





# SINGLE DWELLING UNITS / DUPLEXES / ACCESSORY DWELLING UNITS 2019 CALIFORNIA RESIDENTIAL CODE

## General/ Special Subjects

Prop D/ Coastal Height Limitation Overlay Zone (if applicable to project)

- The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 30 feet above base of measurement (reference datum). [SDMC Section 132.0505]

- A pre-construction inspection is required due to the height of the proposed structure being within one foot of the maximum height allowed in the Coastal Height Limit Overlay Zone (Proposition D).

FAA Part 77 Notification (if applicable to project)

- FAA Self Certification option:  
The City will not require notification to the FAA if a professional, licensed by the state of California to prepare construction documents, provides the following certification on their plans, along with their signature and registration stamp:  
"I, \_\_\_\_\_ do hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required."

- A pre-construction inspection is required due to the height of the proposed structure in relation to the FAA Part 77 Notification Surface requirements. The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (858) 581-7111 to schedule the pre-construction inspection. Contact the Inspection Services office at (858) 492-5070, if you have any questions pertaining to the pre-construction inspection.

## Deferred Submittal (general)

- Plans for the deferred submittal items shall be submitted in a timely manner but not less than 30 business days prior to installation for City review and approval.

- The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official. [SDMC §129.0205]

- The registered and responsible design professional shall review the deferred submittal documents and submit them to the Building Official, with annotation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. [SDMC §129.0205]

## Deferred Submittal (NFPA 13D Fire Sprinkler)

- The submittal of residential fire sprinkler plans required by California Residential Code Section R313 has been deferred.

- To avoid delays in construction, plans for fire sprinkler plans shall be submitted not less than 30 calendar days prior to installation or prior to requesting a foundation inspection. A framing/rough inspection shall not be requested prior to approval of the fire sprinkler plans.

## Special Inspections (if applicable to project)

- NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT or ENGINEER OF RECORD: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

- NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections. You agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

- The special inspector must be registered by the City of San Diego, Development Services, in the category of work required to have special inspection.

- The special inspections identified on plans are, in addition to, and not a substitute for, those inspections required to be performed by a City's building inspector.

- The construction materials testing laboratory must be approved by the City of San Diego, Development Services, for testing of materials, systems, components and, equipment.

- Offsite fabricator must be approved by the City of San Diego, Development Services for the fabrication of members and assemblies on the premises of the fabricator's shop.

- Offsite fabricator shall submit an 'Application to perform Off-Site Fabrication' to the Inspection Services Division for approval prior to commencement of fabrication.

- Offsite fabricator shall submit a 'Certificate of Compliance for Off-Site Fabrication' to the Inspection Services Division prior to erection of fabricated items and assemblies.

## Soils and Foundation

- When no geotechnical investigation report is provided:

The structure(s) will be located entirely on undisturbed native soil.

Signature \_\_\_\_\_Owner/Licensed Engineer or Architect

- When no geotechnical investigation report is provided:

As a California licensed Architect/Engineer, I have classified the undisturbed native soils to be \_\_\_\_\_ and per Table 1806.2 of the 2019 CBC I have assigned a foundation pressure of \_\_\_\_\_ psf. for the design of foundations related to this project.

Signature \_\_\_\_\_of Licensed Architect/Engineer

- If the Building Inspector suspects fill, expansive soils or any geologic instability based upon observation of the foundation excavation, a soils or geological report, and resubmittal of plans to plan check to verify that report recommendations have been incorporated, may be required.

## Fire Notes

- During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC 3315.1.

- Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.

## California Residential Code

- Ducts in the garage and ducts penetrating walls or ceilings separating the dwelling from the garage shall be constructed of minimum No. 26 gauge sheet steel or other approved material and shall have no openings into the garage. [CRC R302.5.2]

- Shower compartments and bathtubs with installed shower heads shall be finished with a nonabsorbent surface that extends to a height of not less than 6 feet above the floor. [CRC R307.2]

- Smoke alarms and smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.

- Smoke alarms shall be installed not less than a 3-foot horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by other sections of the CRC.

- Smoke alarms and smoke detectors shall not be installed within a 36-inch horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow of those registers.

- Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery backup and low battery signal.

