



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** March 10, 2022

**TO:** Planning Commission

**FROM:** Planning Division  
Allison DeBusk, Senior Planner *ALD*  
Kelly Brodison, Associate Planner *KAB*

**SUBJECT:** Suspension of Staff Hearing Officer Approval of PLN2021-00380 for 418 N. Salsipuedes Street

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**Project Description**

The project consists of an interior tenant improvement to the existing building to convert the approved industrial kitchen to a commercial kitchen. The goal of this request is to create a direct connection from the kitchen to the existing front Retail / Tasting Area, in order to serve small plates on-site to customers. The building footprint would remain unchanged (no new floor area / square footage proposed). The project would maintain the existing front Retail / Tasting Area, as well as the existing beverage manufacturing use and mezzanine office. Refer to Exhibits A and B of the attached staff report for Project Plans and Applicant Letter, respectively.

Serving small food plates to customers within the building constitutes an “Eating and Drinking Establishment.” This type of use is only allowed as an accessory use and is limited to a maximum of 880 square feet (10% of the building size). The existing building already has 1,638 square feet of accessory use floor area. The project proposes to have a total of 2,441 square feet of accessory use floor area. Therefore, a Performance Standard Permit is required to allow for the commercial kitchen in connection with the existing front retail / tasting area which is in excess of the 10% allowed in this zone.

**Staff Hearing Officer Review**

On January 26, 2022, the Staff Hearing Officer denied the application for a Performance Standard Permit. The Staff Hearing Officer concluded that the required findings to approve the project could not be made, in particular, the finding that the proposed use would not be adverse to the general welfare of the community. The Staff Hearing Officer referenced the intentionality of limiting accessory uses in the M-I zone as a way to preserve manufacturing use in the city when the Title 30 Zoning Ordinance was drafted. She noted concern that an approval to grant the Performance Standard Permit for expanded accessory floor area for restaurant use may be precedent setting, potentially inviting other sites in the M-I Zone to propose expanding accessory floor area for restaurant use, thereby allowing an incremental loss of manufacturing in the city over time.

Additionally, the Staff Hearing Officer was not comfortable granting approval because of the insufficient parking spaces on site given that the area along the street is part of the public right-of-way, and not designated parking, and restaurant use would be an intensification of the site. Refer to Attachment 2 for the Minutes from the Staff Hearing Officer meeting.

### **Project Suspension**

The Planning Commission has the authority to suspend a decision of the Staff Hearing Officer and schedule a public hearing to review said decision per Santa Barbara Municipal Code (SBMC) §30.205.150.A.2.c. Pursuant to the municipal code, the suspension shall be processed in the same manner as an appeal and such suspension shall not represent opposition to or support of an application. Because the hearing is held in the same manner as an appeal, the Planning Commission may affirm, reverse, or modify the Staff Hearing Officer's decision. (SBMC 30.205.150.B.3.d.)

On February 3, 2022, Commissioner Higgins, the Staff Hearing Officer liaison, suspended the Staff Hearing Officer's denial of the project. The Planning Commission will hold a public hearing of the application on March 17, 2022, to affirm, reverse, or modify the decision of the Staff Hearing Officer.

In suspending the project approval, Commissioner Higgins noted that the accessory use regulations and related Performance Standard Permit are relatively new, unused and untested; and holding a hearing in front of the Planning Commission will provide the public with additional visibility on this matter.

### **Discussion**

The project site is located in the M-I (Manufacturing Industrial) zone, which is intended to provide area for a diverse range of industrial and manufacturing uses. Retail, office and other nonresidential uses may be allowed only as accessory uses to the industrial uses. Per SBMC §30.30.020, Eating and Drinking Establishments, and Food Preparation that involves retail sales, are only allowed as accessory uses.

Limiting accessory uses in the M-1 zone was one of the measures added as part of the adoption of SBMC Title 30, the Inland Zoning Ordinance in 2014, to help preserve industrial uses in the City. This project is the first formal request for a Performance Standard Permit to increase accessory use floor area since Title 30 was adopted.

As discussed in the Staff Hearing Officer staff report (Attachment 1), staff had concerns that converting the industrial kitchen to a commercial kitchen, thereby creating a restaurant with the associated tasting area, would create a use that is not "incidental and subordinate to the primary use."

