

TO: Mayor and Councilmembers

SUBMITTED BY: Matthew R. Fore, General Services Director

SUBJECT: Authorization to Advertise Construction Bid for the Goleta

Community Center Skylight Replacement Project

RECOMMENDATION:

Authorize staff to advertise a notice inviting construction bids for the Goleta Community Center Skylight Replacement Project.

BACKGROUND:

CITY O

The Goleta Community Center (GCC), located at 5679 Hollister Avenue, within the Goleta Old Town Heritage District, is a 23,000 square foot Spanish Colonial Revival structure built in 1926-27. The GCC structure has gone through multiple renovations since its construction, including the installation of a barrel roof and skylight in approximately 1970 that enclosed the former western courtyard and created what is now known as the dining room. In recent years, the skylight has fallen into disrepair and is currently covered by tarps secured by sandbags due to chronic leaks experienced during rain events (Attachment 1). The glass of the skylight was painted over many years ago, and the interior shade system is inoperable. Based on its age and condition, staff recommends replacement of the skylight and sun shading system.

On June 3, 2025, City Council authorized the City Manager to execute a Professional Services Agreement (Agreement No. 2025-060) with 19six Architects to provide architectural and engineering services to the Skylight Replacement Project, which is part of the Goleta Community Center Campus Renovation Project (CIP Project No. 9127).

DISCUSSION:

19six Architects has developed plans and specifications to remove the existing skylight and shade structure and replace it with a new skylight that utilizes a motorized solar shade system. Specifically, this project is designed to replace, like-for-like, the existing 46' x 10' skylight, including the roof curbing, located above the GCC dining room. The new system will be placed in the same opening after curb replacement and will utilize a powder-coated metal framing system in Colonial White, which matches the white coloring of the existing

Meeting Date: October 21, 2025

roof. Interior framing of the skylight structure will also be in Colonial White (Attachment 2).

The plans are under review by the City Building Division and issuance of a building permit is expected soon. Staff is therefore requesting Council authorization to issue a Notice Inviting Bids for the Skylight Replacement Project. The plan set is included as Attachment 3.

Staff will return to Council in the future (est. Fall of 2025) to request that Council formally approve the project plans and specifications that are part of the bid documents, adopt findings pursuant to the California Environmental Quality Act (CEQA) and award a construction contract to the lowest responsible bidder.

Historic Preservation Commission

The GCC is a designated City Historic Landmark and is included in the City's Historic Resources Inventory (HRI). The proposed skylight replacement complies with the respective historic resource preservation requirements of Chapter 17.33 of the Goleta Municipal Code (Historic Resource Preservation). The skylight design also complies with Secretary of Interior Standards for the Rehabilitation of Historic Properties.

Staff reviewed the skylight design with the Historic Preservation Commission (Commission) on September 15, 2025. The Commission voted unanimously to recommend that the City Council find that the skylight design: 1) is consistent with Secretary of the Interior Standards for the Rehabilitation of Historic Properties findings; 2) is consistent with City of Goleta Zoning and General Plan provisions; 3) conforms to the City's 2025-2027 Strategic Plan; and 4) conforms to the Old Town Heritage District Guidelines.

GOLETA STRATEGIC PLAN:

City-Wide Initiative: 5. Strengthen Infrastructure

Strategic Goal: 5.4 Protect and maintain our City-owned facilities and critical operational

assets.

FISCAL IMPACTS:

There are no immediate fiscal impacts associated with this Council item. The table below outlines the current available budget for the construction and replacement of the skylight, estimated at \$275,000. Authorization to issue a Notice Inviting Bids does not commit the City to award a construction contract, but allows staff to proceed with the competitive bidding process using existing appropriations. Once bids are received and evaluated, staff will return to Council, if necessary, with a request to appropriate additional funds from the Public Facilities/Building Maintenance Reserve or other eligible funding source to cover any remaining funding gap.

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Table 1: Project Budget Estimates

Fund Type	Account	Budget	YTD	Total Available	
			Actuals	Budget*	
General Fund	101-90-9127-57070	\$25,000	\$20,040	\$4,960	
Community Development Block Grant (CDBG)	402-90-9127-57070	\$238,453	\$15,312	\$223,140	
Fund		\$262.4E2	¢25.252	¢220.400	
Available Budget		\$263,453	\$35,352	\$228,100	
Estimated Cost				\$275,000	
Est. Surplus (Shortfall)				(\$46,900)	

^{*}Available budget as of June 30, 2025

ALTERNATIVES:

City Council may elect not to authorize the advertisement for the GCC Skylight bid. Doing so would lead to further degradation of the existing skylight and would pose substantial risk to operations located within the dining room and would cause continued and costly on-going maintenance to the skylight structure.

LEGAL REVIEW BY: Isaac Rosen, City Attorney

APPROVED BY: Robert Nisbet, City Manager

ATTACHMENTS:

- 1. Goleta Community Center Skylight Existing Conditions
- 2. Proposed Skylight Replacement
- 3. Plan Set for the Goleta Community Center Skylight Replacement Project

ATTACHMENT 1

Goleta Community Center Skylight - Existing Conditions





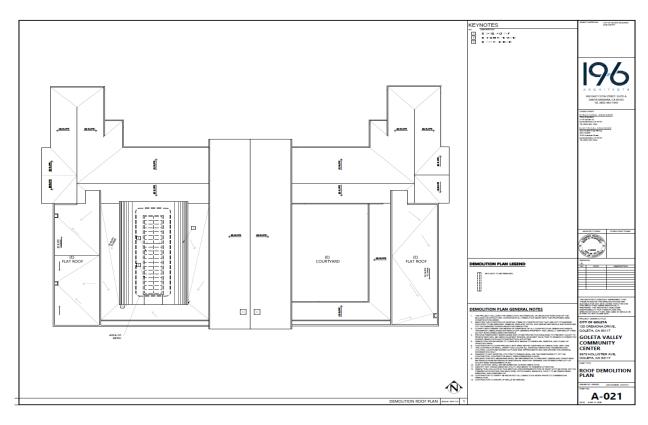


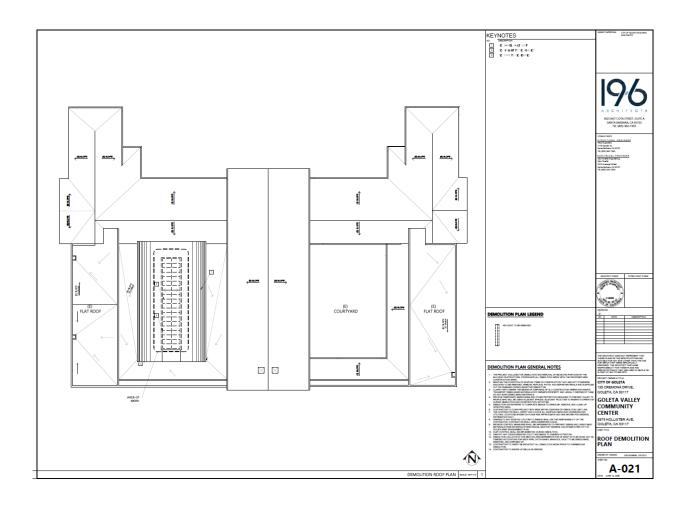


ATTACHMENT 2

Proposed Skylight Replacement







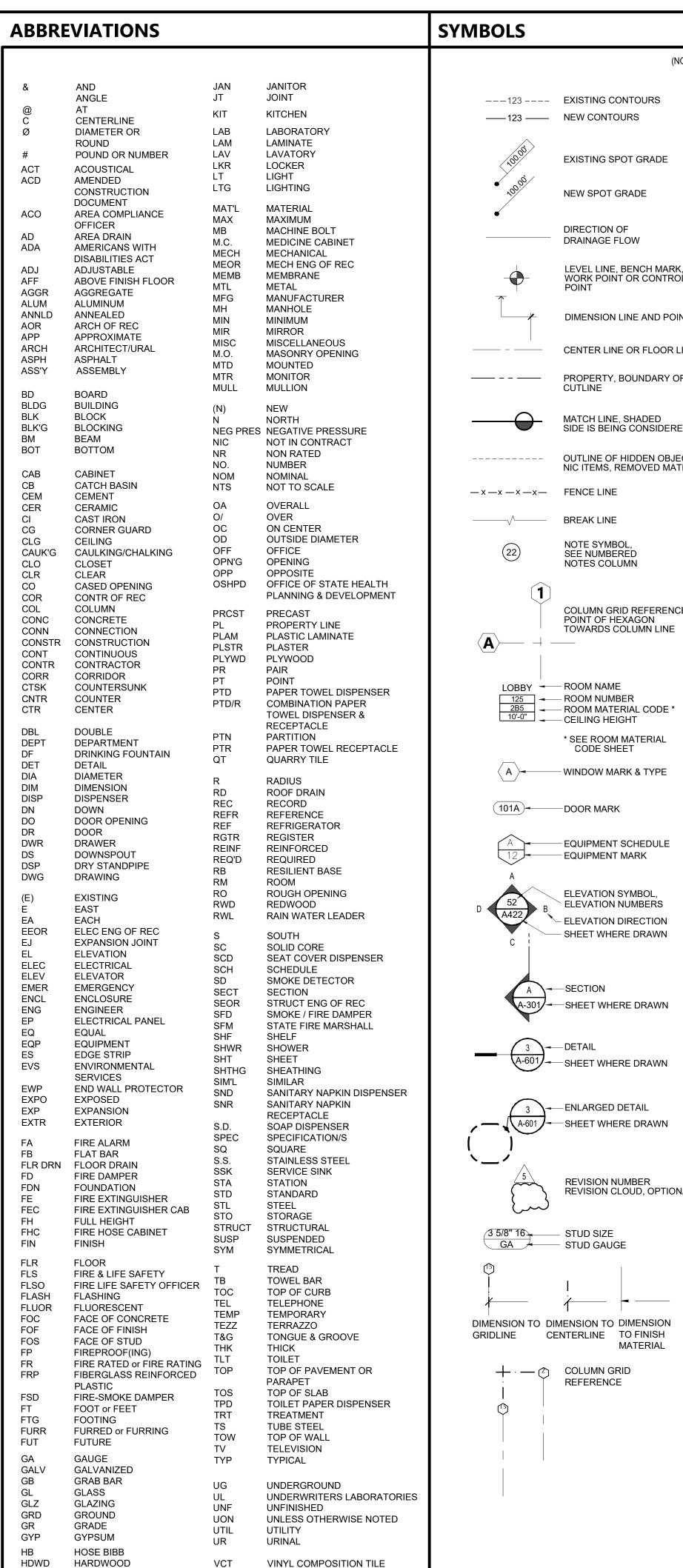
ATTACHMENT 3

Plan Set for Goleta Community Center Skylight Replacement Project

SKYLIGHT REPLACEMENT CITY OF GOLETA



ARCHITECTS 802 EAST COTA STREET. SUITE A SANTA BARBARA, CA 93103 TEL (805) 963-1955 CONSULTANTS 19six Engineers 1119 Garden St, Santa Barbara, CA 93101 TEL (805) 963-1955 ELECTRICAL ENGINEER Alan Noelle Engineering Alan Noelle 1616 Anacapa Street Santa Barbara, CA 93101 TEL (805) 563-5444 ARCHITECT STAMP CONSULTANT STAMP ORIGINAL ISSUE DATE: JUNE 12, 2025 DESCRIPTION THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY OTHER SITE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. PROJECT OWNER & TITLE CITY OF GOLETA 130 CREMONA DRIVE, GOLETA, CA 93117



HORZ

HORIZONTAL

HOUSEKEEPING

INSIDE DIAMETER

INSPECTOR OF RECORD

HOUR

HEIGHT **HEAD OF WALL**

INCH(ES)

ISOLATION

INSULATION

INTERIOR

VESTIBULE

VENT THRU ROOF

WATER CLOSET

WIDE FLANGE

WATERPROOF

WAINSCOT WET STANDPIPE

WITHOUT

WATER HEATER

	SYMBOLS	
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		EXISTING CONTOURS NEW CONTOURS
	1000	EXISTING SPOT GRADE
	* ,tal.da	NEW SPOT GRADE
	•	DIRECTION OF DRAINAGE FLOW
	•	LEVEL LINE, BENCH MARK, WORK POINT OR CONTROL POINT
		DIMENSION LINE AND POINT
		CENTER LINE OR FLOOR LINE
		PROPERTY, BOUNDARY OR CUTLINE
		MATCH LINE, SHADED SIDE IS BEING CONSIDERED
		OUTLINE OF HIDDEN OBJECT, NIC ITEMS, REMOVED MATERIAL
	_ x _ x _ x _ x _	FENCE LINE
		BREAK LINE
	(22)	NOTE SYMBOL, SEE NUMBERED NOTES COLUMN
Г	A	COLUMN GRID REFERENCE, POINT OF HEXAGON TOWARDS COLUMN LINE
	LOBBY 125 2B5 10'-0"	- ROOM NAME - ROOM NUMBER - ROOM MATERIAL CODE * - CEILING HEIGHT
E		* SEE ROOM MATERIAL CODE SHEET
	(A)-	- WINDOW MARK & TYPE
	(101A)-	-DOOR MARK
	A 12	- EQUIPMENT SCHEDULE - EQUIPMENT MARK
	D 52 B	ELEVATION SYMBOL, ELEVATION NUMBERS
	A422 C	- ELEVATION DIRECTION - SHEET WHERE DRAWN
	A-301	—SECTION —SHEET WHERE DRAWN
	A-601	- DETAIL - SHEET WHERE DRAWN
SER	A-601	ENLARGED DETAIL SHEET WHERE DRAWN
	5	REVISION NUMBER REVISION CLOUD, OPTIONAL
	3 5/8" 16 GA	- STUD SIZE - STUD GAUGE
	(5)	
	(5)	MENSION TO DIMENSION