- Smoke alarms shall comply with NFPA 72 and shall be listed in accordance with UL 217.
- Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

- Smoke alarm systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.

- Window opening control devices serving emergency escape and rescue openings shall comply with ASTM F2090. [CRC R310.1.1]

- Add note on plans: "Window fall control device shall comply with ASTM F2090. At the emergency escape windows, the device after operation should release the control device allowing the windows to fully open providing the clear net opening area required for emergency escape window in accordance with CRC R310.2.1.

## 2019 Residential – California Green Building Standards Code

## Electric Vehicle Charging

- A listed raceway to facilitate future installation of Electric Vehicle Charger.

- Raceway shall be not less than trade size 1 (nominal 1–in. diameter) to accommodate a dedicated 208/240-volt branch circuit.

- Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the EV charger.

- Raceway shall be continuous at enclosed, inaccessible or concealed areas and spaces.

- The service panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

- The service panel or subpanel circuit directory shall identify:  
a) The overcurrent protective device space(s) for future EV charging as "EV CAPABLE"  
b) The raceway termination location as "EV CAPABLE"

## General Notes:

- New residential developments with a landscape area over 500 sq. ft. shall comply with one of the following [CALGreen 4.304.1]  
1) Local water efficient landscape ordinance or current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).  
2) Landscape areas less than 2500 sq. ft. may comply with MWELO's Appendix D Prescriptive Compliance Option.

- Joints and openings, annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. [CALGreen 4.406.1]

- Before final inspection, a complete operation and maintenance manual shall be placed in the building. A sample of the manual is available on the Housing and community Development (HCD) web site. The manual should include the items listed in 2019 CALGreen 4.410.1.

- Paints, stains, coatings, adhesives, sealants and caulks shall comply with the Volatile Organic Compound (VOC) limits listed in 2019 CALGreen Section 4.504.2.

- The VOC Content Verification shall be made available to the City staff upon request.

- All new and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following:  
1) Carpet and Rug Institute's Green Label Plus Program  
2) California Department of Public Health's Specification 01350  
3) NSF/ANSI 140 at the Gold level  
4) Scientific Certification Systems Indoor AdvantageTM Gold

- Eighty percent of the floor area receiving resilient flooring shall comply with one or more of the following [CALGreen 4.504.4]

- VOC emission limits defined in the CHPS High Performance Products Database
- Certified under UL GREENGUARD Gold
- Certification under the Resilient Floor Covering Institute (RFCI) FloorScore Program
- Meet the California Department of Public Health's Specification 01350

- New hardwood plywood, particle board, and medium density fiberboard (MDF) composite wood product used in the building shall meet the formaldehyde limits listed in 2019 CALGreen Table 4.504.5.

- Building materials with visible signs of water damage shall not be installed. Walls and floors framing shall not be enclosed when framing members exceed 19% moisture content. [CALGreen 4.505.3]

## Plumbing/Mechanical

- A plumbing fixture certification must be completed and signed by either a licensed general contractor, a plumbing subcontractor, or the building owner certifying the flow rate of the fixtures installed. A copy of the certification can be obtained from the Development Services Department.

- All plumbing fixtures and fittings will be water conserving and will comply with the 2019 CGBCS

- Per 2019 CGBCS, plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall be installed in accordance with the California Plumbing Code (CPC).

- Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM).

- Provide kitchen faucets with a maximum flow of 1.8 gallons per minute (GPM).

- Provide water closets with a maximum flow of 1.28 gallons flush (GPF).

- Provide shower heads with a maximum flow of 1.8 gallons per minute (GPM).

- When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Handheld showers are considered showerheads.

- Permanent vacuum breakers shall be included with all new hose bibbs.

- Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall be installed in accordance with the California Plumbing Code (CPC).

- Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

- Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:  
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.  
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.

- Heating and Air conditioners shall be sized, designed and have their equipment selected using the following methods:  
1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.  
2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.  
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2004 (Residential Equipment Selection).

- All duct and other related air distribution component openings shall be covered during with tape, plastic, or sheet metal until the final startup of the heating cooling, and ventilation equipment. [CALGreen 4.504.1]

- Newly installed bathroom exhaust fans shall be Energy Star compliant and be ducted to terminate outside of the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which can adjust between 50 to 80 percent. [CALGreen 4.506.1]

## Outdoor Showers

- Outdoor shower drains and sinks are not permitted to connect to the public sewer system unless equipped with an approved cover. Cold water connection only.