This would be counterproductive to the limitations placed on accessory uses in the M-I zone to prevent further erosion of the City's Industrial businesses, which are a necessary component for a thriving City.

Therefore, staff recommends that the Planning Commission uphold the Staff Hearing Officer's denial of the project.

## **Options**

If the Planning Commission concurs with the Staff Hearing Officer's denial of the project, then the findings in Staff Hearing Officer Resolution No. 00.-22 will stand, unless revised or augmented by the Planning Commission.

If the Planning Commission finds that the Performance Standard Permit can be approved, then articulation of the findings in support of the Permit will be required, including any appropriate conditions of approval.

### **Attachments:**

1. Staff Hearing Officer Staff Report dated January 19, 2022
2. Staff Hearing Officer Minutes, January 26, 2022
3. Staff Hearing Officer Resolution No. 003-22





# City of Santa Barbara California

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** January 19, 2022  
**AGENDA DATE:** January 26, 2022  
**PROJECT ADDRESS:** 418 N. Salsipuedes (PLN2021-00380)  
**TO:** Ellen Kokinda, Administrative Analyst II, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Allison De Busk, Senior Planner II  
 Kelly Brodison, Associate Planner

### **I. PROJECT DESCRIPTION**

The proposed project consists of an interior tenant improvement to the existing Quonset hut building to convert an approved industrial kitchen to a commercial kitchen. The project would maintain the existing front Retail / Tasting Area, as well as the existing beverage manufacturing use and mezzanine office. With this project, the total accessory use floor area within the building would increase to 2,440 square feet. Refer to Exhibits A and B for Project Plans and Applicant Letter, respectively.

The 19,597 square foot lot is currently developed with an 8,806 square foot building operating as a beverage manufacturer with an approximately 617 square foot office space and a 1,160 square foot wine tasting area.

A building permit (BLD2021-01330) is currently under review to convert 802 square feet of the beverage manufacturing area into an industrial kitchen to support a new distillery process, with equipment for making and testing new infusions for the distillery, and for wholesale food manufacturing (e.g. packaged sauces, sausages, etc.).

The change associated with this Performance Standard Permit request is to create a direct connection from the industrial kitchen (proposed under BLD2021-01330) to the existing front Retail / Tasting Area, in order to serve small plates on-site to customers. This would essentially convert the industrial kitchen to a commercial kitchen. The building footprint would remain unchanged (no new floor area / square footage proposed).

Serving small food plates to customers within the building constitutes an "Eating and Drinking Establishment." This type of use is only allowed as an accessory use and is limited to a maximum of 880 square feet (10% of the building size). The existing building already has 1,777 square feet of accessory use floor area (would be reduced to 1,638 square feet with issuance of BLD2021-01339). The project proposes to have a total of 2,441 square feet of accessory use floor area. Therefore, a Performance Standard Permit is required to allow for the commercial kitchen in connection with the existing front retail / tasting area which is in excess of the 10% allowed in this zone.

