". CONTRACTOR TO VERIFY IN FIELD (V.I.F.) PRIOR TO FABRICATION.
STAIR DETAILS AND ELEVATIONS SHOWN ARE DIAGRAMMATIC AND FOR ARCHITECTURAL DESIGN INTENT ONLY.
FINAL DESIGN TO BE A TYPICAL PRE-ENGINEERED ASSEMBLY MEETING ALL APPLICABLE LOCAL CODES.
DELEGATED DESIGN: STAIR MANUFACTURER TO PROVIDE FULLY ENGINEERED, WET-STAMPED SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR CITY OF CARPINTERIA REVIEW AND APPROVAL (DEFERRED SUBMITTAL) PRIOR TO FABRICATION.
DELEGATED ENGINEERING TO SPECIFICALLY ADDRESS SITE-SPECIFIC SEISMIC DESIGN CATEGORY AND WIND LOADS PER CRC SECTION R301 FOR CANTILEVER SUPPORT ARCHITECTURE.
STRUCTURAL WALL BACKING / REINFORCEMENT: ANY STRUCTURAL WALL MODIFICATIONS, INTERNAL BLOCKING, OR STEEL BACKING REQUIRED TO SUPPORT CANTILEVER LOADS ARE BY OTHERS AND SHALL BE SPECIFIED BY THE PROJECT STRUCTURAL ENGINEER OF RECORD (EOR). STAIR MANUFACTURER SHALL COORDINATE FINAL BRACKET/EMBED LOCATIONS DIRECTLY WITH THE EOR. ARCHITECTURAL PLANS INDICATE VISUAL DESIGN INTENT ONLY; REFER TO STRUCTURAL DRAWINGS FOR ALL WALL ADEQUACY AND FRAMING REQUIREMENTS.
ALL WORK SHALL COMPLY WITH THE CURRENTLY ADOPTED CALIFORNIA RESIDENTIAL CODE (CRC) AND CITY OF CARPINTERIA MUNICIPAL CODE.
DELEGATED ENGINEERING TO ALSO ADDRESS CRC SECTION R311 (MEANS OF EGRESS) FOR STAIRWAY, HANDRAIL, AND GUARD DIMENSIONS.



1 TYPICAL EXTERIOR METAL STAIR DETAIL

1/2" = 1'- 0"

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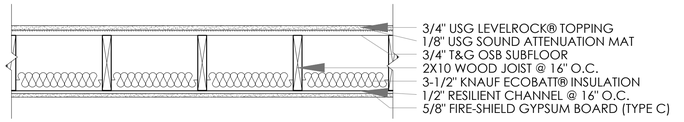
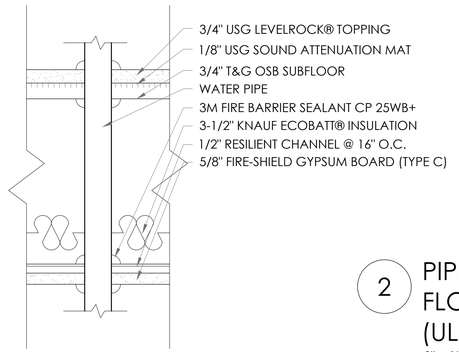
A4.1

ASSEMBLY REQUIREMENTS:
SUBFLOOR TOPPING: ONE LAYER 3/4" (19 MM) USG LEVELROCK® BRAND 2500 SERIES FLOOR UNDERLAYMENT.
SOUND MAT: ONE LAYER 1/8" (3.2 MM) USG LEVELROCK® SAM-N12™ SOUND ATTENUATION MAT.
SUBFLOOR: 3/4" (19 MM) WOOD DECKING - TONGUE AND GROOVE - ORIENTED STRAND BOARD.
STRUCTURE: 2X10 (38 X 235 MM) WOOD JOISTS, SPACED AT 16" (406 MM) O.C.
INSULATION: 3-1/2" (89 MM) KNAUF ECOBATT® INSULATION, SUPPORTED BY RESILIENT CHANNELS.
RESILIENT CHANNEL: 1/2" (12.7 MM) RESILIENT CHANNEL, 25 GA. (0.018"), SPACED 16" (406 MM) O.C. MAX.
GYPSUM PANELS: ONE LAYER 5/8" (15.8 MM) GYPSUM PANEL (UL TYPE C) OR (UL TYPE ULIX™).
GENERAL NOTES:
FRAMING SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED.
FRAMING AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED.
REFER TO APPLICABLE CODES TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.