- Storm/Rainwater is not permitted in the public sewer conveyance system.

## 2019 Residential – California Energy Code

## Lighting

- Lighting in bathrooms shall have all high efficacy luminaire and at least one luminaire must be controlled by a vacancy sensor.

- All the installed wattage of luminaires in kitchens shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer. Under cabinet lighting shall be switched separately.

- Lighting in Garages, Laundry Rooms and Utility Rooms: All luminaires shall be high efficacy and at least one luminaire in each of these spaces shall be controlled by a vacancy sensor.

- All luminaires shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.

- Outdoor Lighting: All luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires and must be controlled by a manual on and off switch, AND controlled by one of these automatic control types: Photocontrol and a motion sensor, or Astronomical time clock or Energy management control system (EMCS).

- Provide an exterior light at new exterior exits. For dwelling units, attached garages, and detached garages with electric power, at least one wall switch-controlled lighting outlet shall be installed to provide illumination on the exterior side of outdoor entrances or exits with grade level access. A vehicle door in a garage shall not be considered as an outdoor entrance or exit. Exception: Remote, central, or automatic control of lighting shall be permitted.

## 2019 Residential –Mechanical/Plumbing

## Mechanical Notes

- Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC).

- When a water heater compartment is openable to and is accessible from a bedroom or bathroom, fuel burning water heaters shall be separated in a closet protected with a listed, gasketed self-closing door assembly installed with a threshold/bottom seal complying with Section 504.1.1 and 504.1.2 of the California Plumbing Code. Combustion air shall be supplied to the closet from the exterior in accordance with Section 506.4 of the CPC & the water heater shall be direct venting. The closet shall be used exclusively for the water heater. CPC 504.1

- When a central heating furnace compartment is openable to and is accessible from a sleeping room such as a bedroom or a bathroom they shall be separated from bedroom in a closet protected with a listed, gasketed self-closing door assembly complying with Section 904.1.1 and 904.1.2 of the California Mechanical Code. Combustion air shall be supplied to the closet from the exterior in accordance with Section 506.4 of the CPC. The closet shall be used exclusively for the furnace. The furnace shall be of the direct vent type. CMC 904.1

## Water Meter/Residential Fire Sprinkler

- Water meters for combined domestic water and fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the Building Official.

- After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the design of the fire sprinkler system which produce a higher GPM and a larger meter size requirement:  
Owner Signature: \_\_\_\_\_

## 2019 Residential – Very High Fire Hazard Zone Severity Zone

- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials. [CRC R337.5.4]

- Drip edge flashing used at the free edges of roofing materials shall be non-combustible.


- Valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley. [CRC R337.5.3]

- Chimneys, flues or stovepipes attached to any fireplace, stove, barbecue or other solid or liquid fuel burning equipment or device shall be equipped with an approves spark arrester.

- Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.

- Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWMA 101/15.2 structural requirements.

# STORM WATER APPLICABILITY CHECKLIST (DS-560)

 <div>City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5500</div>	<b>Storm Water Requirements Applicability Checklist</b>	<b>FORM DS-560 November 2018</b>
Project Address: _____		Project Number: _____
<b>SECTION 1. Construction Storm Water BMP Requirements:</b> All construction sites are required to implement construction BMPs in accordance with the performance standards in the <i>Storm Water Standards Manual</i> . Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP) , which is administered by the State Regional Water Quality Control Board.		
<b>For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.</b>		
<b>PART A: Determine Construction Phase Storm Water Requirements.</b>		
1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.) <input type="checkbox"/> Yes; SWPPP required, skip questions 2-4 <input type="checkbox"/> No; next question		
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water? <input type="checkbox"/> Yes; WPCP required, skip questions 3-4 <input type="checkbox"/> No; next question		
3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement) <input type="checkbox"/> Yes; WPCP required, skip question 4 <input type="checkbox"/> No; next question		
4. Does the project only include the following Permit types listed below? <ul style="list-style-type: none"><li>Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.</li><li>Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.</li><li>Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.</li></ul> <input type="checkbox"/> Yes; no document required		
Check one of the boxes below, and continue to PART B: <input type="checkbox"/> If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B <input type="checkbox"/> If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B. <input type="checkbox"/> If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART D does not apply and no document is required. Continue to Section 2.		
1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: <a href="http://www.sandiego.gov/stormwater/regulations/index.shtml">www.sandiego.gov/stormwater/regulations/index.shtml</a> Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (1-18)		
		<b>Clear Page 1</b>