**II. REQUIRED APPLICATIONS**

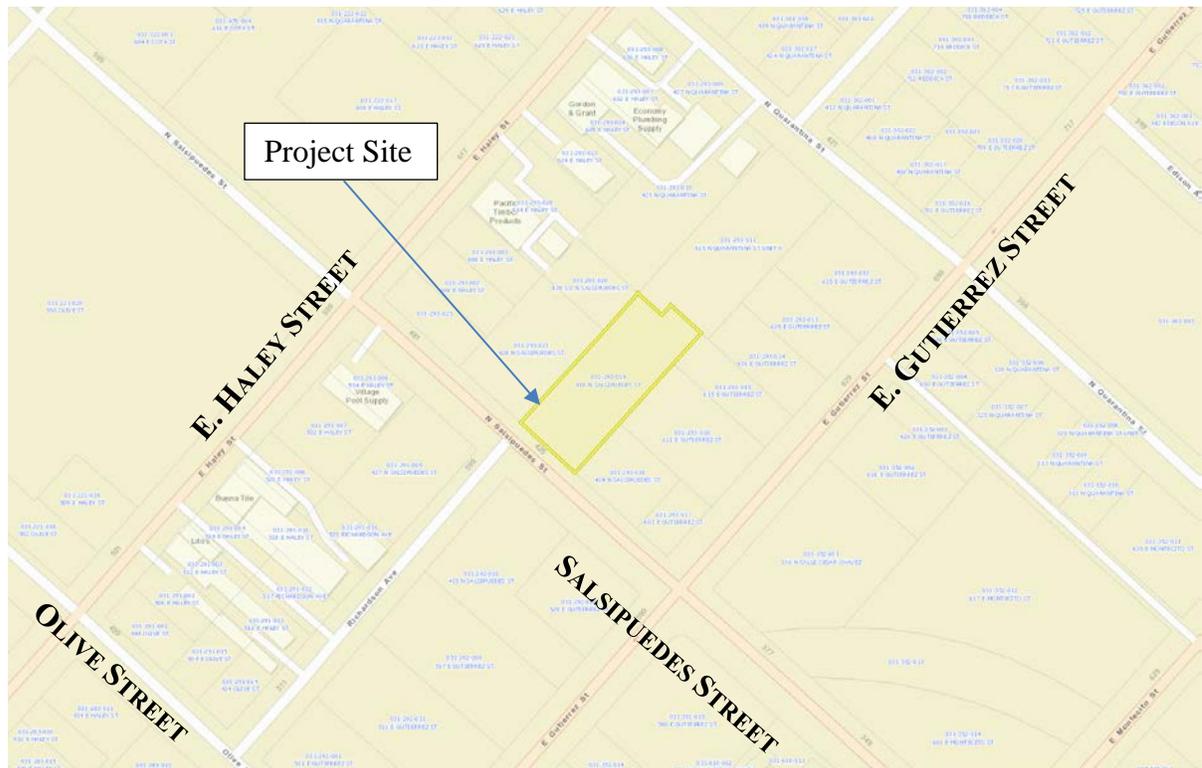
The discretionary application required for this project is a Performance Standard Permit for accessory uses to allow a portion of the existing building to be converted to commercial floor area (SBMC §30.30.020, §30.185.030 and Chapter 30.255).

**APPLICATION DEEMED COMPLETE:** December 9, 2021  
**DATE ACTION REQUIRED:** March 9, 2022

**III. RECOMMENDATION**

Staff does not support the proposed kitchen as additional accessory space in the M-I Zone because we do not find that the project would conform to the City’s Zoning Ordinance and policies of the General Plan. As stated above and discussed in detail below, one goal of the General Plan is to preserve industrial uses and limit the types of uses allowed in the zone. Staff does not believe that the findings for the Performance Standard Permit can be made by the Staff Hearing Officer because the amount of accessory floor area would be significantly in excess of the 10% maximum (almost 30%), and the proposed kitchen would essentially allow the tasting area to function like a restaurant. This results in making the “accessory use” more of a primary use of the building, rather than being secondary/subordinate to the beverage manufacturing use. Additionally, existing parking is nonconforming for the site, and intensifying the tasting use by selling food would exacerbate that lack of parking.

If the Staff Hearing Officer determines that the project is consistent with the goals and policies of the General Plan, the required findings are listed in Section V of this Staff Report.



418 N. Salsipuedes Street – Vicinity Map

**IV. SITE INFORMATION AND PROJECT STATISTICS**

**A. SITE INFORMATION**

<b>Applicant:</b>	Helen Bea Bin Kang, AB Design Studio		
<b>Property Owner:</b>	James D. Andros		
<b>Site Information</b>			
<b>Parcel Number:</b>	031-293-019	<b>Lot Area:</b>	19,597 sq. ft. (.45 acres)
<b>General Plan:</b>	Industrial	<b>Zoning:</b>	M-I (Manufacturing Industrial)
<b>Existing Use:</b>	Industrial	<b>Topography:</b>	~2%
<b>Adjacent Land Uses</b>			
	North - Industrial	East - Industrial	
	South - Industrial	West - Industrial	

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Building Permit (BLD2021-01330)</b>	<b>Proposed</b>
<b>Beverage Manufacturing</b>	7,029 sq. ft.	6,027 sq. ft.	6,026 sq. ft.
<b>Storage</b>	N/A.	338 sq. ft.	339 sq. ft.
<b>Office Space</b>	617 sq. ft.*	478 sq. ft.*	479 sq. ft.*
<b>Retail/Tasting Area</b>	1,160 sq. ft.*	1,160 sq. ft.*	1,160 sq. ft.*
<b>Kitchen</b>	N/A	802 sq. ft.	802 sq. ft.*
<b>Total</b>	8,806 sq. ft.	8,806 sq. ft.	8,806 sq. ft.
* = accessory floor area			