GENERAL PROJECT NOTES	PROJECT SCOPE
1. ALL WORK SHALL CONFORM TO TITLE 24 CALIFORNIA CODE OF REGULATIONS (CCR). 2. NOT USED. 3. APPARENT DISCREPANCIES ON DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK. 4. ANY DIFFERENCE BETWEEN THE EXISTING CONSTRUCTION AS OBSERVED IN THE FIELD AND AS SHOWN ON THE DRAWING SHALL BE REPORTED TO THE CITY OF GOLETA PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK. 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING DIMENSIONS. 6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT. 7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO ENSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE ARCHITECT WILL PROVIDE ONLY PERIODIC OBSERVATION OF THE WORK. 8. ANY DAMAGE DONE TO THE EXISTING CONSTRUCTION DURING THE COURSE OF THIS WORK SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER. 9. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD & ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH	REPLACE (1) EXISTING SKYLIGH SCOPE OF WORK FOR THE PROJ 1. REPLACEMENT OF A 46' X1 2. DESIGN OF A SHADE SCRE
ALL LOCAL ORDINANCES. 10. THE SEISMIC ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT SHALL CONFORM TO ASCE 7-10 SECTION 13.3.1 AND TABLE 13.6-1.	LOT & BUILDING
ANCHORAGE DETAILS FOR ROOF/FLOOR MOUNTED EQUIPMENT SHALL BE SHOWN ON THE PLANS. 11. CUTTING, BORING, SAWCUTTING OR DRILLING THROUGH THE NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED IN THE DRAWINGS OR ACCEPTED BY THE ARCHITECT AND THE STRUCTURAL ENGINEER WITH THE APPROVAL OF THE CITY OF GOLETA BUILDING INSPECTOR. ALL WELDING SHALL BE SPECIALLY INSPECTED BY A CITY OF GOLETA INSPECTOR. ALL BRACING OF DUCTS AND PIPINGS SHALL BE INSTALLED IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION GUIDELINES AS APPROVED BY THE CITY OF GOLETA. WHERE BRACING DETAILS ARE NOT SHOWN ON THE DRAWINGS OR IN THE GUIDELINES, THE FIELD INSTALLATION SHALL BE SUBMITTED TO THE CITY OF GOLETA PROJECT MANAGER AND SUBJECT TO THE APPROVAL OF THE ARCHITECT AND RESPONSIBLE ENGINEER. 12. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLIANT CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING	5679 HOLLISTER AVE, APN 071-13 LOT AREA: ZONING: OCCUPANCY: CURRENT USE: CONSTRUCTION TYPE:
THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF GOLETA BEFORE PROCEEDING WITH THE WORK. 13. GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING DRAWINGS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION. 14. GENERAL CONTRACTOR SHALL CONSULT WITH CITY OF GOLETA PROJECT MANAGER TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION. 15. ALL WORK SHALL BE PREFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES. 16. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.	FIRE ZONE: FLOOD ZONE: COASTAL ZONE: REG. HISTORIC BUILDING: FIRE SPRINKLERS: NUMBER OF STORIES: EXISTING BUILDING HEIGHT:
 GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO BE TAKEN FROM THE DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS, OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS. GENERAL CONTRACTOR SHALL RETAIN ONE SET OF PERMIT PLANS ON-SITE TO DOCUMENT ALL CHANGES MADE DURING CONSTRUCTION. THE RECORD 	ADJACENT PROPERTIES NORTH: COMMERCIAL EAST: COMMERCIAL SOUTH: RESIDENTIAL/MULTI UNIT WEST: COMMERCIAL/HOSPITALIT
DRAWINGS SHALL BE ISSUED CITY OF GOLETA PROJECT MANAGER AT PROJECT CLOSE-OUT AS DESCRIBED IN THE GENERAL REQUIREMENTS OF THE PROJECT MANUAL. 21. FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL", SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATION INSTALLATION, UNLESS NOTED OTHERWISE.	
 22. ALL ITEM SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF GOLETA PROJECT MANAGER AND/OR THE ARCHITECT. 23. THE CONTRACTOR IS RESPONSIBLE FOR ALL WORK IN THESE DOCUMENTS INCLUDING AND DEMOLITION, RECONFIGURING, OR OTHER WORK NECESSARY FOR A COMPLETE AND FINISHED INSTALLATION. 24. DO NOT SCALE DRAWINGS, DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE. 25. GENERAL CONTRACTOR SHALL PROVIDE SAFE MEANS OF WASTE REMOVAL AND ACCESS TO THE ROOF. 26. GENERAL WORKING HOURS TO BE: 8:30AM-4:30PM M-F ADDITIONAL TIME TO BE COORDINATED AND APPROVED BY THE CITY OF GOLETA REPRESENTATIVE. 27. THERE SHALL BE NO ACCESS INTO THE BUILDING WITHOUT PRIOR APPROVAL AND COORDINATION BY THE CITY OF GOLETA REPRESENTATIVE. 28. CONTRACTOR TO RECYCLE ALL MATERIAL POSSIBLE OR CONTRACT SERVICES OF LOCAL RECYCLING PROVIDER, E.G. MARBORG PER CITY OF 	
GOLETA'S CONSTRUCTION DEMOLITION DEBRIS RECYCLING PROGRAM (CITY CODE 8:59:90). 29. GENERAL CONTRACTOR SHALL CONSULT WITH ARCHITECT OF RECORD AND THE PROJECT DEVELOPMENT MANAGER TO RESOLVE ANY CHANGES, OMISSIONS OR PLAN DISCREPANCIES PRIOR TO CONSTRUCTION.	PROJECT CONTAC
 30. GENERAL CONTRACTOR IS RESPONSIBLE FOR DIRECT SHIPMENTS. SEE PROJECT MANUAL FOR ADDITIONAL INFORMATION. 31. RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS IDENTIFIED IN THE DRAWING SCHEDULE SHEETS UNDER THE COLUMN LABELED "RESPONSIBILITY". 32. CONTRACTOR SHALL COORDINATE WITH THE CITY OF GOLETA PROJECT MANAGER REGARDING THE ACCESS AND USE OF A CRANE. 	PATRICK ZUROSKE PROJECT MANAGER, GENERAL SE CITY OF GOLETA 130 CREMONA E SUITE B GOLETA, CA 93117 (805) 690-5128 (O) (805) 568-4154 (PZUROSKE@CITYOFGOLETA.ORG WWW.CITYOFGOLETA.ORG
APPLICABLE CODES § 22.04.010 ADOPTION OF CALIFORNIA CODES BY REFERENCE. SUBJECT TO THE AMENDMENTS SPECIFIED IN SECTIONS 22.04.020 THROUGH 22.04.070, THE FOLLOWING CODES, CERTAIN APPENDIX CHAPTERS, AND THE STANDARDS AND SECONDARY CODES REFERENCED THERIN ARE ADOPTED, AND SHALL BE KNOW AS THE CITY OF GOLETA BUILDING CODES. THE " CALIFORNIA BUILDING CODE VOLUMES 1 AND 2" (2022 EDITION), AS PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS	
COMMISSION, INCLUDING APPENDIX CHAPTERS G AND J. THE "CALIFORNIA ELECTRICAL CODE" (2022 EDITION), AS PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION. THE "CALIFORNIA MECHANICAL CODE" (2022 EDITION), AS PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION. THE "CALIFORNIA PLUMBING CODE" (2022 EDITION), AS PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION INCLUDING APPENDIX CHAPTERS I (INSTALLATION STANDARDS) AND K. THE "CALIFORNIA ENERGY CODE" (2022 EDITION), AS PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION. THE "CALIFORNIA HISTORICAL BUILDING CODE" (2022 EDITION), AS PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION. TITLE 19 CCR, PUBLIC SAFETY AND FIRE MARSHAL REGULATIONS.	
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. GOLETA MUNICIPAL CODE AS ADOPTED IN ORDINANCE 25-01.	

G-001 G-301 2. DESIGN OF A SHADE SCREEN SYSTEM FOR THE SKYLIGHT. G-302 G-303 G-304 CALGREEN **ARCHITECTURAL** A-701 STRUCTURAL **LOT & BUILDING DATA** 5679 HOLLISTER AVE, APN 071-130-009 E1.0 POWER PLAN LOT AREA: 9.84 ACRES ZONING: OCCUPANCY: CURRENT USE: CONSTRUCTION TYPE: FIRE ZONE: FLOOD ZONE: ZONE X COASTAL ZONE: NO REG. HISTORIC BUILDING: FIRE SPRINKLERS: NUMBER OF STORIES: EXISTING BUILDING HEIGHT: NORTH: COMMERCIAL EAST: COMMERCIAL SOUTH: RESIDENTIAL/MULTI UNIT WEST: COMMERCIAL/HOSPITALITY PROJECT CONTACTS PROJECT MANAGER, GENERAL SERVICES CITY OF GOLETA | 130 CREMONA DRIVE, SUITE B | GOLETA, CA 93117 (805) 690-5128 (O) | (805) 568-4154 (C) PZUROSKE@CITYOFGOLETA.ORG WWW.CITYOFGOLETA.ORG

REPLACE (1) EXISTING SKYLIGHT SYSTEM AT THE EXISTING 1970'S GOLETA COMMUNITY CENTER BUILDING. THE

1. REPLACEMENT OF A 46' X10'± SKYLIGHT LOCATED IN THE DINING ROOM OF THE GOLETA COMMUNITY CENTER

SCOPE OF WORK FOR THE PROJECT INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

VICINITY MAP N.T.S.

Rainbow School 😌

Goleta Boys & Girls Club

GOLETA CENTER

5679 HOLLISTER AVE, GOLETA, CA 93117

SHEET TITLE

— 5679 HOLLISTER AVE

DRAWING INDEX

CALGREEN

CALGREEN

CALGREEN

ROOF PLAN

SKYLIGHT DETAILS

OVERALL SITE PLAN (FOR REFERENCE ONLY)

ROOF DEMOLITION PLAN &

ROOF FRAMING PLAN AND DETAILS

SPECS, SYMBOLS, PANEL SCHEDULE

REFLECTED CEILING PLAN

TITLE SHEET

DRAWN BY: XX JOB NUMBER: 25075.01

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.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions

the authority of California Building Standards Commission). Code sections relevant to additions and

alterations shall only apply to the portions of the building being added or altered within the scope of the

A code section will be designated by a banner to indicate where the code section only applies to newly

constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section

plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions,

1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and

types of commercial real property affected, effective dates, circumstances necessitating

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements.

only those code measures relevant to the building components and systems considered to be new

The provisions of this chapter outline planning, design and development methods that include environmentally

responsible site selection, building design, building siting and development to protect, restore and enhance the

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not

ELECTRIC VEHICLE (EV). [BSC-CG, HCD] An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles and the like, primarily powered

by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array or other

DSA-SS and HCD] A vehicle space with electrical panel space and load capacity to support a branch circuit and

ELECTRIC VEHICLE (EV) CHARGER. [BSC-CG, HCD] Off-board charging equipment used to charge an electric

ELECTRIC VEHICLE CHARGING SPACE (EV SPACE). [HCD] A space intended for future installation of

ELECTRIC VEHICLE CHARGING STATION (EVCS). [BSC-CG, DSA-SS, HCD] One or more electric vehicle

ELECTRIC VEHICLE (EV) READY SPACE. [HCD] A vehicle space which is provided with a branch circuit; any

necessary raceways, both underground and/or surface mounted; to accommodate EV charging, terminating in a

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).[BSC-CG, DSA-SS and HCD] The conductors, including

the ungrounded, grounded and equipment grounding conductors and the electric vehicle connectors, attachment

SECTION 5.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES

5.105.1 Scope. [BSC-CG] Effective July 1, 2024, alteration(s) to existing building(s) where the combined altered

floor area is 100,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to

shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined

existing building(s) where the total floor area combined with the existing building(s) is 100,000 square feet or greater

[DSA-SS] Alteration(s) to existing building(s) where the combined altered floor area is 50,000 square feet or greater

shall comply with either Section 5.105.2, 5.409.2, or 5.409.3. Addition(s) to existing building(s) where the total floor

area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2,

5.105.2 Reuse of existing building. An alteration or addition to an existing building shall maintain at a minimum 45

floors; and lateral elements) and existing building enclosure (roof framing, wall framing and exterior finishes). Window

assemblies, insulation, portions of buildings deemed structurally unsound or hazardous, and hazardous materials that

5.105.2.1 Verification of compliance. Documentation shall be provided in the construction documents to

Note: Sample Worksheet WS-3 in Chapter 8 may be used to assist in documenting compliance with this

percent combined of the existing building's primary structural elements (foundations; columns, beams, walls, and

Exception [BSC-CG, DSA-SS]: Combined addition(s) to existing building(s) of two times the area or more of

plugs, personnel protection system, and all other fittings, devices, power outlets or apparatus installed specifically for

numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of

source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the

California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports,

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant

improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in

shall comply with the specific green building measures applicable to each specific occupancy.

replacement of noncompliant plumbing fixtures, and duties and responsibilities for

alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

301.5 HEALTH FACILITIES. (see GBSC)

SECTION 303 PHASED PROJECTS

ABBREVIATION DEFINITIONS:

Additions and Alterations

Low Rise

CHAPTER 5

5.102.1 DEFINITIONS

High Rise

SECTION 5.101 GENERAL

SECTION 5.102 DEFINITIONS

ELECTRIC VEHICLE (EV) CAPABLE SPACE. [BSC-CG,

EV charging equipment and charging of electric vehicles.

charging spaces served by EVSE or receptacle(s).

floor area shall be 50,000 square feet or greater.

Section 5.409.2, or Section 5.409.3.

receptacle or a charger.

OSHPD

construction (or newly constructed) shall apply.

Section 301.3 non-residential additions and alterations.

California Building Standards Commission

Division of the State Architect, Structural Safety

DIVISION 5.1 PLANNING AND DESIGN

Office of Statewide Health Planning and Development

NONRESIDENTIAL MANDATORY MEASURES

environmental quality of the site and respect the integrity of adjacent properties.

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

80 degrees above nadir. This applies to all lateral angles around the luminaire.

golf carts, airline ground support equipment, tractors, boats and the like, are not included.

necessary raceways, both underground and/or surface mounted, to support EV charging.

the purpose of transferring energy between the premises wiring and the electric vehicle.

the existing building(s) is not eligible to meet compliance with Section 5.105.2.

are remediated as part of the project shall not be included in the calculation.

demonstrate compliance with Section 5.105.2.

of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square

feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within

CHAPTER 3

GREEN BUILDING

SECTION 301 GENERAL

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement) TADI E 406 5 3 1 Y N/A RESPON. SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures: **5.106.1.1 Local ordinance**. Comply with a lawfully enacted storm water management and/or erosion control 5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Scheduling construction activity during dry weather, when possible. b. Preservation of natural features, vegetation, soil, and buffers around surface waters. c. Drainage swales or lined ditches to control stormwater flow.

d. Mulching or hydroseeding to stabilize disturbed soils. e. Erosion control to protect slopes. Protection of storm drain inlets (gravel bags or catch basin inserts). Perimeter sediment control (perimeter silt fence, fiber rolls). Sediment trap or sediment basin to retain sediment on site. . Stabilized construction exits.

Wind erosion control. k. Other soil loss BMPs acceptable to the enforcing agency. 2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following: a. Dewatering activities.

b. Material handling and waste management. c. Building materials stockpile management. d. Management of washout areas (concrete, paints, stucco, etc.).

e. Control of vehicle/equipment fueling to contractor's staging area. f. Vehicle and equipment cleaning performed off site. Spill prevention and control. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF **LAND.** Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration hrough nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development. 5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State

Architect pursuant to Section 105, comply with Section 5.106.4.2 **5.106.4.1 Bicycle parking. [BSC-CG]** Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter. 5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. 5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces,

Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility. **5.106.4.1.4** For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility. **5.106.4.1.5** Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall

be convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates. 5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building. **5.106.4.2.2 Staff bicycle parking.** Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

2. Lockable bicycle rooms with permanently anchored racks; or 3. Lockable, permanently anchored bicycle lockers. 5.106.5.3 Electric vehicle (EV) charging. [N] [BSC-CG] Construction to provide electric vehicle infrastructure and

1. Covered, lockable enclosures with permanently anchored racks for bicycles;

facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 Electric vehicle charging stations (EVCS)—Power allocation method and associated Table 5.106.5.3.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

required to comply with this code section.

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions: a. Where there is no local utility power supply

b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. 2. Parking spaces accessible only by automated mechanical car parking systems are not

5.106.5.3.1 EV capable spaces. [N] EV capable spaces shall be provided in accordance with Table 1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be

used to serve multiple EV charging spaces. 2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS. 3. The electrical system and any on-site distribution transformers shall have sufficient capacity

to supply full rated amperage at each EV capable space. 4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

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.

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose c complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE) ²
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20 percent of actual parking spaces ¹	25 percent of EV capabl spaces ¹

1. Calculation for spaces shall be rounded up to the nearest whole number. 2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2. 3. At least one Level 2 EVSE shall be provided. **5.106.5.3.2 Electric vehicle charging stations (EVCS)** EV capable spaces shall be provided with electric

vehicle supply equipment (EVSE) to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 shall be provided with Level 2 EVSE or DCFC as permitted in Section 5.106.5.3.2.1. At least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the

5.106.5.3.2.1 The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE or EVCS with Level 2 EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.2.2 The installation of two low power Level 2 EV charging receptacles shall be permitted to reduce the minimum number of required EV capable spaces without EVSE in Table

5.106.5.3.3 Use of automatic load management systems (ALMS). ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS. When EVSE is installed, accessible EVSC shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission

Vehicle Signs and Pavement Markings) or its successor(s). 5.106.5.3.4 Accessible electric vehicle charging station (EVCS). When EVSE is installed, accessible

EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3. **5.106.5.3.5 Electric vehicle charging station signage.** Electric vehicle charging stations 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).

Power allocation method shall include the following: 1. Use any kVA combination of EV capable spaces, low power Level 2, Level 2 or DCFC EVSEs. 2. At least one Level 2 EVSE shall be provided.

5.106.5.3.6 Electric vehicle charging stations (EVCS)—power allocation method. The power allocation method may be used as an alternative to the requirements in Section 5.106.5.3.1, Section 5.106.5.3.2 and associated Table 5.106.5.3.1. Use Table 5.106.5.3.6 to determine the total power in kVA required based on the total number of actual parking spaces.

TABLE 5.106.5.3.6		
TOTAL NUMBER OF ACTUAL PARKING SPACES	MINIMUM TOTAL kVA @ 6.6 kVA	TOTAL kVA REQUIRED IN ANY COMBINATION OF EV CAPABLE,3,4 LOW POWER LEVEL 2, LEVEL 2, 1, 2 OR DCFC
0-9	0	0
10-25	26.4	26.4
26-50	52.8	52.8
51-75	85.8	85.8
76-100	112.2	112.2
101-150	165	165
151-200	231	231
201 AND OVER	20 percent of actual parking spaces x	Total required kVA = P × .20 × 6.6 Where P = Parking spaces in facility

1. Level 2 EVSE @ 6.6 kVA minimum. 2. At least one Level 2 EVSE shall be provided.

3. Maximum allowed kVA to be utilized for EV capable spaces is 75 percent. 4. If EV capable spaces are utilized, they shall meet the requirements of Section 5.106.5.3.1 EV capable

5.106.5.4 Additions or alterations to existing buildings or parking facilities [A]. [BSC-CG] Existing buildings or parking facilities being modified by one of the following shall comply with Section 5.106.5.4.1 or 5.106.5.4.2. When EVSE is installed, accessible EVCS shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.

1. When the scope of construction work includes an increase in power supply to an electric service panel as part of a parking facility addition or alteration. 2. When a new photovoltaic system is installed covering existing parking spaces. 3. When additions or alterations to existing buildings are triggered pursuant to code Section 301.3 and the scope of work includes an increase in power supply to an electric service panel.