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<b>PART D: PDP Exempt Requirements.</b> <b>PDP Exempt projects are required to implement site design and source control BMPs.</b> <b>If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."</b> <b>If "no" was checked for all questions in Part D, continue to Part E.</b>	
1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: <ul style="list-style-type: none"><li>Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;</li><li>Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;</li><li>Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?</li></ul> <input type="checkbox"/> Yes; PDP exempt requirements apply <input type="checkbox"/> No; next question	
2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the <i>City's Storm Water Standards Manual</i> ? <input type="checkbox"/> Yes; PDP exempt requirements apply <input type="checkbox"/> No; project not exempt.	
<b>PART E: Determine if Project is a Priority Development Project (PDP).</b> Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).	
<b>If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".</b> <b>If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".</b>	
1. <b>New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.</b> This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input type="checkbox"/> Yes <input type="checkbox"/> No	
2. <b>Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.</b> This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. <input type="checkbox"/> Yes <input type="checkbox"/> No	
3. <b>New development or redevelopment of a restaurant.</b> Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface. <input type="checkbox"/> Yes <input type="checkbox"/> No	
4. <b>New development or redevelopment on a hillside.</b> The project creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site and where the development will grade on any natural slope that is twenty-five percent or greater. <input type="checkbox"/> Yes <input type="checkbox"/> No	
5. <b>New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site).</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
6. <b>New development or redevelopment of streets, roads, highways, freeways, and driveways.</b> The project creates and/or replaces 5,000 square feet or more of impervious surface collectively over the project site). <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Clear Page 3</b>	

# SQUARE FOOTAGE TABLE

VALUATION/CHARGEABLE SQUARE FOOTAGE FOR FEES ASSESSMENT							
DESCRIPTION (Building No)	1st FLOOR	2nd FLOOR	GARAGE	PATIO COVER	DECK	HABITABLE SOFT FOR SCHOOL FEES	TOTAL SQUARE FOOTAGE

<b>Page 2 of 4</b>	<b>City of San Diego • Development Services • Storm Water Requirements Applicability Checklist</b>
<b>PART B: Determine Construction Site Priority</b> This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. <b>NOTE:</b> The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.	
<b>Complete PART B and continued to Section 2</b>	
1. <input type="checkbox"/> <b>ASBS</b> a. Projects located in the ASBS watershed.	
2. <input type="checkbox"/> <b>High Priority</b> a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed. b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.	
3. <input type="checkbox"/> <b>Medium Priority</b> a. Projects that are not located in an ASBS watershed or designated as a High priority site. b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed. c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.	
4. <input type="checkbox"/> <b>Low Priority</b> a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.	
<b>SECTION 2. Permanent Storm Water BMP Requirements.</b> Additional information for determining the requirements is found in the <i>Storm Water Standards Manual</i> . <b>PART C: Determine if Not Subject to Permanent Storm Water Requirements.</b> Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the <i>Storm Water Standards Manual</i> are not subject to Permanent Storm Water BMPs. <b>If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".</b> <b>If "no" is checked for all of the numbers in Part C continue to Part D.</b>	
1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Clear Page 2</b>	

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7. <b>New development or redevelopment discharging directly to an Environmentally Sensitive Area.</b> The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). <input type="checkbox"/> Yes <input type="checkbox"/> No	
8. <b>New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.</b> The development project meets the following criteria (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. <input type="checkbox"/> Yes <input type="checkbox"/> No	
9. <b>New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.</b> Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. <input type="checkbox"/> Yes <input type="checkbox"/> No	
10. <b>Other Pollutant Generating Project.</b> The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces if they sheet flow to surrounding pervious surfaces. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>PART F: Select the appropriate category based on the outcomes of PART C through PART E.</b>	
1. The project is <b>NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.&lt;/</b>	