**V. POLICY AND ZONING CONSISTENCY ANALYSIS**

**A. ACCESSORY USES**

The project site is located within the M-I (Manufacturing Industrial) Zone. This Zone is intended to provide area for a diverse range of industrial uses, including manufacturing and processing, research and development, fabrication, equipment and service yards, and wholesaling. Retail, office and other nonresidential uses may be allowed only as accessory uses to the industrial uses. Per Santa Barbara Municipal Code (SBMC) §30.30.020 Eating and Drinking Establishments, and Food Preparation that involves retail sales, are only allowed as accessory uses. As part of the adoption of the New Zoning Ordinance (SBMC Title 30), additional measures were added to the M-I zone to help preserve the industrial uses in the City.

Per SBMC §30.185.030, an accessory use shall be secondary to a primary use on a lot and shall be allowed only in conjunction with a principal use or building to which it relates under the same regulations as the primary use in the zone, and must comply with the following:

1. Accessory uses shall be related to and serve the purpose of the primary use.
2. Accessory uses shall be incidental and subordinate to the primary use, which can be demonstrated by elements including, but not limited to: the floor area devoted to the use, the economic importance of the use, or the number of customers/visitors generated by the use.
3. Accessory uses and structures are also subject to the development and site regulations found in Chapter 30.140, General Site Regulations.

The proposed request to convert the industrial kitchen to a commercial kitchen, thereby creating a restaurant with the associated tasting area, would comply with the first standard. However, staff is concerned that the proposed accessory uses would no longer be incidental and subordinate to the primary use (standard 2 above).

Per SBMC §30.185.030.B.1, for a building, structure, or tenant space floor area of more than 3,000 square feet, the amount of accessory floor area is limited to 600 square feet or 10% of the building, structure, or tenant space, whichever is greater. In this case, accessory floor area is limited to 880 square feet. However, additional square footage may be permitted pursuant to approval of a Performance Standard Permit.

Existing accessory floor area within the building currently totals 1,777 square feet and is considered nonconforming because it was permitted prior to the adoption of the current zoning ordinance (Title 30)<sup>1</sup>. Under Building Permit BLD2021-01330, accessory floor area is proposed to be reduced to 1,639 square feet (28.5%), which would bring the building closer to conforming to the current regulations. For the proposed project, 802 additional square feet of accessory floor area is requested to provide a commercial kitchen to serve the tasting area, which would result in 2,441 square feet of accessory use floor area (27.7%).

Santa Barbara Municipal Code (SBMC) §30.295.040.M lists Eating and Drinking Establishments as businesses that primarily engage in serving and preparing food or beverages typically for on-site consumption.

The applicant's letter describes the use as serving small plates on-site to customers, which falls under the land use classification of Eating and Drinking Establishments ("Businesses primarily engaged in serving prepared food or beverages typically for on-site consumption"), either as the *Food and Beverage Tasting* or *Full Service* subcategory. In the M-I zone, this type of use is only allowed as an accessory use pursuant to SBMC §30.185.030, Accessory Uses (SBMC Table 30.30.020).

Even if the kitchen were classified separate from the tasting area, it would be considered accessory floor area. SBMC §30.295.040.N lists Food Preparation as "businesses engaged in preparing or packaging fresh food for either on-site or off-site consumption." In the M-I zone, if there are any retail sales associated with the Food Preparation use, as is currently proposed, it can only be permitted as an accessory use pursuant to SBMC §30.185.030, Accessory Uses (SBMC Table 30.30.020).

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<sup>1</sup> Prior to adoption of Title 30, commercial uses were allowed in industrial zones without limitation other than complying with parking requirements, and were not designated as accessory uses.

Staff's primary concern is the amount of floor area devoted to the accessory use(s), which is indicative of the proposed use(s) not being incidental/subordinate to the primary industrial use. Staff is concerned that the commercial accessory use will be the primary use on the site and the industrial use will become the ancillary use. Once built, the change of the primary use would need to be handled through enforcement; however, the tools for enforcement may be limited if the physical layout and uses have been permitted with a Performance Standard Permit. This would be counterproductive to the additional limitations placed on accessory uses in the M-I zone to prevent further erosion of the City's Industrial business, which is a necessary component for a thriving City.