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:

a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power. c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. d. Where demonstrated as impracticable excluding local utility service or utility infrastructure issues

4. Emergency repairs, including but not limited to water line break in parking facilities, natural disaster

2. Remote parking facilities that do not have access to the building service panel.

3. Parking area lighting upgrades where no trenching is part of the scope of work.

5.106.5.4.1 Existing buildings or parking areas without previously installed EV capable infrastructure [A]. When EV capable infrastructure does not exist at an existing parking facility or building, and the parking facility or building undergoes an addition or alteration listed in Section 5.106.5.4, construction shall include electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 for the total number of actual parking spaces being

5.106.5.4.2 Existing buildings or parking areas with previously installed EV capable infrastructure [A]. When EV capable infrastructure is available at an existing parking facility or building, and the parking cility or building is undergoing an addition or alteration listed in Section 5.106.5.4, construction shall nclude electric vehicle charging in compliance with either Section 5.106.5.3 and associated Table 5.106.5.3.1, or Section 5.106.5.3.6 and associated Table 5.106.5.3.6 utilizing the existing EV capable allocated power and infrastructure for the total number of actual parking spaces being added or altered. If

the area being added or altered exceeds the existing EV capable capacity, allocated power and

infrastructure, provide additional EV charging as needed to comply with this section.

5.106.5.5 Electric vehicle (EV) charging: medium-duty and heavy-duty. [N] [BSG-CG] Construction shall comply with Section 5.106.5.5.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores, office buildings, and manufacturing facilities with planned off-street loading spaces shall also comply with Section 5.106.5.5.1 for future installation of medium- and heavy-duty EVSE. 1. On a case-by-case basis where the local enforcing agency has determined compliance with this section

is not feasible based upon one of the following conditions:

NOT APPLICABLE

a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power. c. 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 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.5.1 Electric vehicle charging readiness requirements for warehouses, grocery stores, office buildings, and manufacturing facilities and retail stores with planned off-street loading spaces. [N]

In order to avoid future demolition when adding EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

1. The transformer, main service equipment and subpanels shall meet the minimum power requirement in Table 5.106.5.5.1 to accommodate the dedicated branch circuits for the future installation of EVSE. 2. The construction documents shall indicate one or more location(s) convenient to the planned off-street loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging

dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or

3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipment for medium- and heavy-duty vehicles.

4. The raceway(s) or busway(s) shall be of sufficient size to carry the minimum additional system

load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table

busway(s) to the charging cabinet(s) and dispenser(s), as shown in Table 5.106.5.5.1.

5.106.5.5.1. TABLE 5 400 5 5 4 DAOSWAY CONDUIT AND DANIEL BOWER

TABLE 5.106.5.5.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]				
BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL	
	10,000 to 90,000	1 or 2	200	
Grocery	10,000 to 50,000	3 or Greater	400	
	Greater than 90,000	1 or Greater	400	
	10,000 to 50,000	1 or 2	200	
Manufacturing Facilities	10,000 to 50,000	3 or Greater	400	
	Greater than 50,000	1 or Greater	400	
	10,000 to 135,000	1 or 2	200	
Office Buildings	10,000 to 135,000	3 or Greater	400	
	Greater than 135,000	1 or Greater	400	
	10,000 to 135,000	1 or 2	200	
Retail	10,000 to 133,000	3 or Greater	400	
	Greater than 135,000	1 or Greater	400	
		1 or 2	200	
Warehouse	20,000 to 256,000	3 or Greater	400	
	Greater than 256,000	1 or Greater	400	

5.106.5.6 Electric vehicle (EV) charging at public schools and community colleges. [DSA-SS] Electric vehicle infrastructure and electric vehicle charging stations shall comply with Section 5.106.5.6 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

1. On a case-by-case basis where compliance with this section has been demonstrated to be not feasible based upon one of the following conditions, and with concurrence by the Division of the State Architect (DSA), compliance with Section 5.106.5.6 shall not be required. a. Where there is no local utility power supply. b. Where the local utility is unable to supply adequate power.

c. The installation of EVCS is impracticable. 2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with Section 5.106.5.6.

5.106.5.6.1 EV capable spaces. EV capable spaces shall be provided in accordance with Table 5.106.5.6.1

1. Raceways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area and shall terminate in close

proximity to the proposed location of the EV capable space and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV capable spaces. 2. A service panel or subpanel(s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.

3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space. 4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as

"EV CAPABLE."

201 AND OVER

TABLE 5.106.5.6.1 **TOTAL NUMBER OF ACTUAL NUMBER OF REQUIRED EV** NUMBER OF PARKING SPACES CAPABLE SPACES REQUIRED EVCS² 0-9 10-25 26-50 51-75 13 76-100 101-150 151-200

20 percent of total spaces¹

25 percent of EV capable

1. Calculation for spaces shall be rounded up to the nearest whole number. Each EVCS shall reduce the number of required EV capable spaces by the same number.

5.106.5.6.2 Electric vehicle charging stations (EVCS). EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.6.1 and shall comply with Section 5.106.5.6.2. EVCS shall be serviced by Level 2 or Direct Current Fast Charging (DCFC) EVSE, or with EVSE in any combination of Level 2 and DCFC. Accessible EVCS shall be provided in accordance with California Building

NOTE:

THIS DOCUMENT IS EXCERPTED FROM THE 2022 CALIFORNIA GREEN BUILDING CODE, SUPPLEMENT, EFFECTIVE JANUARY 2023. THE INTENT OF THE DOCUMENT'S CONTENT, ORGANIZATION AND FORMAT IS TO PROVIDE USABLE ACCESS TO THE MANDATORY SECTIONS OF THE REFERENCED CODE THAT WILL

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ARCHITECT STAMP CONSULTANT STAMP

JUNE 12, 2025 DESCRIPTION

ORIGINAL ISSUE DATE:

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY OTHER SITE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT OWNER & TITLE CITY OF GOLETA 130 CREMONA DRIVE. GOLETA, CA 93117

GOLETA **CENTER**

5679 HOLLISTER AVE. GOLETA. CA 93117

CALGREEN CODE **COMPLIANCE**

DRAWN BY: XX JOB NUMBER: 25075.01

GLARE RATING 5 (G)

compliance with this section.

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be

considered to be 5 feet beyond the actual property line for purpose of determining compliance with this

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these

section. For property lines that abut public roadways and public transit corridors, the property line may be

considered to be the centerline of the public roadway or public transit corridor for the purpose of determining

reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor

Energy Code and Chapter 10 of the Callifornia Administrative Code.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

N/A RESPON. **5.106.5.6.2.1 Reduced number of EV capable spaces.** The installation of each DCFC EVSE shall be 5.106.8.1 Facing- Backlight permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, by five and reduce proportionally the required electrical load capacity to the service panel or subpanel. and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line. **5.106.5.6.2.2 Multiple connectors.** EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for **Exception: Corners.** If two property lines (or two segments of the same property line) have equidistant point each EV capable space is accumulatively supplied to the EVSE. to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property **5.106.5.6.2.3** Use of automatic load management systems (ALMS). ALMS shall be permitted for lines to determine the required backlight rating. EVCS installed in accordance with Section 5.105.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within **5.106.5.6.3 EVCS alternative compliance.** In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1, low power Level 2, or Level 2, or any combination of Level 1, low power Level 2 or Level 2 EVSE such that the total power supplied by the combination of EVSE meets the minimum power 1.See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for indicated in Table 5.106.5.6.3, based on the total number of actual parking spaces in each parking facility. 2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B. TABLE 5.106.5.6.3 3. Refer to the *California Building Code* for requirements for additions and alterations. NUMBER OF PARKING SPACES MINIMUM TOTAL POWER (KVA) 5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will REQUIRED FOR EVCS IN A PARKING FACILITY 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: 0-9 2. Water collection and disposal systems. 10-25 3. French drains. 26-50 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. 51-75 **Exception:** Additions and alterations not altering the drainage path. 76-100 5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, 101-150 and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation 151-200 necessary to establish and maintain tree health shall comply with Section 5.304.6. Total required KVA = $P \times .05 \times 6.6$ 5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed 201 AND OVER Where P = Parking spaces in facility to provide shade over 50 percent of the parking area within 15 years. **Exceptions:** Surface parking area covered by solar photovoltaic shade structures with roofing **5.106.5.6.4 EVCS for alterations of or additions to parking facilities.** Alterations of or additions to parking materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable lieu of shade tree planting. spaces required to be provided without EVSE shall not be required. **5.106.12.2 Landscape areas.** Shade tress plantings, minimum #10 container size or equal shall be installed to **5.106.5.6.4.1** Alterations of and additions to parking facilities. EVCS shall be provided in accordance with provide shade of 20% of the landscape area within 15 years. the number indicated in Table 5.106.5.6.1 or minimum power indicated in Table 5.106.5.6.3 when the scope **Exceptions:** Playfields for organized sport activity are not included in the total area calculation. of work includes an increase in power supply to an electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS **5.106.12.3.** Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to shall be based on the total number of existing and new parking spaces in the parking facility. provide shade over 20 percent of the hardscape area within 15 years. 5.106.5.6.4.2 Alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.1 or maximum power indicated in Table Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility. materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu 2. Designated and marked play areas of organized sport activity are not included in the total area calculation. **5.106.5.6.5 Requirement to install EVSE**. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4-309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible DIVISION 5.2 ENERGY EFFICIENCY VCS shall be provided in accordance with California Building Code Chapter 11B **SECTION 5.201 GENERAL** Exception: Projects in which improvements in parking areas consist only of accessibility improvements are 5.201.1 Scope [BSC-CG]. California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency not required to comply with Section 5.106.5.6.5. standards in this code, the California Energy Commission will continue to adopt mandatory building standards. 5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following: DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION 1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and **5.301.1 Scope.** The provisions of this chapter shall establish the means of conserving water use indoors, outdoors 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); and in wastewater conveyance. 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and 4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance **SECTION 5.302 DEFINITIONS** lawfully enacted pursuant to Section 101.7, whichever is more stringent **5.302.1 Definitions.** The following terms are defined in Chapter 2 (and are included here for reference) Exceptions: [N] EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on 1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code. the amount of water that needs to be applied to the landscape. . Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6. FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, 4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 not including exterior areas such as stairs, covered walkways, patios and decks. Alternate materials, designs and methods of construction. 5. Luminaires with less than 6,200 initial luminaire lumens. METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable. TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1, GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or LIGHTING LIGHTING LIGHTING **ALLOWABLE RATING** ZONE operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom ZONE LZ1 ZONE LZ2 ZONE LZ3 washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or MAXIMUM ALLOWABLE **BACKLIGHT RATING 3** MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed Luminaire greater than 2 landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and mounting heights (MH) from No Limit No Limit climatological parameters. property line MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance Luminaire back hemisphere is (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and 1-2 MH from property line maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least 🔲 🍙 Luminaire back hemisphere is as effective as the MWELO. B3 0.5-1 MH from property line POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Luminaire back hemisphere is Water Standards. See definition in the California Plumbing Code, Part 5. less than 0.5 MH from property POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority MAXIMUM ALLOWABLE Having Jurisdiction. UPLIGHT RATING (U) **RECYCLED WATER.** Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a For area lighting 3 U0 controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water For all other outdoor treated to remove waste matter attaining a quality that is suitable to use the water again. lighting,including decorative SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section MAXIMUM ALLOWABLE 1954.202 (g) and Water code Section 517 for additional details.) GLARE RATING 5 (G) WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied **MAXIMUM ALLOWABLE** G2 G4 G1 G3 water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape GLARE RATING 5 (G) **MAXIMUM ALLOWABLE** GLARE RATING 5 (G) SECTION 5.303 INDOOR WATER USE **5.303.1 METERS.** Separate submeters or metering devices shall be installed for the uses described in Sections MAXIMUM ALLOWABLE G1 G0 G0 G1 GLARE RATING 5 (G) MAXIMUM ALLOWABLE

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: **5.303.3.1 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. **5.303.3.2.1 Wall-mounted Urinals.** The effective flush volume of wall-mounted urinals shall not exceed **5.303.3.2.2 Floor-mounted Urinals.** The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush. 5.303.3.3 Showerheads. [BSC-CG] **5.303.3.3.1 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. **5.303.3.3.2 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 allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead **5.303.3.3.1 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. **5.303.3.3.2 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 allow only one shower outlet to be in operation at a time. Note: A hand-held shower shall be considered a showerhead. **5.303.3.4.1 Nonresidential Lavatory faucets.** Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi. **5.303.3.4.2 Kitchen faucets.** Kitchen faucets shall have a maximum flow rate of not more than 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. **5.303.3.4.3 Wash fountains.** Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [rim space (inches) at 60 psi]. **5.303.3.4.4 Metering faucets.** Metering faucets shall not deliver more than 0.20 gallons per cycle. **5.303.3.4.5 Metering faucets for wash fountains.** Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi]. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve 5.303.3.4.6 Pre-rinse spray value When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff. FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A). TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019 MAXIMUM FLOW RATE (gpm) [spray force in ounce force (ozf)] Product Class 1 (≤ 5.0 ozf) Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) 1.20 Product Class 3 (> 8.0 ozf) 1.28 5.303.4 COMMERCIAL KITCHEN EQUIPMENT. **5.303.4.1 Food Waste Disposers.** Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water. **Note:** This code section does not affect local jurisdiction authority to prohibit or require disposer 5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building. 5.303.6 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 and in Chapter 6 of this code. SECTION 5.304 OUTDOOR WATER USE **5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Nonresidential 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. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations Contractor 5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping 2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/. 5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7. Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35. **Exception**: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO. **5.304.6.1 Newly constructed landscapes.** New construction projects with an aggregate landscape area equal to or greater than 500 square feet. **5.304.6.2 Rehabilitated landscapes.** Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

NOT APPLICABLE BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities. BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements. BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) (Public Contract Code Sections 3500-3505) targets carbon emissions associated with the production of structural steel (hot-rolled sections, hollow structural sections, and plate), concrete reinforcing steel, flat glass, and mineral wool board insulation. The maximum acceptable global warming potential (GWP) limits are established by the Department of General Services (DGS), in consultation with the California Air Resources Board (CARB). CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering modules A1 through C4 in accordance with ISO Standards 14025 and 21930. ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste. **REFERENCE STUDY PERIOD.** The period of use for the building, in years, that will be assumed for life cycle **TEST.** A procedure to determine quantitative performance of a system or equipment TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Gate." **FACTORY-SPECIFIC EPD.** A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility. INDUSTRY-WIDE EPD (IW-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing impacts for a range of products within the same product category for a group of PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities. SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT **5.407.1 WEATHER PROTECTION.** Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent. 5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods. **5.407.2.1 Sprinklers.** Design and maintain landscape irrigation systems to prevent spray on structures. 5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows: **5.407.2.2.1 Exterior door protection.** Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following: An installed awning at least 4 feet in depth. . The door is protected by a roof overhang at least 4 feet in depth. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection. **5.407.2.2.2 Flashing.** Install flashings integrated with a drainage plane. SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that: 1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale. 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3. Identifies diversion facilities where construction and demolition waste material collected will be taken. 4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. **5.408.1.2 Waste Management Company.** Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company. **Exceptions to Sections 5.408.1.1 and 5.408.1.2:** 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.

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ELECTRICAL ENGINEER

JUNE 12, 2025 DESCRIPTION

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY OTHER SITE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT OWNER & TITLE CITY OF GOLETA 130 CREMONA DRIVE, GOLETA, CA 93117

GOLETA CENTER

5679 HOLLISTER AVE, GOLETA, CA 93117

CALGREEN CODE

COMPLIANCE

DRAWN BY: XX

3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities **5.408.1.3 Waste stream reduction alternative.** The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement **5.408.1.4 Documentation.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as 1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste 2. Mixed construction and demolition debris processors can be located at the California Department of provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste 5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such **Exception:** Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural 2. For a map of know pest and/or disease quarantine zones, consult with the California Department of

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows: 1. For each individual leased, rented or other tenant space within the building projected to consume

more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop. 2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the

following subsystems: a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s). b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).

c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW). **5.303.1.2 Excess consumption.** A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.401.1 SCOPE. The provisions of this chapter specify the requirements of achieving material conservation, resource efficiency, and greenhouse gas (GHG) emission reduction through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, the installation of products with lower GHG emissions and building commissioning or testing and adjusting.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE

SECTION 5.402 DEFINITIONS

EFFICIENCY

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust

5.409.3. Addition(s) to existing building(s) where the total floor area combined with the existing building(s) is 50,000 square feet or greater shall comply with either Section 5.105.2, Section 5.409.2, or Section 5.409.3. DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER AS MEANS TO INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE.

Commissioner and follow its direction for recycling or disposal of the material.

5.409.1 SCOPE. [BSC-CG] Effective July 1, 2024, projects consisting of newly constructed building(s) with a

combined floor area of 100,000 square feet or greater shall comply with either Section 5.409.2 or Section 5.409.3.

comply with either Section 5.105.2, 5.409.2, or 5.409.3, Addition(s) to existing building(s) where the total floor area

Section 5.409.2, or Section 5.409.3. Effective January 1, 2026, the combined floor area shall be 50,000 square feet or

Alteration(s) to existing building(s) where the combined altered floor area is 100,000 square feet or greater shall

combined with the existing building(s) is 100,000 square feet or greater shall comply with either Section 5.105.2,

[DSA-SS] Projects consisting of newly constructed building(s) with a combined floor area of 50,000 square feet or

greater shall comply with either Section 5.409.2 or Section 5.409.3. Alteration(s) to existing building(s) where the

combined altered floor area is 50,000 square feet or greater shall comply with either Section 5.105.2, 5.409.2, or

necessary and shall be accessible during construction for examination by the enforcing agency.