COMMERCIAL TENANT IMPROVEMENTS (OFFICE, RETAIL, LABORATORY) CALIFORNIA BUILDING CODE (CBC)

Commercial Tenant Improvement Standard Notes Page 2 of 2 – Fire and Life Safety Continued 2019			
<ul style="list-style-type: none"><li>Exits, exit signs, and fire extinguisher locations shall not be concealed by curtains, mirrors, or other decorative material.</li><li>Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC, Section 308.</li><li>The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.</li></ul>			
Fire Sprinklers			
<ul style="list-style-type: none"><li>Complete plans and specifications for all fire extinguishing systems, including automatic sprinkler and standpipe systems and other special fire extinguishing systems and related appurtenances shall be submitted to the City of San Diego for review and approval prior to installation. [CFC 901.2]</li></ul>			
Fire Alarms			
<ul style="list-style-type: none"><li>Complete plans and specifications for fire alarm systems shall be submitted to the City of San Diego Development Services for review and approval prior to installation. [CFC 907.1.1]</li></ul>			
Commercial Kitchens			
<ul style="list-style-type: none"><li>An automatic extinguishing system shall be provided to protect commercial–type food heating equipment that produces grease–laden vapors and shall comply with the 2019 CFC, 2019 CMC, and 2019 NFPA 17A. Review and approval of a hood and duct extinguishing system plan is required prior to installation or use of cooking equipment.</li></ul>			
Fire Access			
<ul style="list-style-type: none"><li>All fire access roads will be capable of supporting the imposed load of at least 75,000 lbs and will not exceed a grade of 10%. All features of the fire access roads including turning radius and dead–end design will be in accordance with CFC 503 and Appendix D.</li></ul>			
Commercial Tenant Improvement – Accessibility 2019		Commercial Tenant Improvement – Plumbing 2019	
Detectable Warnings			
<ul style="list-style-type: none"><li>At hazardous vehicular areas, detectable warning surfaces shall be yellow conforming to FS 33538 of Federal Standard 595C. [CBC 11B–705.1.1.5]</li><li>At locations other than vehicular hazardous areas, detectable warning surfaces shall contrast visually with adjacent walking surfaces either light–on–dark or dark–on–light. The material used to provide contrast shall be an integral part of the surface. [CBC 11B–705.1.1.3]</li><li>Only approved DSA–AC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part 1, Chapter 5, Article 2, 3 and 4. [CBC 11B–705.3]</li></ul>			
Doors, Doorways, Gates			
<ul style="list-style-type: none"><li>The force required to activate operable parts of all interior hinged doors and gates, sliding or folding doors, and exterior hinged doors shall be 5 pounds maximum. The force required to activate operable parts of required fire door shall not exceed 15 pounds. [CBC 11B–404.2.9]</li><li>Adjust door closers and gate closers so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. [CBC 11B–404.2.8.1]</li><li>Adjust door and gate spring hinges so that from the open position of 70 degrees, the door or gate move to the closed position in 1.5 seconds minimum. [CBC 11B–404.2.8.2]</li></ul>			
Existing Buildings and Facilities			
<ul style="list-style-type: none"><li>I am the designer/owner in responsible charge of this tenant improvement project. I have inspected the site/premises and determined that existing conditions are in full compliance with current site accessibility requirements to the extent required by law. Print Name: _____, Signature: _____, Date: _____</li><li>I am the designer/owner in responsible charge of this tenant improvement project. I have inspected the toilet and bathing facilities for men and women and determined that existing conditions are in full compliance with current accessibility requirements to the extent required by law. Print Name: _____, Signature: _____, Date: _____</li><li>If the City Building Inspector determines noncompliance with any accessibility provisions, a complete and detailed revised plans clearly showing all existing non–complying conditions and the proposed modifications to meet current accessibility requirements (including site plan, floor plans, details, etc.) will be submitted to the department for review and approval.</li><li>I am the tenant/designer owner/ in responsible charge of this tenant improvement. I certify that no alterations/remodels have been undertaken at this tenant space and /or a different area on the same path of travel over the last three (3) years. Print Name: _____, Signature: _____, Date: _____</li></ul>			