**Additional Requirements for Accessory Uses:**

In addition to the size requirement discussed above, accessory uses are required to be physically separated from the primary use by a full height wall or other permanently affixed physical barrier. The project plans demonstrate that the accessory uses will comply with this requirement.

If the Staff Hearing Officer determines that the proposed commercial kitchen is consistent with the goals and policies of the Zoning Ordinance and the General Plan, they may require additional parking be provided for the accessory use as part of the approval of the Performance Standard Permit. Parking is discussed further below.

**B. PERFORMANCE STANDARD PERMIT REQUIREMENTS**

Performance Standard Permits provide a process for individual consideration and review of uses which are generally consistent with the purposes of the zoning district in which they are proposed, but which have unique features that make it impractical to establish their suitability in a given location prior to their proposal.

Accessory use floor area in excess of the limits identified in SBMC §30.185.030.B can be permitted pursuant to approval of a Performance Standard Permit (SBMC §30.185.030.B.1.d). In order to approve a Performance Standard Permit the Staff Hearing Officer is required to make all of the following findings:

- A. The proposed use is allowed with a Performance Standard Permit within the applicable zone district and complies with all specific requirements for the Performance Standard Permit, as well as other applicable provisions of this Title [Title 30] and all other titles of the municipal code;
- B. The proposed use and development will not be adverse to the public health, safety, or general welfare of the community, nor materially detrimental to surrounding properties or improvements;
- C. The site is physically suitable for the type, density, and intensity of use being proposed, including access and utilities; and
- D. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant detrimental impact on surrounding properties is avoided.

As identified in this staff report, staff does not find that the proposed accessory use floor area is appropriate. Recommended findings for denial are provided in Section VIII below. Should the

Staff Hearing Officer find that the proposal is supportable, the required findings are listed. The Applicant Letter includes proposed findings in support of the application.

**C. PARKING CALCULATIONS**

The project site is currently nonconforming to parking requirements, as shown in the table below.

<b>Existing Parking</b>			
	<b>Square Footage</b>	<b>Rate</b>	<b>Requirement</b>
Beverage Manufacturing	7,029 sq. ft.	1 space per 500 sq. ft.	14.06 spaces
Accessory Uses (Retail Sales/ Tasting/ Office)	1,777 sq. ft.	1 space per 500 sq. ft.	3.55 spaces
<b>Total Parking Required</b>			<b>17 spaces</b>
<b>Total Parking Provided</b>			<b>11 spaces</b>

In general, accessory uses do not have a separate parking requirement; rather, they use the same parking rate as the primary use (SBMC §30.175.040.B.3). However, when the floor area of the accessory use exceeds the maximum allowed per SBMC §30.185.030 (in this case 2,440 square feet proposed compared to 880 square feet allowed), then the Staff Hearing Officer may require additional parking for the accessory use. In this case, as part of BLD2021-01330, the applicant has provided two additional parking spaces in order to bring the site closer to its parking requirement.

With the proposed project, the parking statistics would be as follows:

<b>Proposed Parking</b>			
	<b>Square Footage</b>	<b>Rate</b>	<b>Requirement</b>
Beverage Manufacturing	6,365 sq. ft.	1 space per 500 sq. ft.	12.73 spaces
Accessory Uses (Retail Sales/ Tasting/ Office/ Kitchen)	2,441 sq. ft.	1 space per 500 sq. ft.	4.88 spaces <sup>2</sup>
<b>Total Parking Required</b>			<b>17 spaces</b>
<b>Total Parking Provided</b>			<b>13 spaces</b>

Staff is concerned that the parking provided would not be adequate for the proposed use. If the Tasting area and Kitchen (1,962 square feet) were parked at the typical rate for an Eating and Drinking Establishment (1 space per 250 square feet), rather than as accessory uses, they would require 7 parking spaces. The site already provides less than the required parking for the use, and adding a kitchen component to the Tasting area would likely increase the parking demand at the site.

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<sup>2</sup> Unless additional parking is required by the Staff Hearing Officer as part of the Performance Standard Permit.