Resources Recycling and Recovery (CalRecycle).

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

as approved by the enforcing agency.

materials shall be included in the construction documents.

material may be stockpiled on site until the storage site is developed.

Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.409 LIFE CYCLE ASSESSMENT

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

5.409.3.2 Verification of compliance. Calculations to demonstrate compliance, Type III EPDs for products

shall be provided on the construction documents. Updated EPDs for products used in construction shall be

provided to the owner at the close of construction and to the enforcement entity upon request. The enforcing

at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building 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 waste, and metals or meet a lawfully enacted local recycling

Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits,

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3,

Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet

verify that the building systems and components meet the owner's or owner representative's project requirements.

comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating,

ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water

2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within

4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area or room which does not

1. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and

4. Project program, including facility functions and hours of operation, and need for after hours

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets

the OPR shall be completed at the design phase of the building project. The Basis of Design document shall

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to

5. Commissioning process activities, schedules and responsibilities. Plans for the completion of

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct

installation and operation of each component, system and system-to-system interface in accordance with the

approved plans and specifications. Functional performance testing reports shall contain information addressing

each of the building components tested, the testing methods utilized, and include any readings and adjustments

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required,

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be

3. Basic operations and maintenance, including general site operating procedures, basic

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance

staff for each equipment type and/or system shall be developed and documented in the commissioning

1. System/equipment overview (what it is, what it does and with what other systems and/or

completed within the systems manual and delivered to the building owner or representative. The

1. Site information, including facility description, history and current requirements.

troubleshooting, recommended maintenance requirements, site events log.

6. A copy of verifications required by the enforcing agency or this code.

including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR),

document how the project will be commissioned. The commissioning plan shall include the following:

3. Systems to be commissioned. Plans to test systems and components shall include:

b. Equipment and systems to be tested, including the extent of tests.

a. An explanation of the original design intent.

d. Conditions under which the test shall be performed. e. Measurable criteria for acceptable performance.

5. Site equipment inventory and maintenance notes.

7. Other resources and documentation, if applicable.

3. Review of the information in the Systems Manual.

4. Review of the record drawings on the system/equipment.

6. Building occupant and operation and maintenance (O&M) personnel expectations.

requirements of the building appropriate to its phase shall be documented before the design phase of the

3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.

heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

and over, building commissioning shall be included in the design and construction processes of the building project to

Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of

_-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources

resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

design professional of record or third party acceptable to the enforcing agency.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

ordinance, if more restrictive.

Recycling Access Act of 1991 (Act).

CalRecvcle's web site.

5.410.2 through 5.410.2.6 shall apply.

2. Basis of design.

4. Commissioning plan. Functional performance testing

7. Commissioning report.

Commissioning requirements shall include:

6. Documentation and training.

unconditioned warehouses

provide heating and/or air conditioning.

Building sustainable goals.

1. Renewable energy systems. Landscape irrigation systems.

1. General project information. Commissioning goals.

c. Functions to be tested

4. Commissioning team information.

commissioning shall be included.

Title 8, Section 5142, and other related regulations.

systems manual shall include the following:

2. Site contact information.

report and shall include the following:

equipment it interfaces).

Major systems.

Water reuse system.

cover the following systems:

1. Unconditioned warehouses of any size.

1. Owner's or Owner representative's project requirements.

3. Commissioning measures shown in the construction documents.

must be performed in compliance with the California Energy Code.

project begins. This documentation shall include the following:

3. Indoor environmental quality requirements.

Environmental and sustainability goals.

5. Equipment and systems expectations.

agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and

required to comply, if included in the project, and Worksheet WS-5 signed by the design professional of record

5.409.2 Whole building life cycle assessment. Projects shall conduct a cradle-to-grave whole building life cycle assessment performed in accordance with ISO 14040 and ISO 14044, excluding operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar size, function, complexity, type of construction, material specification, and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment, including reference baseline building, shall have a data set compliant with ISO 14044, and ISO 21930 or EN 15804, and the software shall conform to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.

> 1. Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (https://calculatelca.com/software/impact-estimator/) and OneClick LCA-Planetary (www.oneclicklca.com/planetary), Paid versions include, but are not limited to, Sphera GaBi Solutions (gabi.sphera.com), SimaPro (simapro.com), One-Click LCA (www.oneclicklca.com) and Tally for Revit

2. ASTM E2921-22 "Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems" may be consulted for the

3. In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.

5.409.2.1 Building components. Building enclosure components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and

5.409.2.2 Reference study period. The reference study period of the proposed building shall be equal to the reference baseline building and shall be 60 years.

5.409.2.3 Verification of compliance. A summary of the GWP analysis produced by the software and Worksheet WS-4 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operation and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial conformance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.

5.409.3 Product GWP compliance—prescriptive path. Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or factory-specific.

BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY ¹	MAXIMUM ACCEPTABLE GWP VALUE (unfabricated) (GWP _{allowed})	UNIT OF MEASUREMENT	
Hot-rolled structural steel sections	1.77	MT CO ₂ e/MT	
Hollow structural sections	3.00	MT CO ₂ e/MT	
Steel plate	2.61	MT CO ₂ e/MT	
Concrete reinforcing steel	1.56	MT CO ₂ e/MT	
Flat glass	2.50	MT CO ₂ e/MT ⁴	
Light-density mineral wool board insulation	5.83	kg CO ₂ e/MT	
Heavy-density mineral wool board insulation	14.28	kg CO₂e/MT	

CONCRETE PRODUCT ALLOWED VALUE (GWP _{allowed}) UNIT OF MEASUREMENT				
up to 2499 psi	450	kg CO ₂ e/m ³		
2500-3499 psi	489	kg CO₂e/m³		
3500-4499 psi	566	kg CO ₂ e/m ³		
4500-5499 psi	661	kg CO ₂ e/m ³		
5500-6499 psi	kg CO₂e/m³			
6500 psi and greater	799	kg CO ₂ e/m ³		
Concrete, Lightweight Ready-Mixed ²				

	Con	crete, Lightweight Ready-Mixed ²	
	CONCRETE PRODUCT CATEGORY	MAXIMUM GWP ALLOWED VALUE (GWP _{allowed})	UNIT OF MEASUREMENT
	up to 2499 psi	875	kg CO₂e/m³
	2500-3499 psi	956	kg CO₂e/m³
	3500-4499 psi	1039	kg CO ₂ e/m ³

1. The GWP values of the products listed in Table 5.409.3 are based on 175 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA. 2. For concrete, 175 percent of the National Ready Mixed Concrete Association (NRMCA) 2022 version 3 Pacific Southwest regional benchmark values are used for the GWP allowed, except for High Early Strength. 3. Concrete High Early Strength ready-mixed shall be calculated at 130 percent of the ready-mixed concrete GWP allowed values for each product category. 4. The GWP unit for flat glass has been adjusted to correct an error in the express terms. With the revised unit (MT CO2e/MT), reported GWP values will align with industry data as published in the CLF North American

5.409.3.1 Products shall not exceed the maximum GWP value specified in Table 5.409.3.

Exception: Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be less than the weighted average maximum GWP allowed per Table 5.409.3 using Exception Equation 5.409.3.1. Calculations

shall be performed with consistent units of measurement for the material quantity and the GWP value. For the purposes of this exception, industry-wide EPDs are acceptable.

Exception EQUATION 5.409.3.1

Material Baselines (2023).

ete mix installed in the project GWP_n = the GWP for concrete mix $_n$ per concrete mix EPD, in kg CO2e/m3 GWP_{allowed} = the GWP potential allowed for concrete

 v_n = the volume of concrete mix n installed in the project, in m3

 mix_n per Table 5.409.3

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative. 5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

2. Review and demonstration of servicing/preventive maintenance.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

 Renewable energy systems. Landscape irrigation systems.

Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required

DIVISION 5.5 ENVIRONMENTAL QUALITY SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity 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 5.502 DEFINITIONS 5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference)

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route. A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 320 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

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, timber, prefabricated wood I-joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). **DECIBEL (db).** A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure,

sound power, sound intensity) with respect to a reference quantity. **ELECTRIC VEHICLE (EV).** An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propoelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground

ELECTRIC VEHICLE CHARGING STATION(S) (EVCSj). One or more spaces intended for charging electric vehicles. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring

support equipment, tractors, boats, and the like, are not included.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest. **EXPRESSWAY.** An arterial highway for through traffic which may have partial control of access, but which may or may

not be divided or have grade separations at intersections. FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections. GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse

gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one. GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or

its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14. HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a

GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

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 hundreths of a gram (g O³/g ROC).

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).

PSIG. Pounds per square inch, guage.

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

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound 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). Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES 5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. **5.503.1.1 Woodstoves.** Woodstoves and pellet stoves 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.

SECTION 5.504 POLLUTANT CONTROL

Contractor 5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

> 5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which

Contractor 5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards: 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 Tables 5.504.4.1 and 5.504.4.2. 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 one 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.

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
NDOOR 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 ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY 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, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

Less Water and Less Exempt Compounds in Grams per Liter		
SEALANTS	CURRENT VOC LIMIT	
ARCHITECTURAL	250	
MARINE DECK	760	
NONMEMBRANE ROOF	300	
ROADWAY	250	
SINGLE-PLY ROOF MEMBRANE	450	
OTHER	420	
SEALANT PRIMERS		
ARCHITECTURAL		
NONPOROUS	250	
POROUS	775	
MODIFIED BITUMINOUS	500	
MARINE DECK	760	
OTHER	750	

DISTRICT RULE 1168.

GOLETA, CA 93117

DRAWN BY: XX

REVISIONS **ORIGINAL ISSUE DATE:** JUNE 12, 2025 DESCRIPTION

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HAVE PRECEDENCE OVER SCALED DIMENSIONS. PROJECT OWNER & TITLE CITY OF GOLETA 130 CREMONA DRIVE,

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CALGREEN CODE COMPLIANCE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard 5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of composite wood products used on the interior or exterior of the buildings shall meet the requirements for the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat Table 5.504.4.5. 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 **5.504.4.5.3 Documentation.** Verification of compliance with this section shall be provided as Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply. requested by the enforcing agency. Documentation shall include at least one of the following: Product certifications and specifications. **5.504.4.3.1 Aerosol Paints and coatings.** Aerosol paints and coatings shall meet the PWMIR Limits for Chain of custody certifications. ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of CCR, Title 17, Section 93120, et seq.). Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S limits of Regulation 8 Rule 49. Other methods acceptable to the enforcing agency. TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS_{2,3} TABLE 5.504.4.5 - FORMALDEHYDE LIMITS GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION **COATING CATEGORY CURRENT VOC LIMIT** PRODUCT **CURRENT LIMIT** FLAT COATINGS HARDWOOD PLYWOOD VENEER CORE NONFLAT COATINGS 100 HARDWOOD PLYWOOD COMPOSITE CORE 150 NONFLAT HIGH GLOSS COATINGS PARTICLE BOARD 0.09 SPECIALTY COATINGS MEDIUM DENSITY FIBERBOARD 0.11 ALUMINUM ROOF COATINGS 400 THIN MEDIUM DENSITY FIBERBOARD2 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR BASEMENT SPECIALTY COATINGS 400 TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12. BITUMINOUS ROOF COATINGS 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM). 350 BITUMINOUS ROOF PRIMERS BOND BREAKERS **5.504.4.6 Resilient flooring systems.** Where resilient flooring is installed, at least 80 percent of floor area CONCRETE CURING COMPOUNDS 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 CONCRETE/MASONRY SEALERS Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications DRIVEWAY SEALERS 50 DRY FOG COATINGS 150 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#material 350 FAUX FINISHING COATINGS FIRE RESISTIVE COATINGS 350 **5.504.4.6.1 Verification of compliance.** Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits. FLOOR COATINGS 100 5.504.4.7 Thermal insulation 250 FORM-RELEASE COMPOUNDS Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing GRAPHIC ARTS COATINGS (SIGN PAINTS) and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350). HIGH-TEMPERATURE COATINGS 420 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#material INDUSTRIAL MAINTENANCE COATINGS 250 5.504.4.7.1 Verification of compliance. LOW SOLIDS COATINGS1 120 Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission MAGNESITE CEMENT COATINGS 450 MASTIC TEXTURE COATINGS 5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing METALLIC PIGMENTED COATINGS 500 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). MULTICOLOR COATINGS 250 See California Department of Public Health's website for certification programs and testing labs. PRETREATMENT WASH PRIMERS 420 **5.504.4.8.1 Verification of compliance.** Documentation shall be provided verifying that acoustical PRIMERS, SEALERS, & UNDERCOATERS 100 finish materials meet the pollutant emission limits. REACTIVE PENETRATING SEALERS 350 **5.504.5.3 Filters.** In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 250 RECYCLED COATINGS 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. ROOF COATINGS 50 RUST PREVENTATIVE COATINGS 250 **Exceptions:** Existing mechanical equipment. SHELLACS: **5.504.5.3.1 Labeling.** Installed filters shall be clearly labeled by the manufacturer indicating the MERV CLEAR 730 Owner 5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, OPAQUE 550 prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post 250 signage to inform building occupants of the prohibitions. STONE CONSOLIDANTS 450 SECTION 5.505 INDOOR MOISTURE CONTROL 340 SWIMMING POOL COATINGS 5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, TRAFFIC MARKING COATINGS 100 CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code. TUB & TILE REFINISH COATINGS 420 WATERPROOFING MEMBRANES 250 **SECTION 5.506 INDOOR AIR QUALITY** Owner 5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum WOOD COATINGS 275 requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local WOOD PRESERVATIVES 350 code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8. ZINC-RICH PRIMERS 5.506.2 CARBON DIOXIDE (CO2) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS of the California Energy Code, Section 120(c)(4). 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS Owner 5.506.3 Carbon dioxide (CO2) monitoring in classrooms. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, (DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the California Energy Code, shall be ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS equipped with a carbon dioxide monitor or sensor that meets the following requirements: AVAILABLE FROM THE AIR RESOURCES BOARD. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable **5.504.4.3.2 Verification.** Verification of compliance with this section shall be provided at the request of When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or the enforcing agency. Documentation may include, but is not limited to, the following: sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the Manufacturer's product specification carbon dioxide readings shall be available to and regularly monitored by facility personnel. 2. Field verification of on-site product containers A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility 5.504.4.4 Carpet Systems. personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have 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 The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a Sources Using Environmental Chambers." Version 1.2, January 2017 (Emission testing method for California record of previous carbon dioxide measurements of not less than 30 days duration. Specifications 01350). The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater. See California Department of Public Health's website for certification programs and testing labs. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years. **5.504.4.4.1 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 Specifications 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#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

SECTION 5.507 ENVIRONMENTAL COMFORT 5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2. **Exception:** Buildings with few or no occupants or where occupants are not likely to be affected by exterior

noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking **Exception:** [DSA-SS] For public schools and community colleges, the requirements of this section and all

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subsections apply only to new construction. 5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of

40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

1. Ldn or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan. 2. Lan or CNEL for other airports and heliports for which a land use plan has not been developed

shall be determined by the local general plan noise element. 2. Within the 65 CNEL or Ldn noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as

appropriate to the building, addition or alteration project to mitigate sound migration to the interior. **5.507.4.2.2 Documentation of Compliance.** An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record. 5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY **5.508.1 Ozone depletion and greenhouse gas reductions.** Installations of HVAC, refrigeration and fire suppression

spaces and public places shall have an STC of at least 40.

equipment shall comply with Sections 5.508.1.1 and 5.508.1.2. 5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508,2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less. **5.508.2.1.2.1 Anchorage.** One-fouth-inch OD tubing shall be securely clamped to a rigid base to

keep vibration levels below 8 mils. **5.508.2.1.3 Flared tubing connections.** Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's **5.508.2.1.4 Elbows.** Short radius elbows are only permitted where space limitations prohibit use of

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place. **5.508.2.2.2.1 Chain tethers.** Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to

maximize energy efficiency. 5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging. **5.508.2.6.1 First vacuum.** Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes. **5.508.2.6.2 Second vacuum.** Pull a second system vacuum to a minimum of 500 microns and hold for 30

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours

RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

with a maximum drift of 100 microns over a 24-hour period.

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. 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:

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.

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-CG] 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.