1 1 HR. UL L502 - STC 53 FLOOR ASSEMBLY (TYP)
DESIGN NO. UL L502 (WOOD JOIST) FIRE RATING: 1 HOUR SOUND TRANSMISSION CLASS (STC): 53 SYSTEM THICKNESS: 12 IN. (305 MM)
1" = 1'- 0"

BASE LAYER 5/8" (15.9 MM) FIRE-SHIELD GYPSUM BOARDAPPLIED VERTICALLY TO ONE SIDE OF 2X4 (38.1 MM X 88.9 MM) WOOD STUDS 16" (406 MM) O.C. WITH 1-1/4" (31.8 MM) TYPE W SCREWS 8" (203 MM) O.C. FACE LAYER 5/8" (15.9 MM) FIRE-SHIELDGYPSUM BOARD APPLIED VERTICALLY WITH 1-7/8" (47.6 MM) TYPEW SCREWS 12" (305 MM) O.C. RESILIENT CHANNELS 24" (610 MM) O.C. APPLIED HORIZONTALLY TO OPPOSITE SIDE OF STUDS WITH 1-1/4" (31.8 MM) TYPE W SCREWS. 5/8" (15.9 MM) FIRE-SHIELD GYPSUM BOARD APPLIED VERTICALLY TO CHANNEL WITH 1" (25.4 MM) TYPE S SCREWS 8" (203 MM) O.C. JOINTS STAGGERED ON OPPOSITE SIDES. 3-1/2" (88.9 MM) GLASS FIBER INSULATION IN STUD CAVITY.



2 PIPE PENETRATION AT 1-HR FLOOR-CEILING ASSEMBLY (UL L502) (TYP)
3" = 1'- 0"

FIRE-BARRIER SEALANT NOTE:
USE 3M FIRE BARRIER SEALANT CP 25WB+ (GUN-GRADE, LATEX-BASED, INTUMESCENT) TO FIRE-STOP ALL PENETRATIONS IN RATED WALL AND FLOOR ASSEMBLIES PER MANUFACTURER'S LISTING.
PRODUCT NAME: 3M FIRE BARRIER SEALANT CP 25WB+ (10.1 FL OZ CARTRIDGE)
MODEL / SKU: CP25WB+10
TYPE: ONE-COMPONENT, GUN-GRADE, LATEX-BASED, INTUMESCENT FIRESTOP SEALANT
COLOR: RED (PAINTABLE)
RATING: TESTED UP TO 4-HOUR FIRE-RESISTANCE PER ASTM E814 / UL 1479
USE: SEALING PIPE, CONDUIT, AND CABLE PENETRATIONS THROUGH FIRE-RATED WALLS, FLOORS, AND CEILINGS
PROPERTIES: SAG-RESISTANT, WATER-BASED, WATER CLEAN-UP, EXPANDS UNDER FIRE EXPOSURE
APPLICATION TEMP: 40°F–122°F
LIMITATIONS: NOT FOR USE WITH CPVC PIPING
PACKAGING: 10.1 FL OZ CARTRIDGE (TYPICAL)

3 FIRE-BARRIER SEALANT SPECS
NTS

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A4.2

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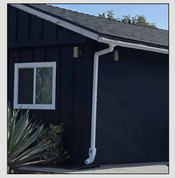
2



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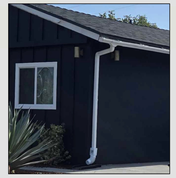

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SPECS AND MATERIALS

1 **ALL POWDER PAINTS: BLACK GRAY STUCCO PRODUCT ID: TTMGY230392D**

2 **OWENS CORNING: ONYX BLACK SHINGLES**

3 **AMERIMAX HOME PRODUCTS" WHITE ALUMINUM STYLE GUTTER**

4 **ON SITE REFRENCE**

5 **ADDITIONAL REFRENCE**

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N O T E

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A5.0