## **D. GENERAL PLAN**

### ***Land Use Element***

The project site is located in the Lower East Neighborhood of the City of Santa Barbara. This area is bounded on the north by Cota Street; on the south by Highway 101; on the east by a line mid-block behind commercial properties along Milpas Street and on the west by Santa Barbara Street.

The Lower East is generally developed with a mix of industrial, manufacturing, commercial, office and automotive type service uses. The area designated as General Urban Industrial is zoned M-I and residential is not an allowed use, although some non-conforming residential units remaining in the area, new residential would not be allowed. This is consistent with the General Plan goals of preserving land for industrial uses.

The project location has a General Plan Land Use Designation of Industrial. The City's General Plan supports having an industrial area dedicated to industrial uses which provide vital services to the community as well as areas of the South Coast. The General Plan supports narrowing the range of commercial uses in the industrial area, in order to protect industrial/manufacturing and related land uses and to mitigate the potential increase in land costs and the associated displacement of heavier industrial uses. Commercial and office uses are thereby narrowed to those that are ancillary to industrial uses.

**Policy LG4 (Principles of Development)** encourages a mix of land uses, including retail, restaurant, institutional, financial, and cultural arts, and encourages easy access to basic needs such as groceries, drug stores, community services, recreation, and public space. The existing building is approved consistent with the M-I zone; however, the proposal to convert a portion of the building would contribute the elimination of the City's industrial and manufacturing uses. Therefore, the project is potentially inconsistent with this policy.

**Policy LG8 (Manufacturing Uses)** seeks to preserve and encourage the long-term integrity of light manufacturing uses. The project site has a General Plan land use designation of "Industrial" and a zoning designation of M-I (Manufacturing Industrial). The proposed size of the commercial kitchen and the amount of accessory space in proportion to the manufacturing use is potentially inconsistent with this policy.

As part of the City's update to the Zoning Ordinance (Title 30), uses allowed in the Manufacturing Industrial (former M-1) Zone were limited; the proposed commercial uses are only allowed as an accessory use (related to and serving the primary (industrial) use; incidental and subordinate to the primary use). This change to the allowed uses in the M-1 zone was the implementation of Policy LG8 (Manufacturing Uses).

### ***Economy And Fiscal Health Element***

**Policy EF4 (Existing Business)** seeks to give priority to retaining existing enterprises as the best source of business expansion and local job growth, and encourage government, businesses and residents to patronize local business and contractors, by working with local businesses to initiate a "Buy Local" program with the City setting the example.

**Policy EF15 (Protect Industrial Zoned Areas)** encourages the preservation of industrial zones as a resource for the service trades, product development companies, and other industrial business.

**Policy EF16 (Industrial Uses Policy)** seeks to ensure that there is sufficient land available for industrial uses.

**Policy EF21 (Small Business Policy)** asks that the City recognize the economic importance of small business in the community and promote programs to encourage their continued economic vitality and flexibility in future expansion.

While staff finds that the proposed project would be potentially inconsistent with policies EF15 and EF16, the project would be consistent with policies EF4 and EF21, as Cutler's Artisan Spirits is a local, small business.

The Staff Hearing Officer should consider whether or not the 2,441 square feet of accessory use is consistent, on balance, with the above General Plan policies in support of the findings required for the Performance Standard Permit.

## **VI. ENVIRONMENTAL REVIEW**

The proposed project is not in an environmentally sensitive area and would not impact the height of the existing building and therefore would not have a significant impact on views. No hazardous materials would be permitted on site with this application and all necessary public utility services are available in the neighborhood.

For these reasons, if the Staff Hearing Officer determines that the proposed commercial kitchen is consistent with the goals and policies of the Zoning Ordinance and the General Plan the project, the Environmental Analyst and Staff have determined that that project can be found exempt from further environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This Section consists of alterations to existing public or private structures, involving negligible expansion of existing or former use. Additionally, none of the exceptions to the exemption under CEQA Guidelines Section 15300.2 apply.

## **VII. DESIGN REVIEW**

No exterior changes are proposed; therefore, the project is exempt from Design Review. If the project is revised to include exterior changes, review by the Architectural Board of Review will be required.

## **VIII. FINDINGS**

Draft findings for denial of the Performance Standard Permit are provided below. If the Staff Hearing Officer determines that the project is consistent with the goals and policies of the Zoning Ordinance and the General Plan, then findings in support of the project would be required.