802 EAST COTA STREET. SUITE A SANTA BARBARA, CA 93103 TEL (805) 963-1955

CONSULTANTS STRUCTURAL ENGINEER 1119 Garden St, Santa Barbara, CA 93101 TEL (805) 963-1955

ELECTRICAL ENGINEER Alan Noelle Engineering Alan Noelle 1616 Anacapa Street Santa Barbara, CA 93101 TEL (805) 563-5444

ARCHITECT STAMP CONSULTANT STAMP

REVISIONS ORIGINAL ISSUE DATE: JUNE 12, 2025 DESCRIPTION

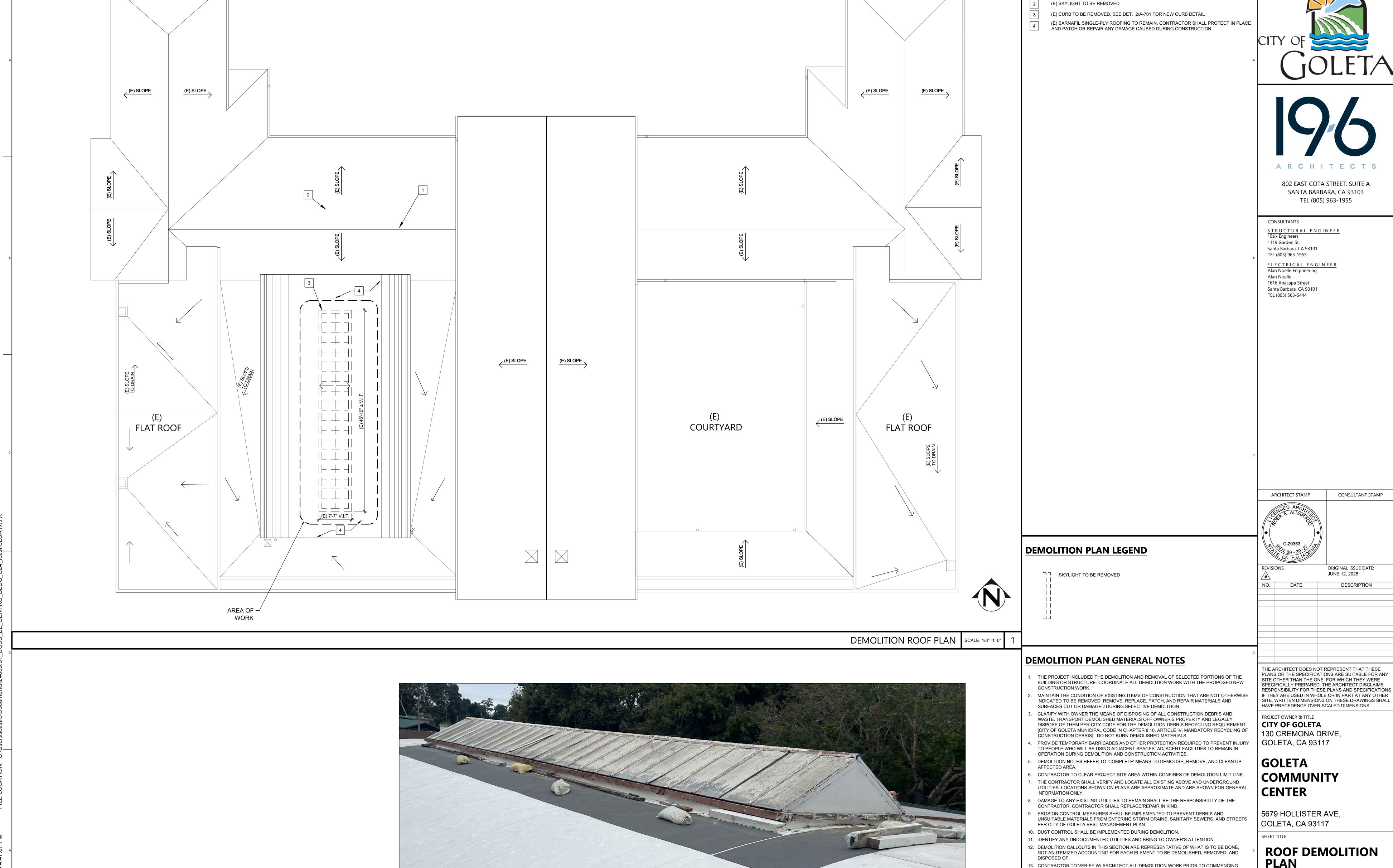
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PROJECT OWNER & TITLE CITY OF GOLETA 130 CREMONA DRIVE. GOLETA, CA 93117

GOLETA **CENTER**

5679 HOLLISTER AVE. GOLETA, CA 93117

CALGREEN CODE COMPLIANCE



EXISTING SKYLIGHT TO BE REMOVED. | SCALE: 1/8"=1'-0" | 1

DEMOLITION.

14. CONTRACTOR TO SHORE UP WALLS AS NEEDED.

INTRUSION OR DEBRIS INTO THE BUILDING

CONSTRUCTION ACTIVITIES,

GOLETA'S PROJECT HAZARDOUS MATERIAL DISPOSAL PLAN

15. DISPOSAL OF HAZARDOUS MATERIAL IS TO BE PERFORMED IN ACCORDANCE WITH CITY OF

17. CONTRACTOR SHALL ENSURE ROOF SKYLIGHT OPENINGS ARE SECURELY COVERED WHEN WORK IS NOT IN PROGRESS AND DURING RAIN OR INCLEMENT WEATHER TO PREVENT WATER

OWNER/PROJECT MANAGER TO ENSURE ALL BUILDING TENANTS ARE NOTIFIED OF

16. CONTRACTOR TO COORDINATE A PROJECT COMMUNICATIONS PLAN WITH THE

KEYNOTES

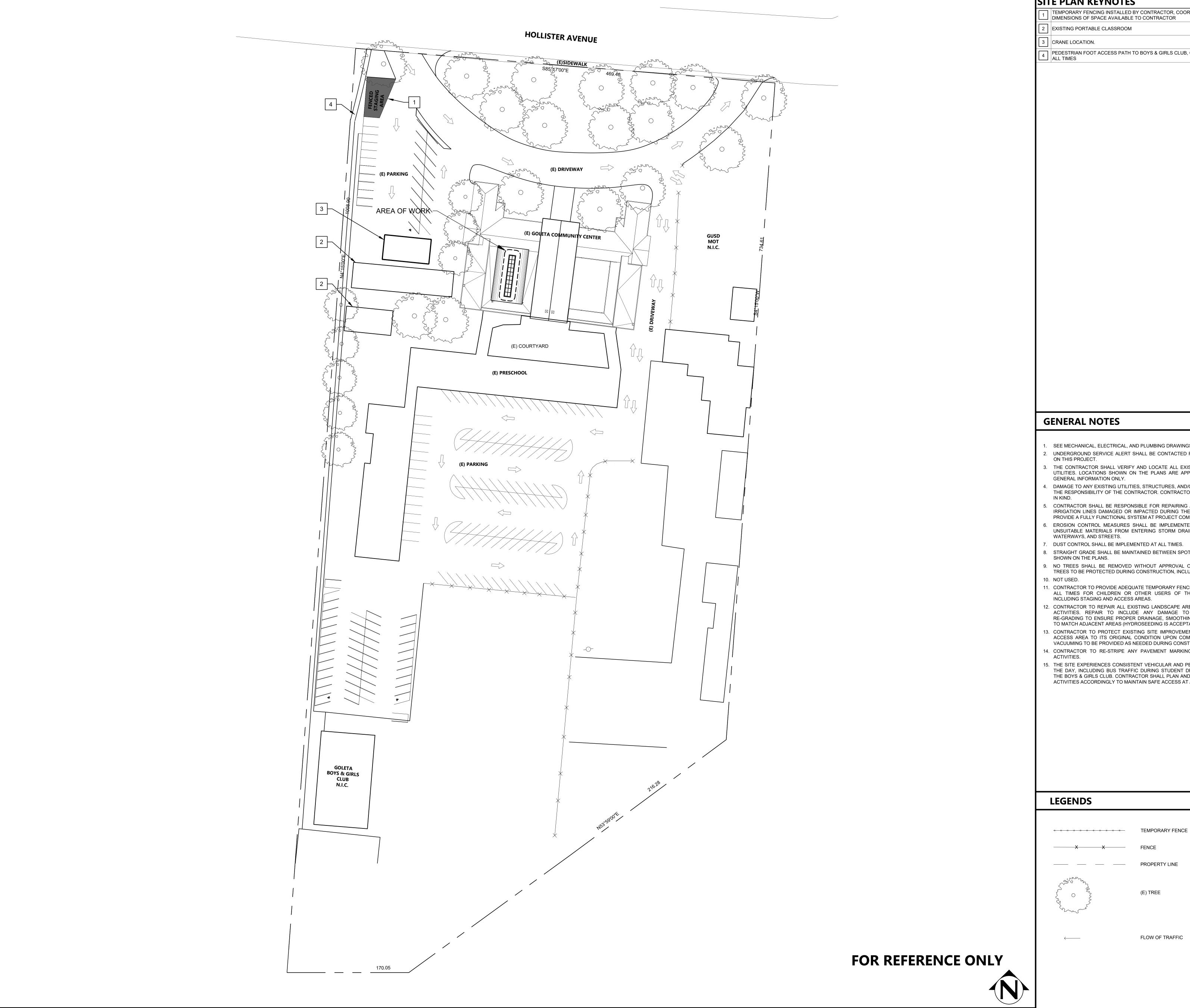
DESCRIPTION

(E) BARREL VAULT ROOF

PLAN

SHEET NO.

DRAWN BY: XX



SITE PLAN KEYNOTES

TEMPORARY FENCING INSTALLED BY CONTRACTOR, COORDINATE WITH CITY OF GOLETA FOR DIMENSIONS OF SPACE AVAILABLE TO CONTRACTOR

2 EXISTING PORTABLE CLASSROOM

3 CRANE LOCATION.

PEDESTRIAN FOOT ACCESS PATH TO BOYS & GIRLS CLUB, CONTRACTOR TO KEEP PATH OPEN AT



ARCHITECTS

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CONSULTANTS 1119 Garden St, Santa Barbara, CA 93101

TEL (805) 963-1955 ELECTRICAL ENGINEER Alan Noelle Engineering Alan Noelle 1616 Anacapa Street Santa Barbara, CA 93101

TEL (805) 563-5444

GENERAL NOTES

- 1. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR UTILITIES.
- 2. UNDERGROUND SERVICE ALERT SHALL BE CONTACTED PRIOR TO ANY EXCAVATION WORK
- 3. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- 4. DAMAGE TO ANY EXISTING UTILITIES, STRUCTURES, AND/OR SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR MODIFYING ANY EXISTING IRRIGATION LINES DAMAGED OR IMPACTED DURING THE COURSE OF WORK IN ORDER TO
- PROVIDE A FULLY FUNCTIONAL SYSTEM AT PROJECT COMPLETION. 6. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO THE PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS, NATURAL
- WATERWAYS, AND STREETS. 7. DUST CONTROL SHALL BE IMPLEMENTED AT ALL TIMES.
- 8. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN SPOT ELEVATIONS UNLESS OTHERWISE
- 9. NO TREES SHALL BE REMOVED WITHOUT APPROVAL OF DISTRICT AND ARCHITECT. ALL TREES TO BE PROTECTED DURING CONSTRUCTION, INCLUDING ROOT ZONE.
- 11. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY FENCING TO ENSURE SITE IS SECURE AT ALL TIMES FOR CHILDREN OR OTHER USERS OF THE GOLETA COMMUNITY CENTER, INCLUDING STAGING AND ACCESS AREAS.
- 12. CONTRACTOR TO REPAIR ALL EXISTING LANDSCAPE AREAS IMPACTED BY CONSTRUCTION ACTIVITIES. REPAIR TO INCLUDE ANY DAMAGE TO EXISTING IRRIGATION SYSTEM, RE-GRADING TO ENSURE PROPER DRAINAGE, SMOOTHING OF SURFACE, AND RE-SEEDING TO MATCH ADJACENT AREAS (HYDROSEEDING IS ACCEPTABLE).
- 13. CONTRACTOR TO PROTECT EXISTING SITE IMPROVEMENTS AND RETURN CONSTRUCTION ACCESS AREA TO ITS ORIGINAL CONDITION UPON COMPLETION. STREET SWEEPING AND VACUUMING TO BE PROVIDED AS NEEDED DURING CONSTRUCTION.
- 14. CONTRACTOR TO RE-STRIPE ANY PAVEMENT MARKINGS IMPACTED BY CONSTRUCTION
- 15. THE SITE EXPERIENCES CONSISTENT VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE DAY, INCLUDING BUS TRAFFIC DURING STUDENT DROP-OFF AND PICK-UP TIMES FOR THE BOYS & GIRLS CLUB. CONTRACTOR SHALL PLAN AND COORDINATE ALL CONSTRUCTION ACTIVITIES ACCORDINGLY TO MAINTAIN SAFE ACCESS AT ALL TIMES

(E) TREE

FLOW OF TRAFFIC

ARCHITECT STAMP CONSULTANT STAMP ORIGINAL ISSUE DATE:

JUNE 12, 2025 DESCRIPTION

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PROJECT OWNER & TITLE CITY OF GOLETA 130 CREMONA DRIVE, GOLETA, CA 93117

GOLETA CENTER

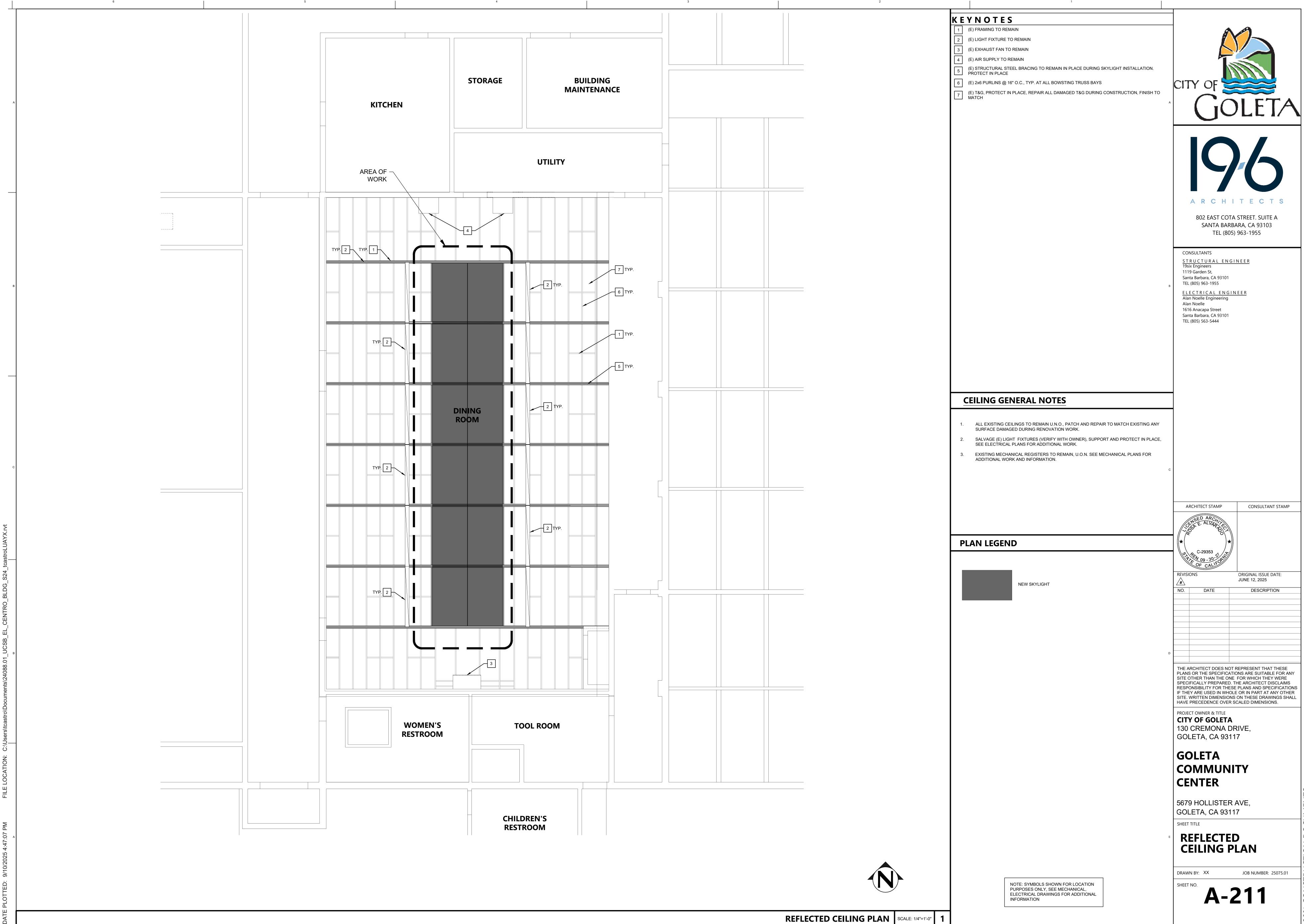
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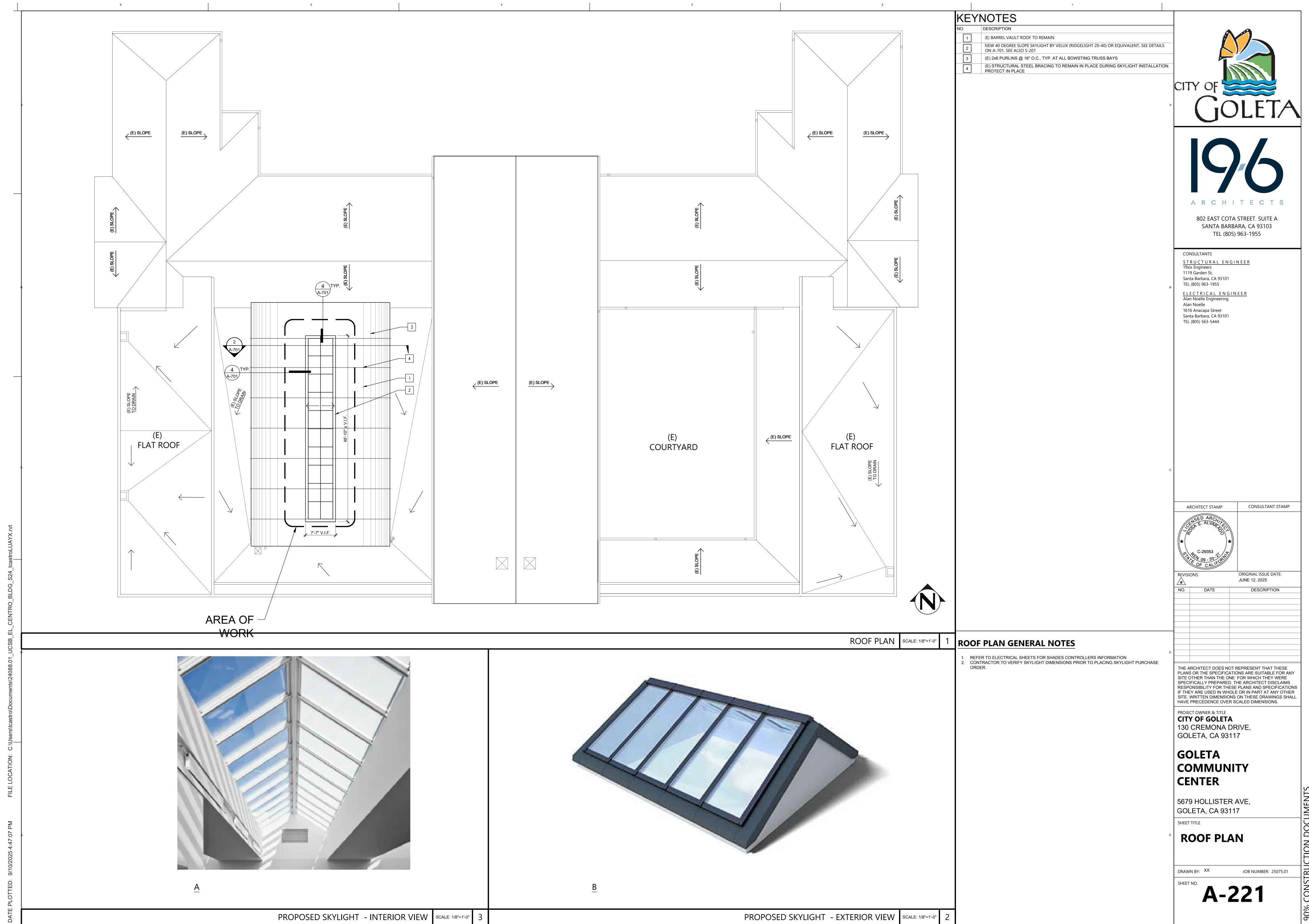
SHEET TITLE **EXISTING OVERALL**