Kitchen/Kitchenettes/Wet Bars/Sinks			
<ul style="list-style-type: none"><li>Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configures to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. [CBC 11B–606.5]</li></ul>			
Operable Parts			
<ul style="list-style-type: none"><li>Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum. [CBC 11B–309.4]</li></ul>			
Ramps and Handrails			
<ul style="list-style-type: none"><li>Ramp handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. [CBC 11B–505.8]</li><li>Ramp handrails shall not rotate within their fittings. [CBC 11B–505.9]</li><li>Ramp handrail extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. [CBC 11B–505.10.1]</li></ul>			
Stairways and Handrails			
<ul style="list-style-type: none"><li>Stairway handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. [CBC 11B–505.8]</li><li>Stairway handrails shall not rotate within their fittings. [CBC 11B–505.9]</li><li>Stairway handrail extensions at top and bottom of a stair flight shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [CBC 11B–505.10.2; 11B–505.10.3]</li></ul>			
Toilet and Bathing Facilities			
<ul style="list-style-type: none"><li>Doors to unisex (single–user or family) toilet rooms and unisex (single–user or family) bathing rooms shall have privacy latches. [CBC 11B–213.2.1]</li><li>Flush controls of accessible water closets shall be located 44 inches maximum above the floor on the open side of the wheelchair accessible water closet. [CBC 11B–604.6]</li><li>Hand operated flush control of accessible urinals shall be mounted at a maximum height of 44 inches above finish floor. [CBC 11B–605.4]</li><li>Faucet controls of accessible lavatories shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. [CBC 11B–606.4, 11B–309.4]</li><li>Hand–operated metering faucets of accessible lavatories shall remain open for 10 seconds minimum. [CBC 11B–604.4]</li><li>Water supply and drain pipes under lavatories and sinks shall be insulated. There shall be no sharp or abrasive surfaces under lavatories or sinks. [CBC 11B–606.5]</li><li>Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges. Grab bars shall not rotate within their fittings. [CBC 11B–609.5; 11B–609.6]</li></ul>			
HVAC			
<ul style="list-style-type: none"><li>If there is no new HVAC equipment but there is new ductwork: All HVAC equipment are existing to remain.</li><li>Materials exposed within a duct or plenum shall comply with Section 602.2 CMC.</li><li>Exhaust ducts shall be equipped with back–draft dampers per Sec. 504.1.1 CMC.</li><li>Where applicable, the closet (closet located in the bathroom) where the central heating furnace is installed shall be equipped with a listed, gasketed door assembly and a listed, self–closing device. The self–closing door assembly shall meet the requirements of Section 904.1.1 CMC. The door assembly shall be installed with a threshold and bottom door seal and shall meet the requirements of Section 904.1.2 CMC. The closet shall be for the exclusive use of the central heating furnace.</li><li>Routing and termination of flue and combustion air intake for each heating unit shall comply with Ch. 8 and CH 7 of CMC 2019 and with manufacturer’s specifications. Provide manufacturer’s specifications and installation instructions to verify compliance.</li></ul>			
Clothes Dryers			
<ul style="list-style-type: none"><li>Dryer vents shall be equipped with back–draft dampers per Section 504.1.1 CMC.</li><li>Exhaust duct for type I dryers shall comply with section 504.4.2 CMC.</li><li>Exhaust duct for type II dryers shall comply with section 504.4.3 CMC.</li><li>Multiple installation of type 2 clothes dryers shall be made in a manner to prevent adverse operation due to back pressures that are capable of being created in the exhaust systems per section 504.4.3.1 (6) CMC.</li><li>Type 2 clothes dryers shall be equipped or installed with lint controlling means.</li></ul>			
Food Establishments			