### **PERFORMANCE STANDARD PERMIT**

The proposed use and development will be adverse to the general welfare of the community because the increased floor area of accessory uses will negatively impact the City's industrial uses. The General Plan serves to protect industrial uses. As part of the adoption of Title 30 (the

New Zoning Ordinance), additional measures were added to the M-I zone to help preserve industrial uses in the City. The Zoning Ordinance accommodates property owners by allowing a limited amount of square footage to be used as accessory uses if they are compatible with the existing industrial use and not detrimental to surrounding properties.

By allowing the accessory uses within this existing industrial building to be further increased, in this case to a commercial kitchen, the City's industrial and manufacturing floor area, which are necessary components of a successful community, would be reduced, which would contribute to the deterioration of the City's valuable industrial and manufacturing uses.

Additionally, the project site is currently nonconforming to parking, and creating an Eating and Drinking Establishment on site will increase the parking demand, which could have negative impacts on surrounding on-street parking and businesses.

Exhibits:

- A. Project Plans
- B. Applicant's letter, dated July 19, 2021
- C. Santa Barbara Municipal Code Section 30.185.030

# Cutler's Artisan Spirits

418 N. Salsipuedes Street  
Santa Barbara, CA 93103



**AB design studio, inc.**

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**NOTE: THIS PERFORMANCE STANDARD PERMIT (PSP) SUBMITTAL IS IN CONJUNCTION WITH BLD2020-02825 & BLD2021-01330**



Submittals / Revisions

PRINT DATE: 10/21/2021

10.21.21 PSP SUBMITTAL

10.21.21 PSP RE-SUBMITTAL 1

Project Info

Cutler's Artisan Spirits

PROJECT ADDRESS: 418 N. Salsipuedes Street  
Santa Barbara, CA

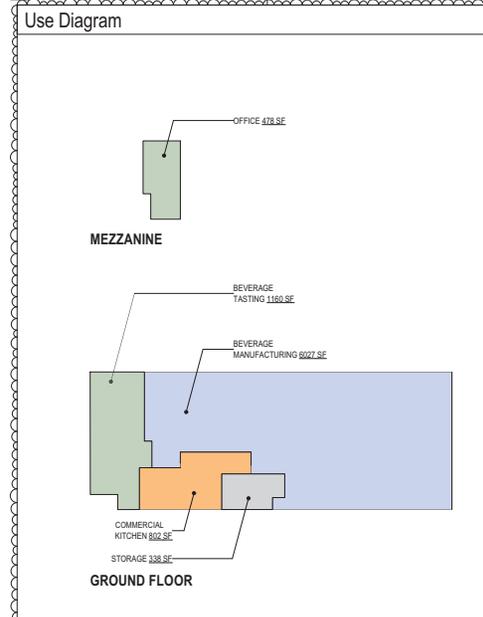
OWNER CONTACT: Jon Cutler  
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T.01

PROJECT DATA, SHEET INDEX

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## Zoning Analysis

NO NEW FLOOR AREA PROPOSED

802 SF OF EXISTING BEVERAGE PRODUCTION AREA INTO NEW COMMERCIAL KITCHEN FLOOR AREA

GIVEN THE EXISTING NON-CONFORMING FRONT TASTING AREA ALREADY EXCEEDS 10% OF THE BUILDING FLOOR AREA, THE PROPOSED COMMERCIAL KITCHEN FLOOR AREA ENLARGES THE NON-CONFORMING USE, TO BE PERMITTED BY APPROVAL OF PSP APPLICATION

**30.180.03 ACCESSORY USES**

**B. Additional Requirements for Accessory Nonresidential Uses**

1. **Size.** Unless otherwise allowed in this Title, the aggregate floor area of nonresidential accessory uses per building, structure, or tenant space is limited as follows:

c. **Building, structure, or tenant space floor area of more than 2,000 square feet:** Maximum 600 square feet or 10% of the building, structure, or tenant space, whichever is greater. Applicant: It is due to this stipulation the proposed project requires a Performance Standard Permit (as allowed with item d. below), due to the proposed increase in nonconforming floor area compared to what was previously permitted.

d. **Additional square footage may be permitted pursuant to approval of a Performance Standard Permit**