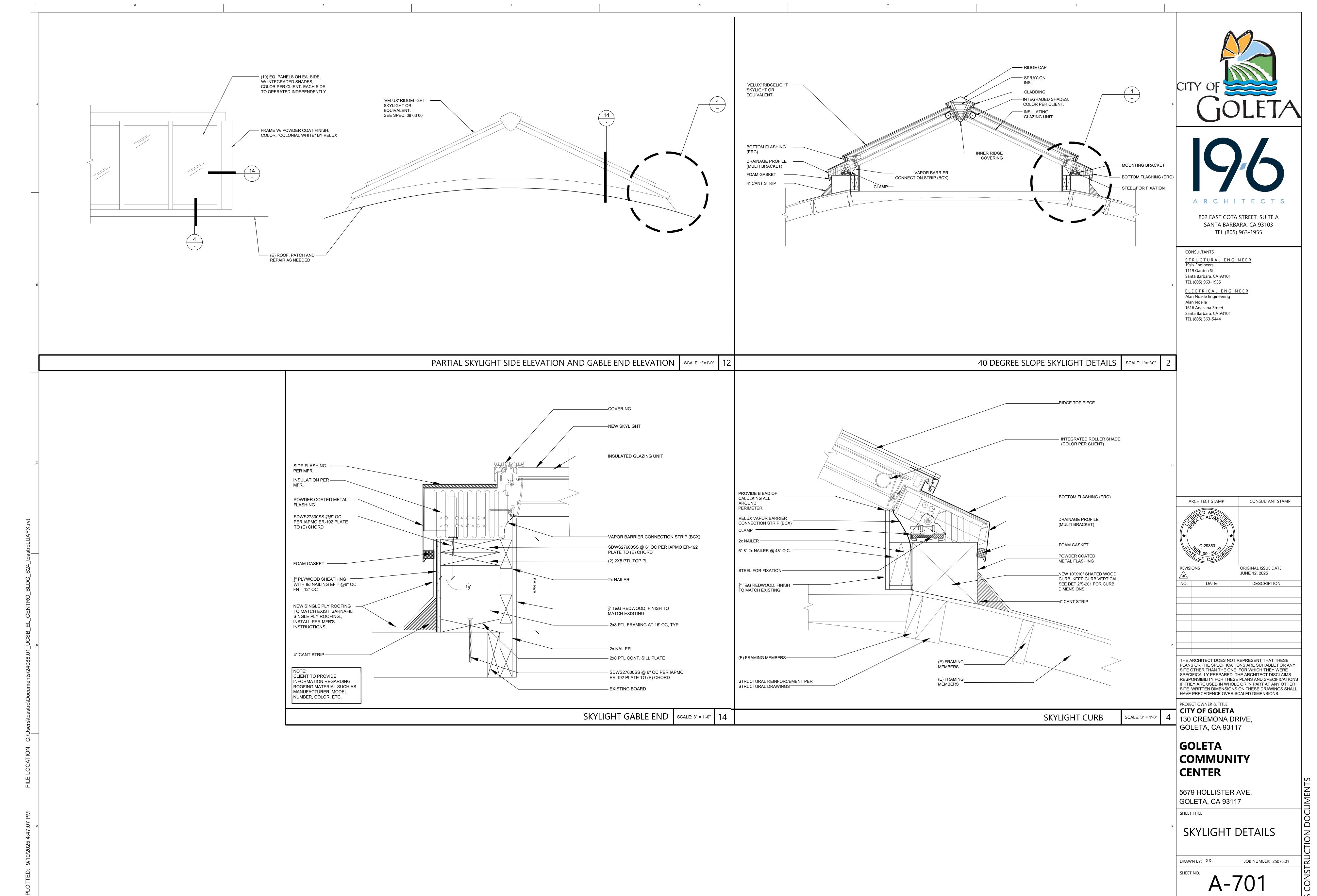
SITE PLAN

EXISTING OVERALL SITE PLAN

A-101







ABBREVIATIONS ADD'L AESS AFF **ARCH** ARCH'L BĽK BLK'G BM BOT BTWN CMU COL CONC CONST CONT CONX CTR CTSK DBA DBL DET DF DIA (∅) DIAG DO **ELEV** SEE ARCHITECTURAL DRAWINGS EN SCH EDGE NAILING SCHEDULE EQ SCR SCREW EQUAL EXPANSION SECT EXP SECTION **EXTERIOR** SLIP CRITICAL EACH WAY SHT'G SHEATHING SHEET FINISH FLOOR ELEVATION SIM SIMILAR SHORT LEG HORIZONTAL **FHWS** FLAT HEAD WOOD SCREW SLH FIN SHORT LEG VERTICAL FLOOR JOIST SEISMIC LOAD RESISTING SYSTEM FLR FLOOR SMS SHEET METAL SCREW FLG FLANGE SILL NAILING CONCRETE SLAB ON GRADE FIELD NAILING FACE OF BLOCK SPECIFICATIONS FACE OF CONCRETE STANDARD PIPE COLUMN F.O. PLY FACE OF PLYWOOD SQUARE FOS SS STAINLESS STEEL FACE OF STUD FAR SIDE STD STANDARD FOOT OR FEET STL STEEL FTG FOOTING STRUCT STRUCTURAL STS SELF TAPPING SCREW SYMMETRICAL SYM GALVANIZED GALV GB GRADE BEAM GLUE-LAM BEAM GRADE TEMP TEMPERATURE GRTG GRATING THICK TONGUE AND GROOVE HEADED ANCHOR STUD TOP AND BOTTOM TOE NAILING HORIZONTAL HIGH POINT TOP OF BLOCK TOP OF CONCRETE HIGH STRENGTH HIGH STRENGTH BOLT TOP OF PARAPET T.O. PLY TOP OF PLYWOOD HSS HOLLOW STRUCTURAL SECTION T.O. SLAB TOP OF SLAB HEIGHT T.O. STL TOP OF STEEL INTERIOR TYP TYPICAL JOIST UNLESS NOTED OTHERWISE JOINT VERIFY IN FIELD KILN DRIED VERT VERTICAL VOL

WEIGHT

WITHOUT

WORKING POINT

WITH

WOOD

WD

LONG LEG HORIZONTAL LONG LEG VERTICAL

LOCATIONS

LOW POINT

LOC'S

LONG LEG OUTSTANDING

LAMINATED STRAND LUMBER

BREVIATIONS		DESIGN CRITERIA				
	ANCHOR BOLT ADDITIONAL	LTWT LVL	LIGHT WEIGHT LAMINATED VENEER LUMBER	BUILDIN	NG CODE	
	ARCH'L EXPOSED STRUCT STEEL				2022 CALIFORNIA BUILDING CODE (CBC), TITLE 24 C.C.R.	
	ABOVE FINISH FLOOR ARCHITECT	MAS MATL	MASONRY MATERIAL	CDAVIT	Y DESIGN LOADS	
L	ARCHITECTURAL	MAX MAXIMUM		GIVAVII	1 DESIGN EOADS	
		MB	MACHINE BOLT		SKYLIGHT DEAD LOAD	9.50 PSF
	BOTTOM	ML	MICRO-LAM BEAM		ROOF LIVE LOAD	20.0 PSF
	BLOCK BLOCKING	MECH	MECHANICAL MINIMUM			
	BEAM	MIN MTL	METAL		ROOF DEAD LOAD	12.0 PSF
	BOUNDARY NAILING	IVI I L	WE I'VE			
	BOTTOM OF	(N)	NEW	MAINID D	JECION DATA	
	BOTTOM	NIC	NOT IN CONTRACT	WIND D	ESIGN DATA	
	BOTH SIDES BETWEEN	NO (#) NS	NUMBER NEAR SIDE		BASIC WIND SPEED	92 MPH
	DETWEEN	NO	NEAR SIDE		RISK CATEGORY	II
	CEILING JOIST or CONTROL JOINT	0/	OVER		EXPOSURE CATEGORY	В
	COMPLETE JOINT PENETRATION CENTERLINE	O.C. OD	ON CENTER OUTSIDE DIAMETER			
	CLEAR	OPNG	OPENING			
	CONCRETE MASONRY UNIT			SEISMIC DESIGN DATA		
	COLUMN	PERP	PERPENDICULAR		DICK CATECORY	п
г	CONCRETE CONSTRUCTION	PJP P	PARTIAL JOINT PENETRATION PLATE		RISK CATEGORY	II
l	CONTINUOUS	'L PLYWD	PLYWOOD		IMPORTANCE FACTOR - I _e	1.0
	CONNECTION	PNL	PANEL		LATITUDE	34.43°
	CENTER	PR	PAIR		LONGITUDE	-119.82°
	COUNTERSINK	PSL PT	PARALLEL STRAND LUMBER POINT			
	DEFORMED BAR ANCHOR	PTDF	PRESSURE TREATED DOUGLAS FIR		SITE CLASS	D-DEFAULT
	DOUBLE				SPECTRAL RESPONSE ACCELERATION - Ss	2.308
	DETAIL	RAD	RADIUS		SPECTRAL RESPONSE ACCELERATION - S ₁	0.813
)	DOUGLAS FIR DIAMETER	REINF REQ'D	REINFORCED or REINFORCING REQUIRED		SPECTRAL RESPONSE COEFFICIENT - SDS	1.846
,	DIAGONAL	RET	RETURN		SPECTRAL RESPONSE COEFFICIENT - S _{D1}	1.38
	DITTO (REPEAT INDICATED MEMBER)		REVISION		SEISMIC DESIGN CATEGORY	E
	DIMENSION DRAWING	RFS RGH	RIPPED FOR SLOPE ROUGH		SEISIVIIC DESIGN CATEGORY	
	DRAWING	RR	ROOF RAFTER			
	EXISTING	RWD	RED WOOD			
	EACH			GEN	NERAL	
	EACH FACE	S4S	SURFACED (4) SIDES			
	ELEVATION	S.A.D.	SEE ARCHITECTURAL DRAWINGS	1. UN	LESS OTHERWISE SHOWN OR SPECIFIED, THE FOLLOWING GEN	IERAL NOTES SHALL APPLY.

THE WORK.

- 1. UNLESS OTHERWISE SHOWN OR SPECIFIED, THE FOLLOWING GENERAL NOTES SHALL APPLY.
- 2. DETAILS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN A MANNER SIMILAR TO THE DETAILS THAT ARE SHOWN FOR LIKE CONDITIONS. THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER AS SOON AS POSSIBLE FOR HIS APPROVAL. APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION.
- 3. REPORT APPARENT DISCREPANCIES ON DRAWINGS TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK.
- 4. REPORT ANY DIFFERENCE BETWEEN THE EXISTING CONSTRUCTION AS OBSERVED IN THE FIELD AND AS SHOWN ON THE DRAWINGS TO THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH
- 5. CONSTRUCT THIS WORK IN COMPLIANCE WITH THE 2022 CALIFORNIA BUILDING CODE.
- 6. VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR, AND SHALL INSTALL, ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
- 8. THE GENERAL CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
- 9. COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISION OF THE
- STATE OF CALIFORNIA FOR SAFETY, SCAFFOLDING, AND SHORING. 10. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE SUPERVISION OF THE CONSTRUCTION
- WORK TO INSURE THAT IS IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER WILL PROVIDE ONLY PERIODIC OBSERVATION OF
- 11. BIDDERS MUST VISIT THE BUILDING SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A PROJECT COMPLETE IN EVERY DETAIL AND READY FOR OCCUPANCY. DISCREPANCIES OR DELETIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE THE BID DATE FOR CORRECTION.
- 12. MAKE AND KEEP CURRENT A SET OF "RECORD DRAWINGS" SHOWING EXACT DIMENSIONED LOCATIONS OF UNDERGGROUND UTILITIES, STUB OUTS, CONSTRUCTION CHANGES, ETC.
- 13. THE STRUCTURAL ENGINEERING SERVICES PERFORMED FOR THIS PROJECT HAVE BEEN DONE USING THAT DEGREE OF CARE, AND SKILL ORDINARILY EXERCISED, UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE STRUCTURAL ENGINEERS PRACTICING IN THIS OR SIMILAR LOCALITIES. THE WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EITHER EXPRESSED OR
- 14. (E) DESIGNATES "EXISTING" AND (N) DESIGNATES "NEW."
- 15. REPAIR DAMAGE DONE TO THE EXISTING CONSTRUCTION DURING THE COURSE OF THIS WORK AT THE CONTRACTOR'S OWN EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- 16. IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, THE ALTERATIONS MADE TO THE STRUCTURE HAVE BEEN DONE IN SUCH A MANNER AS TO NOT CAUSE THE STRUCTURE TO BECOME UNSAFE OR OVERLOADED. ALL NEW WORK HAS BEEN DONE IN A MANNER AS REQUIRED FOR NEW STRUCTURES. NO ATTEMPT HAS BEEN MADE TO BRING THE EXISTING STRUCTURE INTO COMPLIANCE WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.