<ul style="list-style-type: none"><li>Electrical interlock between makeup air and exhaust shall be provided.</li><li>Turbine updraft exhaust fans shall be hinged and chained for cleaning of vertical duct per section 511.1.1 CMC.</li><li>Solid fuel cooking equipment:<ul style="list-style-type: none"><li>Solid fuel cooking operations shall have spark arrester devices to minimize the entrance of airborne sparks and embers into the grease removal device and into the hood and duct system. (Sec. 517.1.6 CMC.)</li><li>Makeup air systems serving solid–fuel cooking operations shall be interlocked with the exhaust air system and powered, where necessary, to prevent the space from attaining a negative pressure while the solid–fuel appliance is in operation.</li></ul></li><li>Pollution control unit</li><li>Pollution control unit (PCU–____) shall be installed in accordance with Sec. 512.3 CMC and with the system manufacturer’s specifications and installation instructions.</li><li>Air pollution control device shall be provided with an approved automatic fire–extinguishing system for the protection of the component sections of the equipment and shall include protection of the ductwork downstream of the equipment, whether or not the equipment is provided with a damper. (NFPA 96:9.3.3 – 9.3.4)</li><li>Filter media used in secondary filtration or air pollution control units and not in accordance with Section 509.2.3 CMC shall have fire protection that is adequate for the filter media being used in accordance with the fire–extinguishing system manufacturer’s instructions. If the equipment can be a source of ignition, it shall be provided with appropriate detection to operate the fire–extinguishing system. (NFPA 96, 9.3.3 – 9.3.4)</li></ul>			
Ducts conveying explosives or flammable vapors, fumes or dusts shall extend directly to the exterior of the building without entering other spaces and shall not extend into or through ducts and plenums (Section 505.1, CMC 2019).			
Fireplaces			
<ul style="list-style-type: none"><li>Listed vented fireplaces shall be installed in accordance with their listing and the manufacturer’s instructions and where installed in or attached to combustible material shall be specifically listed for such installation. [NFPA 54:10.7.2(1)]</li><li>Panels, grilles, and access doors that are required to be removed for normal servicing operations shall not be attached to the building. [NFPA 54:10.7.2(3)]</li><li>Direct–vent gas fireplaces shall be installed with the vent–air intake terminal in the outdoors and in accordance with the manufacturer’s instructions. [NFPA 54:10.7.2(4)]</li></ul>			
Boiler			
<ul style="list-style-type: none"><li>Provide expansion tank for Boilers per Section 1004.0 CMC 2019.</li></ul>			
Cooling Towers			
<ul style="list-style-type: none"><li>Plume discharges shall be at least twenty–five (25) feet away from any ventilation inlet to a building.</li></ul>			
Parking Garage ventilation			
<ul style="list-style-type: none"><li>Garage ventilation system shall be tested and certified by an independent testing laboratory and testing report shall be submitted to the mechanical field inspector prior to final inspection and occupancy.</li><li>When automatic carbon monoxide sensing devices are used for detection of vehicle operation or the presence of occupants for a garage exhaust system that operates intermittently: The automatic carbon monoxide sensing devices shall be used to modulated the ventilation system to maintain a maximum average concentration of carbon monoxide of 50 parts per million during any eight–hour period with a maximum concentration not greater than 200 parts per million for a period not exceeding one hour.</li></ul>			
Drainage Waste and Vent			
<ul style="list-style-type: none"><li>Backwater valve shall be installed on the downstream of plumbing fixtures that are located on a floor level that is lower than the next upstream manhole cover of the public or private sewer system per CPC section 710.1 and subject to field inspection approval.</li><li>Each fixture trap shall have a protecting vent so located that the developed length of the trap arm from the trap weir to the inner edge of the vent shall be within the distance given in Table 1002.2 CPC, but in no case less than two times the diameter of the trap arm.</li><li>A slope of not less than 1/8 inch per foot or 1 percent is provided for drainage piping 4 inches or larger only where it is impractical due to the depth of the street sewer, to the structural features, or to the arrangement of a building or structure to obtain a slope of 1/4 inch per foot or 2 percent and that is subject to the City of San Diego plumbing field inspector’s approval.</li><li>Building drain and vent piping materials shall comply with CPC Table 701.2 and section 903.0.</li><li>All sanitary system materials shall be listed by an approved listing agency.</li><li>Per CPC 905.3, each vent shall rise vertically to a point not less than six (6) inches above the flood–level rim of the fixture served before offsetting horizontally or before being connected to any other vent.</li><li>Per CPC 905.3, vents less than six (6) inches above the flood–level rim of the fixture shall be installed with approved drainage fittings, material, and grade to the drain.</li><li>Venting for island sinks shall comply with Sec. 909.0 CPC.</li></ul>			