DOUG. FIR-LARCH, NO.1, Fb = 1000 PSI

DOUG. FIR-LARCH, NO.1, Fb = 1000 PSI

DOUG. FIR-LARCH, NO.1, Fb = 1000 PSI

DOUG. FIR-LARCH, NO.1, F_b = 1000 PSI

DOUG. FIR-LARCH, NO.1, Fb = 1350 PSI

STRUCT I (SEE NOTE BELOW)

ASTM F-1667 (COMMON SIZE)

SIMPSON STRONG-TIE OR APPROVED EQUAL

 $F_b = 2600 \text{ PSI}, 1.9E$

 $F_b = 2900 \text{ PSI}, 2.0E$

ASME B18.2.1

DOUG. FIR-LARCH, NO.1, Fb = 1000 PSI

ROUGH CARPENTRY

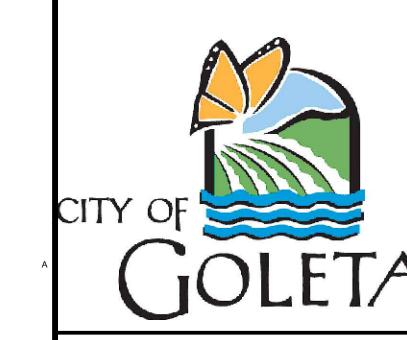
- 1. MATERIAL SPECIFICATIONS: DIMENSION LUMBER
- ROOF JOISTS, RAFTERS CEILING JOISTS
- EXTERIOR & LOAD-BEARING STUDS NON-LOAD BEARING STUDS
- BLKG, FURRING
- 5-INCH (NOM) SIZE AND LARGER ENGINEERED WOOD PRODUCTS LAMINATED-VENEER LUMBER (LVL)
- PARALLEL-STRAND LUMBER (PSL) SHEATHING
- FASTENERS
- LAG BOLTS
- NAILS METAL FRAMING ANCHORS
- 2. PROVIDE LUMBER GRADE STAMPED "S-DRY".
- 3. PLYWOOD: DOUGLAS FIR OR SOUTHERN PINE "STRUCTURAL I", INTERIOR TYPE, CD GRADE WITH EXTERIOR GLUE. PLYWOOD SHALL BE GRADE MARKED BY DFPA, TECO, OR PTL, AND CONFORM TO
- 4. PROVIDE HOT-DIPPED GALVANIZED NAILS AT PRESSURE-PRESERVATIVE TREATED SILL PLATE NAILING, INCLUDING STUD TOE NAILING AND SHEAR PANEL NAILING.
- 5. SEE NAILING SCHEDULE FOR CONNECTION REQUIREMENTS, U.N.O.
- 6. DRILL BOLT HOLES 1/16" LARGER THAN THE BOLT NOMINAL DIAMETER.
- 7. INSTALL STANDARD CUT WASHERS UNDER HEAD AND NUT OF BOLTS. SEE WASHER SCHEDULE FOR
- 8. RE-TIGHTEN BOLTED CONNECTIONS, ANCHOR BOLTS, AND HOLDOWNS IMMEDIATELY BEFORE
- 9. SEE TYPICAL DETAIL FOR ALLOWABLE NOTCHES AND DRILLED HOLES THROUGH STUDS AND JOISTS.
- 10. EXAMINE EXISTING FRAMING FOR EVIDENCE OF TERMITE, DRY ROT, AND OTHER WOOD-DESTROYING ORGANISMS. REPORT DETERIORATION TO THE STRUCTURAL ENGINEER FOR REPAIR INSTRUCTIONS.
- 11. SCREW LAG BOLTS INTO PLACE. DRILL LEAD AND SHANK HOLES PER TYPICAL DETAIL.
- 12. PROVIDE ZINC-COATED OR HOT-DIPPED GALVANIZED ANCHOR BOLTS, SILL BOLTS, HD BOLTS.

- NOTIFICATION NOTIFY THE STRUCTURAL ENGINEER AT THE FOLLOWING TIMES:
- AT START OF CONSTRUCTION.
- 2. AFTER EXISTING CONSTRUCTION HAS BEEN EXPOSED AND PRIOR TO THE INSTALLATION OF NEW
- 3. WHEN SKYLIGHT INSTALLATION IS COMPLETED.

STRUCTURAL SHEET INDEX

SHEET NAME

GENERAL NOTES ROOF FRAMING PLAN & DETAILS STRUCTURAL SHEETS TOTAL: 2



AGENCY APPROVAL: BLDG#

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TEL (805) 563-5444

Santa Barbara, CA 93101

ARCHITECT STAMP	CONSULTANT STAMP
C-29353 * REN. 09-30-27	PROFESSIONAL PROFE

ORIGINAL ISSUE DATE: 09/23/2025 DESCRIPTION

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY OTHER SITE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT OWNER & TITLE CITY OF GOLETA 130 CREMONA DRIVE GOLETA, CA 93117

GOLETA VALLEY COMMUNITY

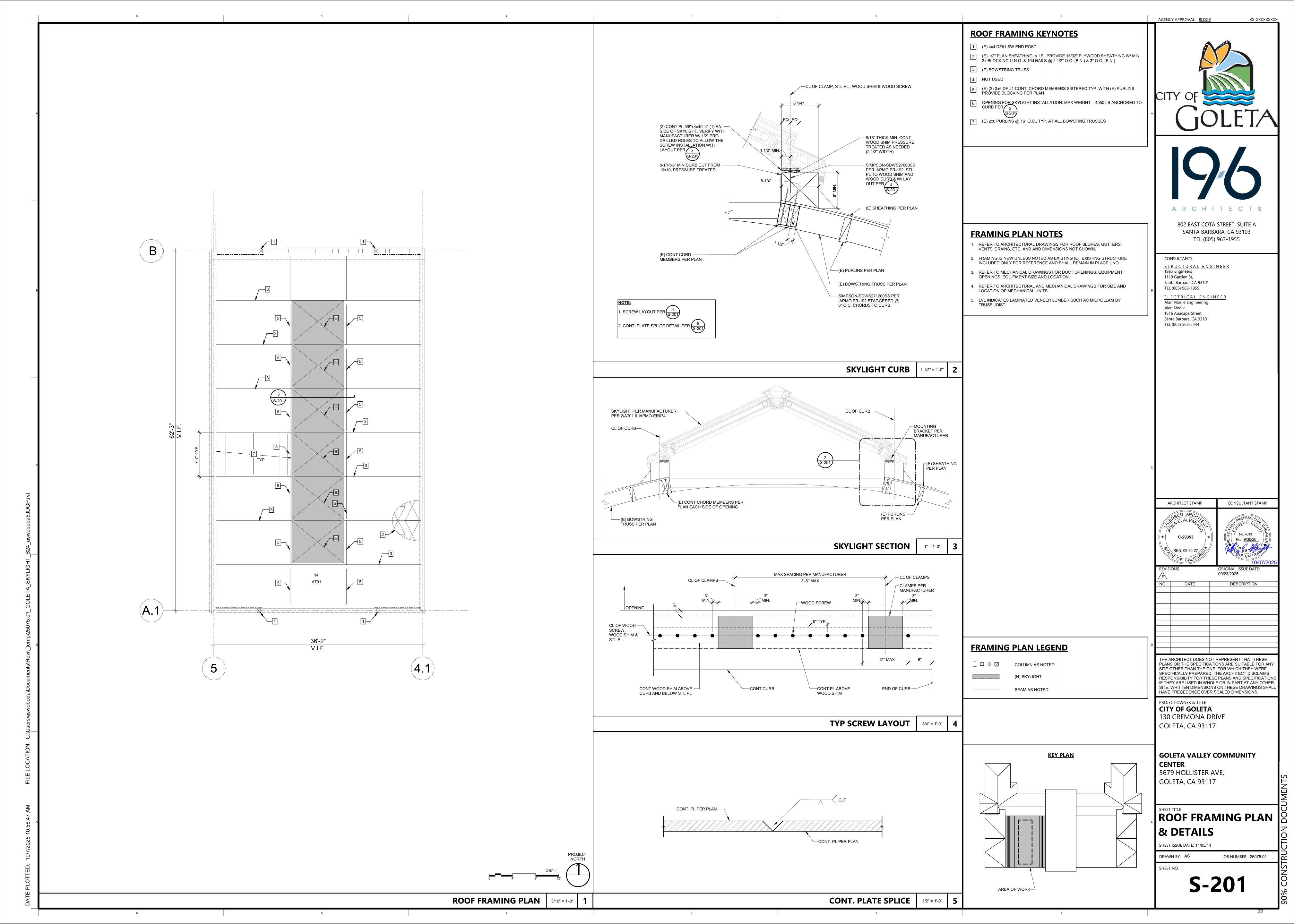
5679 HOLLISTER AVE, GOLETA, CA 93117

GENERAL NOTES

SHEET ISSUE DATE: 09/23/2025

DRAWN BY: AS JOB NUMBER: 25075.01 SHEET NO.

S-101



ELECTRICAL SPECIFICATION NOTES

- 1 PROVIDE ALL ELECTRICAL WORK, AND MATERIALS AS SHOWN ON THE DRAWINGS, AS CALLED FOR HEREIN, AND AS IS NECESSARY TO FURNISH A COMPLETE INSTALLATION.
- THE INSTALLATION SHALL CONFORM TO ALL THE REQUIREMENTS OF THE CURRENTLY ADOPTED CALIFORNIA ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, ALL OTHER APPLICABLE CODES AND ORDINANCES, AND THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT AND WIRING SHALL BEAR THE APPROVAL STAMP OF UNDERWRITERS' LABORATORY (UL) OR AN APPROVED TESTING LABORATORY. PAYMENT FOR ALL INSPECTION FEES AND PERMITS ARE PART OF THIS CONTRACT.
- THIS CONTRACT SHALL BE RESPONSIBLE FOR THE SAFETY, AND GOOD CONDITION, OF ALL MATERIALS AND EQUIPMENT FOR THE ENTIRE INSTALLATION, AND UNIT COMPLETION OF WORK. ERECT AND MAINTAIN APPROVED AND SUITABLE BARRIERS, PROTECTIVE DEVICES, AND WARINNG SIGNS. BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENT MAINTENANCE AND/OR ENFORCEMENT OF ALL SAFETY PRECAUTIONS AND WARNINGS.
- 4 COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.
- 5 RACEWAYS FOR ALL CONDUCTORS IN EXPOSED AREAS LESS THAN 5'-0" ABOVE GRADE SHALL BE GALVANIZED STEEL CONDUIT OR PVC SCHEDULE 80, AS PERMITTED BY BUILDING CONSTRUCTION TYPE. UNDERGROUND CONDUITS SHALL BE BURIED A MINIMUM OF 24" BELOW GRADE, AND MAY BE PVC SCHEDULE 40. ALL CONDUIT RISERS FROM UNDERGROUND RUNS SHALL BE PVC SCHEDULE 80 OR RIGID GALVANIZED STEEL. RACEWAYS IN ALL CONCEALED AREAS MAY BE TYPE EMT. FLEXIBLE STEEL CONDUIT MAY BE USED IN CONCEALED AREAS, UP TO A MAXIMUM LENGTH OF 12'-0", IF A SUITABLE BONDING WIRE IS INSTALLED. THIS BONDING CONDUCTOR SHALL BE IN ADDITION TO THE REQUIRED EQUIPMENT GROUNDING CONDUCTOR. CONCEALED RACEWAYS FOR LOW VOLTAGE SYSTEMS WITHIN BUILDING CONSTRUCTION MAY BE EQUAL TO CARLON TYPE "EFT". ALL EMPTY CONDUITS SHALL HAVE A SUITABLE PULLCORD INSTALLED. A SUITABLE GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL LINE VOLTAGE CONDUIT RUNS. NOTE THAT THIS CONDUCTOR IS NOT NECESSARILY SHOWN ON THE DRAWINGS. CONDUCTOR-IN-CONDUIT TYPE SYSTEMS, SUCH AS 'MC' CABLE SHALL NOT BE ALLOWED UNLESS SPECIFICALLY CLEARED BY THE ENGINEER. NO MORE THAN THREE NINETY DEGREE BENDS SHALL BE ALLOWED IN ANY CONDUIT RUN, BETWEEN PULL POINTS.
- OUTLET AND JUNCTION BOXES SHALL BE GALVANIZED STEEL, 4" SQUARE BY 1-1/2" DEEP, OR LARGER. THEY SHALL BE FLUSH MOUNTED IN ALL FINISHED AREAS, AND SHALL INCLUDE A PLASTER RING SUITABLE FOR THE DEVICE MOUNTED IN THE BOX. TELEPHONE AND COMMUNICATIONS OUTLETS MAY CONSIST OF THE PLASTER RING, BUT NO BOX, WHERE NOISE TRANSMISSION FROM ONE ROOM TO THE NEXT IS NOT AN ISSUE. UNLESS OTHERWISE NOTED, CONDUIT STUBS SHALL STILL BE REQUIRED FOR ALL COMMUNICATIONS OUTLETS INTO ACCESSIBLE CEILING SPACE. ALL BOXES SHALL BE LISTED FOR THEIR USE, INCLUDING ANY FIRE RATING. ADDITIONALLY, REGARDLESS OF OUTLET LOCATIONS SHOWN ON THESE PLANS, BOXES SHALL BE LOCATED AS REQUIRED TO COMPLY WITH NOISE AND FIRE SEPARATION REQUIREMENTS.
- 7 PROVIDE ALL CONDUIT, WIRING, OUTLETS, DISCONNECT OR MANUAL MOTOR STARTER SWITCHES, AND EQUIPMENT NECESSARY TO CONNECT MECHANICAL SYSTEMS AND EQUIPMENT. INSTALL OUTLETS AND CONTROL WIRING FOR LOW VOLTAGE CONTROL EQUIPMENT, IF REQUIRED. PROVIDE ALL REQUIRED CONDUIT FOR LOW VOLTAGE SYSTEMS.
- 8 ALL FIXTURE AND OUTLET HEIGHTS AND LOCATIONS SHALL BE INDIVIDUALLY COORDINATED WITH THE ARCHITECT.
- 9 LIGHT SWITCHES SHALL BE 20A, EQUAL TO HUBBELL #CS120 SERIES. DUPLEX RECEPTACLES SHALL BE 20A, EQUAL TO HUBBELL #CRF20 SERIES. ALL DEVICE COVERPLATES IN FINISHED AREAS SHALL BE SMOOTH PLASTIC, OR BRUSHED ALUMINUM, AS SPECIFIED BY THE ARCHITECT. ALL DEVICE COVERPLATES IN UNFINISHED AREAS MAY BE SMOOTH PLASTIC OR PRESSED STEEL, AS SPECIFIED BY THE ARCHITECT. ALL COVERPLATES IN EXTERIOR LOCATIONS SHALL BE WEATHERPROOF. DEVICE AND COVERPLATE COLORS SHALL BE AS SPECIFIED BY THE ARCHITECT. WHERE MULTIPLE DEVICES EXIST, THEY SHALL BE GROUPED TOGETHER, AND GROUPED DEVICES SHALL BE UNDER A SINGLE COVER PLATE. DEVICES ON AN EMERGENCY OR BACKUP POWER SYSTEM SHALL BE RED IN COLOR.
- 10 ALL WIRING SHALL BE COPPER. INSULATION FOR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE "THWN". CONDUCTORS LARGER THAN #6 AWG MAY BE TYPE "THWN" OR "THW".
- 11 PROVIDE BRANCH CIRCUIT WIRING, OUTLETS, DEVICES, AND CONNECTIONS TO ALL EQUIPMENT.
 ELECTRICAL EQUIPMENT AND MATERIAL SHALL BE LISTED, LABELED, AND INSTALLED PER A RECOGNIZED ELECTRICAL TESTING LABORATORY.
- 12 STEEL, LIQUID-TIGHT, FLEXIBLE CONDUITS ARE REQUIRED FOR MOTOR CONNECTIONS, CONNECTIONS TO LIQUID-HANDLING EQUIPMENT, AND CONNECTIONS IN WET OR EXTERIOR LOCATIONS.
- 13 PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING WEATHERPROOFING OR WEATHERPROOF
- 14 UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, DUAL ELEMENT FUSES SIZED TO EQUIPMENT NAMEPLATE FUSE CURRENT RATING. MANUAL MOTOR STARTERS SHALL BE PROVIDED WITH SIMILARLY SIZED FUSIBLE ELEMENTS. SWITCHES EXPOSED TO THE WEATHER SHALL BE TYPE NEMA 3R. ALL MOTOR DISCONNECTING MEANS SHALL BE HORSEPOWER RATED, BASED ON UNIT SERVED.

ENCLOSURE ENVELOPE. MASTIC SEAL ALL CONDUIT OPENING PENETRATIONS COMPLETELY WATERTIGHT.