Gas Piping			
<ul style="list-style-type: none"><li>Label medium pressure gas every five feet.</li><li>Label high pressure gas every five feet.</li><li>Natural gas piping systems higher than 5 psi must be installed per the conditions of CPC 1208.5 (Items 1 – 6) Maximum Design Operating Pressure.</li><li>Natural gas piping with pressure higher than 5 psi shall not be installed within any residential building.</li><li>All valves shall be listed by either UL or AGA for their intended use.</li><li>All regulator shut off valves serving natural gas piping systems shall be labeled with the proper pressure for each portion of the piping system.</li></ul>			
Water Heater			
<ul style="list-style-type: none"><li>A water heater pressure and temperature relief drain that terminates outside the building shall comply with Section 608.5 CPC.</li><li>Provide expansion tank or other approved method of relieving pressure per Section 608.3 CPC.</li><li>If applicable, Water heater (WH–____) is a listed, non–storage, instantaneous heater having an inside diameter of not more than 3 inches.</li><li>Water heater shall be anchored or strapped to resist horizontal displacement due to earthquake motion per Section 507.2 CPC.</li><li>A watertight pan of corrosion–resistant material shall be provided underneath the water heater located in an attic, attic–ceiling assembly, floor–ceiling assembly or floor–subfloor assembly per sec 507.5 CPC.</li></ul>			
Water System			
<ul style="list-style-type: none"><li>Permanent vacuum breakers shall be included with all hose bibs.</li><li>Showers and tub–shower combinations shall be provided with mixing valves per Section 408.3 CPC.</li><li>Cross connection protection shall be provided at all potable water supplied appliances and equipment (other than those listed in Information Bulletin 113).</li><li>Onsite built–up shower receptor shall comply with section 408.7 CPC.</li></ul>			
OSHPD–3			
<ul style="list-style-type: none"><li>Drainage piping over operating and delivery rooms, nurseries, food preparation, serving and storage areas shall be kept to a minimum and shall not be exposed. Special precautions shall be taken to protect these areas from possible leakage. (310.9)</li><li>Faucets for lavatories and kitchen sinks shall not be equipped with aerators. (210.0 (c))</li><li>High Temp Alarms set at 125 Degree F shall be provided downstream of temp control valves, where hot water is originally generated at temperatures exceeding 125 Deg F, (613.7)</li><li>Sinks fixtures shall not be equipped with aerators. The water discharge point shall be five inches</li></ul>			
above fixture rim. Fixtures shall be equipped with hot and cold water supplies not requiring direct contact of the hands for operation (Wrist or elbow blades are not acceptable). (402.5, 402.7, Table 4–2).			
<ul style="list-style-type: none"><li>Clinic sink fixtures shall be rim flushing with integral 5–inch trap in which the upper position of a visible trap seal provides a water surface and shall be equipped with flush–o–meter valve and hot and cold water supplies. (Table 4–2 Footnote 4)</li><li>Water storage tanks shall be fabricated of corrosion resistant materials or lined with corrosion resistant materials. (613.4)</li><li>At fixtures where water exceeding 125 Degree F is accessible to patients or personnel, warning signs in letters at least two inches high shall be posted above fixtures. (613.7)</li><li>Dialysis water distribution systems shall comply with the requirements of Section 614.0 of the CPC.</li><li>Identification of potable and non–potable water pipes and outlets shall comply with Section 615.0 of the CPC.</li></ul>			
On–site Treated Gray Water			
<ul style="list-style-type: none"><li>On–site treated nonpotable gray water system and components shall be inspected and maintained in accordance with the manufacturers recommendations per CPC 1501.5.</li></ul>			
Pedicure Chairs & Similar Fixtures			
<ul style="list-style-type: none"><li>Every hot and cold water supply for each pedicure chair or similar fixture shall be protected by an approved Reduced Pressure Principle Back Flow Preventer.</li></ul>			
Food Handling Establishments			
<ul style="list-style-type: none"><li>Installation of soil or drain pipes in Food Handling Establishments will comply with Section 317.0 CPC.</li></ul>			

SHEET 2 OF 2

GENERAL NOTES: BUILDING PERMITS – TI  
PROJECT NAME –  
ADDRESS –

The City of  
SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET \_\_\_\_ OF \_\_\_\_ SHEETS  
PROJECT NO. xxxxxx

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