- PROVIDE ALL MATERIALS AND WORK REQUIRED TO LOCATE, AND CONNECT TO, EXISTING DISTRIBUTION EQUIPMENT. UPDATE EXISTING PANELBOARDS WITH NEW TYPEWRITTEN CIRCUIT DIRECTORIES, AND FURNISH NEW CIRCUIT BREAKERS AS REQUIRED. EXISTING CIRCUIT DESCRIPTIONS IN EXISTING PANEL DIRECTORIES SHALL BE USED FOR EXISTING CIRCUITS TO REMAIN IF THEY ARE MORE DETAILED THAN THE PANEL SCHEDULES SHOWN IN THESE PLANS. RECONNECT ANY BRANCH CIRCUITS INTERRUPTED DURING DEMOLITION THAT ARE TO REMAIN. PANELBOARD CIRCUIT DIRECTORIES SHALL INCLUDE WHERE THE PANEL IS FED FROM.
- 16 RE-USE OF EXISTING BRANCH CIRCUIT CONDUITS AND WIRING IS ACCEPTABLE IF IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES, AND APPROVED BY THE AHJ.
- 17 INFORMATION SHOWN WAS OBTAINED FROM "AS-BUILT" DRAWINGS. VISIT THE SITE PRIOR TO BID TO VERIFY EXISTING CONDITIONS, AND MAKE ALLOWANCE FOR VARIATIONS TO THAT WHICH IS SHOWN.
- 18 (5) COPIES OF SUBMITTAL DRAWINGS ARE REQUIRED FOR CONTROL STATION, LIGHT FIXTURES, DEVICES, AND COVERPLATES. SUBSTITUTIONS MAY BE APPROVED BY THE ENGINEER IF THE SUBMITTAL SHOWS A REASONABLE BENEFIT TO THE OWNER. NO PRIOR APPROVAL FOR SUBSTITUTIONS SHALL BE GIVEN BEFORE SUBMITTALS. AS SUCH, BID COMPARISONS MUST BE MADE BASED ON SPECIFIED EQUIPMENT. THE ENGINEER RESERVES THE RIGHT TO REJECT SUBMITTALS BASED ON INCOMPLETENESS OF THE SUBMITTAL, AS WELL AS NOT MEETING THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. SUBMITTALS MUST BE PROVIDED FOR SPECIFIED EQUIPMENT, AS WELL AS ANY SUBSTITUTIONS.
- THE ELECTRICAL DRAWINGS SHALL BE TREATED AS DIAGRAMMATIC IN NATURE. THEY SHALL NOT BE USED TO DETERMINE EXACT DIMENSIONS OR LOCATIONS FOR ANY DEVICE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING WITH ARCHITECTURAL ELEMENTS AND PLANS, OTHER DISCIPLINES, THE ARCHITECT, AND OWNER, FOR ALL LOCATIONS, BEFORE COMPLETING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN RELOCATING ANY DEVICE OR CONNECTION INSTALLED IN THE WRONG LOCATION. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR COORDINATION.
- 20 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONTROL PROGRAMMING, TO ACHIEVE A WORKING SYSTEM TO THE SATISFACTION OF THE PLANS, ENGINEER, AND OWNER. REQUIRED PROGRAMMING INFORMATION MAY NOT BE FULLY SHOWN IN THE CONTRACT DOCUMENTS. THAT DOES NOT RELEASE THE CONTRACTOR FROM ADJUSTING/PROGRAMMING THE CONTROLS TO THE SATISFACTION OF THE OWNER. THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR COORDINATION.

70A MLO, 100A BUSSING			EXISTING					MOUNTING: SURFACE		
120/240V, 1Ø3W SQUARE D TYPE QO 12-24			PANEL "W"				"W			
OQO/INE D TTT	L QO 12 24		-							
DESCRIPTION/LOCATION		ØA	ØB	CIRCUIT BREAKER		CUIT MBER	CIRCUIT BREAKER	ØΑ	ØB	DESCRIPTION/LOCATION
*LIGHTS		200	20/		20/1 1 2 20/1 360		360		RECEPTS (GFI AT VANITY)	
SPARE					3	4	15/1		180	COFFEE AREA RECEPT
HAND DRYERS	(WOMENS RR)	400			5	6	20/1	150		WCC 320 MOTOR CONTROLLER #1
CEF-1,2,3	(WOMENS RR/STUFF)		44	₩	7	8	V 0	•	150	WCC 320 MOTOR CONTROLLER #2
IWH-1	(WOMENS RR)	2400		30/1	9	10				SPACE
IWH-2	(COFFEE BAR)		3600	40/1	11	12	_1_			V
CONNECTED LOAD 3.51 3.97						7.48 kVA CONN.				
* LONG CONTINUOUS LOAD (LCL) OR LARGEST MOTOR LOAD (LML) 0.05 LCL & LML						0.05 LCL & LML				
△ PROVIDE CIRCUIT BREAKER LOCK-ON DEVICE AND RED HANDLED BREAKER 7.53 TOTAL kVA										
♦ ISOLATED GROUND CIRCUIT 31 TOTAL AMP						31 TOTAL AMPS				
★ GFI TYPE BREAKER										
o EXISTING BREAKER WITH NEW LOAD										
□ NEW BREAKER IN EXISTING SPACE, OR REPLACING EXISTING BREAKER										

	LIGHTING SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION	CONDUIT & WIRE ALL WIRE SHALL BE #12 THWN CU UON				
	LED (LETTER DESIGNATION REFERS TO FIXTURE TYPE AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE)	(4) #12 + ground MAX. IN 1/2" CONDUIT (8) #12 + ground MAX. IN 3/4" CONDUIT				
O	RECESSED DOWNLIGHT	(16) #12 + ground MAX. IN 1" CONDUIT				
0	SURFACE MOUNTED	BELOW GRADE OR FLOOR STUBBED AND CAPPED				
0	SURFACE, WALL MOUNTED	WIREMOLD G4000				
¤	PENDANT MOUNTED	PLUGMOLD, WIREMOLD G20GBAX12				
<u> </u>	TRACK WITH TRACK HEADS	SWITCHES & CONTROLS				
	STRIP	MOUNT AT +44" TO C UNLESS OTHERWISE NOTED S SINGLE POLE (SPST)				
	EXIT SIGN (SINGLE OR DOUBLE FACED WITH DIRECTIONAL ARROWS AS SHOWN)	S ₂ TWO POLE (DPST) S ₃ 3-WAY (SPDT) S ₄ 4-WAY (DPDT)				
W	ALL MOUNTED RECEPTACLES MOUNT AT +18" TO C UNLESS OTHERWISE NOTED	S _P WITH PILOT LIGHT S _D DOOR OPERATED S _T TIMER				
0	20A DUPLEX, VERTICALLY MOUNTED	S _K KEY OPERATED (RATED FOR THE LAMP TYPES AND WATTAGE) WALL BOX DIMMED. THE LOAD THEY CONTROL INCLUDING BEO				
⊖ . ⊖ :	20A DUPLEX, W/USB PORTS 20A HALF SWITCHED DUPLEX RECEPTACLE	WALLBOX DIMMER THE LOAD THEY CONTROL, INCLUDING REQ DERATING FOR MULTIGANG INSTALLATIONS				
⊕ ⊕ ⊗	20A DUPLEX, HORIZONTALLY MOUNTED					
#	DOUBLE DUPLEX CATV AND/OR VIDEO	FLOOR OUTLETS				
Ø	TELEPHONE AND/OR COMMUNICATIONS	20A DUPLEX (OUTLETS SHALL BE FLUSH, RECESSED, OR PEDEST				
⊗	(PROVIDE 3/4"CO INTO ACCESIBLE CEILING SPACE, UON) NON-STANDARD OUTLET (SEE PLANS FOR NEMA CONFIGURATION)	TEL/COMM AND SPECIFICATIONS)				
	LETTER DESIGNATIONS	MISC. OUTLETS & EQUIPMENT				
AC	ABOVE COUNTER (MOUNT ABOVE COUNTER SPLASH, BUT NOT ABOVE +48" TO TOP OF BOX, AS DIRECTED BY ARCHITECT)	TIME SWITCH				
AHJ	AUTHORITY HAVING JURISDICTION	THERMOSTAT (+44" STANDARD UON) JUNCTION BOX				
CO dns	CONDUIT ONLY (WITH PULL CORD) DO NOT SWITCH (LIGHT FIXTURE SHALL BE WIRED HOT)	JUNCTION BOX MOTOR				
EX	EXISTING, TO REMAIN	DISCONNECT SWITCH				
EXR	EXISTING, TO BE REMOVED	TRANSFORMER				
FLA	FULL LOAD AMPS	R RELAY OR CONTACTOR (IN NEMA 1 ENCLOSURE UON)				
GD	CONNECT, AS REQ'D TO GARBAGE DISPOSAL	S _M MANUAL MOTOR STARTER S SPEAKER				
GFI	GROUND FAULT INTERRUPTING	✓ VOLUME CONTROL SWITCH				
GWS MCA	GANG WITH SWITCH MINIMUM CIRCUIT AMPS	• DOORBELL				
MCB	MAIN CIRCUIT BREAKER	FIRE ALARM PULL STATION				
MFS	MAXIMUM FUSE SIZE	FIRE ALARM HORN FIRE ALARM CHIME				
MLO	MAIN LUGS ONLY	I V				
NL	NIGHT LIGHT (LIGHT FIXTURE TO BE LEFT ON 24-HOURS A DAY)	FIRE ALARM AUDIO/VISUAL				
REF	LOCATE, AS REQ'D FOR REFRIGERATOR	FIRE ALARM SMOKE DETECTOR				
REL TW	EXISTING, RELOCATED TO NEW POSITION TANDEM WIRED	FIRE ALARM HEAT DETECTOR FIRE ALARM SMOKE/CO DETECTOR				
TYP	TYPICAL	FIRE ALARM SMOKE/CO DETECTOR LOW VOLTAGE/WIRELESS KEYPAD				
UON	UNLESS OTHERWISE NOTED	OS OS OCCUPANCY SENSOR (CEILING OR WALL MOUNTED)				
WM	OUTLET MOUNTED IN WIREMOLD	PHOTOCELL				
WP	WEATHERPROOF (NEMA 3R IF ENCLOSURE)					
WT	WALL TELEPHONE (MOUNTING HEIGHT, AS DIRECTED BY ARCHITECT)	SOCKET AND ALL REQUIRED ACCESSORIES				
VV 1		B UTILITY METER SOCKET AND BLANK COVER FOR FUTURE METER				

MAXIMUM HEIGHT WITH 20"-25" OBSTRUCTION, FORWARD APPROACH SHALL BE +44" TO TOP OF OUTLET BOX.

MAXIMUM HEIGHT WITH 1"-24" OBSTRUCTION, SIDE APPROACH SHALL BE +46" TO TOP OF OUTLET BOX.



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ARCHITECT STAMP

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CENSED ARCHITECT

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OF CALIFORMAN ORIGINAL ISSUE DATE:

NO. DATE DESCRIPTION

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PROJECT OWNER & TITLE

CITY OF GOLETA

130 CREMONA DRIVE,

GOLETA, CA 93117

GOLETA COMMUNITY CENTER

5679 HOLLISTER AVE, GOLETA, CA 93117

SHEET TITLE

SPECS
SYMBOLS
PANEL SCHEDULE

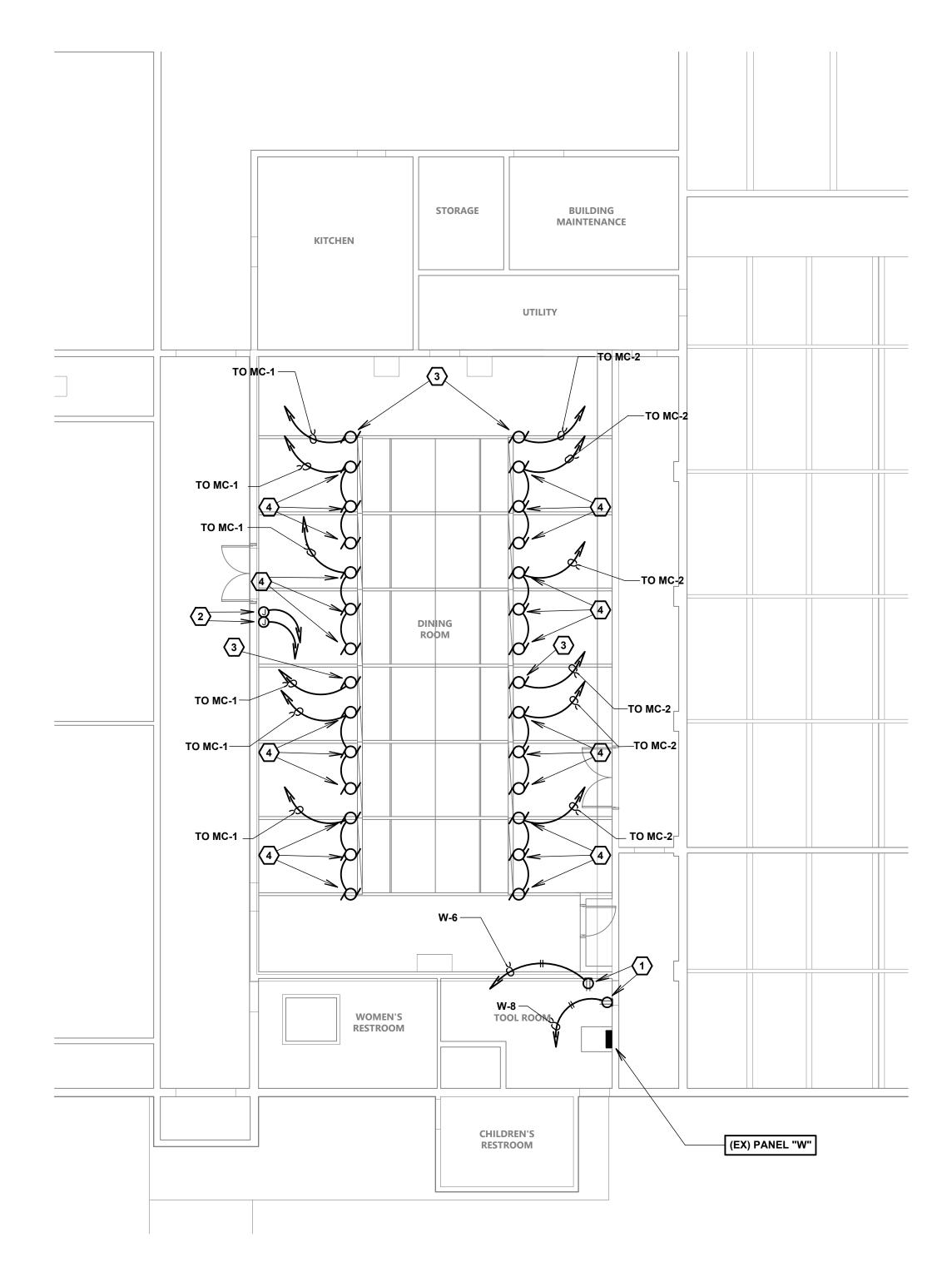
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POWER PLAN
SCALE: 1/8" = 1'-0"

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SHEET NOTES LEGEND

- PROVIDE DUPLEX RECEPTACLE FOR NEW MOTOR CONTROLLER. COORDINATE ALL LOCATIONS WITH OWNER/ARCHITECT FOR AN ACCESSIBLE CONNECTION.
- PROVIDE NEW LOW VOLTAGE CONTROL KEY LOCKED STATION FOR EACH CONTROLLER. PROVIDE 3/4" C WITH LOW VOLTAGE CONDUCTORS, AS DIRECTED BY SUPPLIER, BACK TO CONTROLLERS. EACH CONTROL STATION SHALL BE A KEYED DOUBLE MOMENTARY CONTACT TYPE STATION EQUAL TO CROWN DOORS (FINISH CHOSEN BY OWNER) OR EQUAL BY PASS & SEYMORE OR HUBBELL WITH CUSTOM COVER PLATE. SEE PHOTO BELOW. AS DIRECTED BY OWNER.
- PROVIDE ALL REQUIRED CONNECTIONS TO VENTING MOTOR. THIS MOTOR IS TO BE INTERLOCKED WITH MOTOR CONTROLLER TO OPERATE IN TANDEM. PROVIDE ALL REQUIRED CONDUIT AND WIRING BETWEEN VENTING MOTOR AND MOTOR CONTROLLER UNIT FOR CONTROLS. ALL CONDUIT PENETRATIONS SHALL BE COMPLETELY SEALED WATERTIGHT. COORDINATE ALL WORK WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
- PROVIDE ALL LOW VOLTAGE WIRING TO NEW SHADING SYSTEM. COORDINATE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS. COORDINATE EXACT LOCATION OF MOTOR WITH OWNER/ARCHITECT BEFORE INSTALLATION.

BIDDERS TO REVIEW SYSTEM TECHNICAL DOCUMENTATION BEFORE BID, AND INCLUDE ALL REQUIRED WORK TO PROPERLY CONNECT THE SYSTEM. THIS SHALL INCLUDE ALL LOW VOLTAGE WIRING AND CONNECTIONS.

WHERE SUBJECT TO PHYSICAL DAMAGE OR EXPOSED, LOW VOLTAGE WIRING SHALL BE RUN IN CONDUIT. USE EMT FOR ALL EXPOSED RUNS. CONCEALED RUNS MAY BE FLEXIBLE METAL CONDUIT (OR TYPE MC). MULTIPLE RUNS OF CABLES MAY BE INCLUDED IN A SINGLE CONDUIT. CONFIRM ALL EXPOSED CONDUIT RUNS WITH OWNER, IN THE FIELD BEFORE ROUGH-IN.

COORDINATE WITH OWNER FOR THE EXACT LOCATION OF WALL MOUNTED CONTROL STATIONS, BEFORE ROUGH-IN

CONTROL STATION CONCEPT

NOTE: WE NEED 2 OF THESE NEXT TO EACH OTHER.



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CONSULTANTS

STRUCTURAL ENGINEER

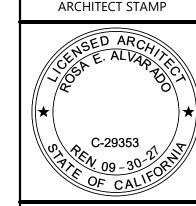
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EXP. 06/30/26

FOR CALIFORNIA

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