	EXISTING NET	PROPOSED NET
GENERAL / LARGE SCALE BEVERAGE MANUFACTURING - PRODUCTION	7,029 SF	6,026 SF
STORAGE	0 SF	339 SF
OFFICE SPACE	617 SF	479 SF
RETAIL / TASTING AREA	1,160 SF	1,160 SF
KITCHEN	0 SF	802 SF
ACCESSORY SUBTOTAL = 1,777 SF	1,777 SF / 8,806 SF = 20%	ACCESSORY SUBTOTAL = 2,441 SF
<b>TOTAL</b>	<b>8,806 SF</b>	<b>8,806 SF</b>

## Code Analysis

**PRIMARY OCCUPANCY** (GROUP 1 - FACTORY INDUSTRIAL, MODERATE HAZARD) (PROCESSING BEVERAGES OVER 9% ALCOHOL CONTENT)

**TYPE OF CONSTRUCTION** V-B (NON-SPRINKLERED)

**FIRE RESISTIVE CONSTRUCTION REQUIREMENTS** (TABLE 601)

**PRIMARY STRUCTURE** - 0 HOURS

**EXTERIOR BEARING WALLS** - 0 HOURS

**INTERIOR BEARING WALLS** - 0 HOURS

**EXTERIOR NON-BEARING WALLS AND PARTITIONS** - 0 HOURS

**INTERIOR NON-BEARING WALLS AND PARTITIONS** - 0 HOURS

**FLOOR CONSTRUCTION & SECONDARY MEMBERS** - 0 HOURS

**ROOF CONSTRUCTION & SECONDARY MEMBERS** - 0 HOURS

**OCCUPANCY SEPARATION** (TABLE 608.4)

**MIXED USE OCCUPANCY**

PROPOSED (P-1 TO B): NO SEPARATION REQ

**STORIES** 1

SEE SHEET 1.10 FOR FULL CODE ANALYSIS

## Project Statistics

**TENANT INFO**

CUTLER'S ARTISAN SPIRITS  
IAN CUTLER  
418 N. SALSIPUEDES STREET  
SANTA BARBARA, CA 93103

**PROJECT ADDRESS** 418 N. Salsipuedes Street  
Santa Barbara, CA 93103

**APN** 031-253-019

**ZONE** M1

**HOA FIRE FLOOD PLAIN** NO

**FLOOD HAZARD AREA, EBF#** 13.7 NAVID

**1998 DATUM** 1.46 acres (19,802 sq)

**COASTAL ZONE** NO

**FIRE SPRINKLERS** YES, UNDER SEPARATE PERMIT

## Parking Data & Calculations

11 EXISTING PARKING SPACES TO REMAIN, INCLUDED IN THE 11 SPACES IN ONE VAN ACCESSIBLE ADA SPACE.

1 NEW PARKING SPACES PROVIDED. SITE IS NON-CONFORMING TO PARKING AS ONLY 11 SPACES WERE PERMITTED EXISTING.

BICYCLE (3) IN-LONG-TERM SPACES PROVIDED

4 (E) SHORT-TERM BICYCLE SPACES TO REMAIN, 1 (N) SHORT-TERM PROVIDED

PARKING CALCULATIONS	BICYCLE PARKING (PER SB MUNI. CODE 30.175.04D)
<b>BREWERY PRODUCTION AREA</b> 7,029 SQ. FT. @ 1500 = 4.68 CARS	<b>DISTILLERY PRODUCTION AREA</b> 7,167 SQ. FT. @ 1500 SF = 4.78 CARS (2 SHORT-TERM)
<b>RETAIL SALES/ TASTING OFFICES</b> 1,777 SQ. FT. @ 1500 = 1.18 CARS	<b>RETAIL SALES/ TASTING</b> 1,160 SQ. FT. @ 1500 SF = 0.77 CARS (1 LT, 1 SHORT-TERM)
<b>TOTAL PARKING REQ'D PER EXISTING OCCUPANCY</b> 17 CARS	<b>OFFICES</b> 479 SQ. FT. @ 1500 SF = 0.32 CARS (1 LT, 1 SHORT-TERM)
<b>PARKING PROVIDED - EXISTING +</b> 11 CARS	<b>TOTAL BIKE PARKING REQ'D PER EXISTING AND PROPOSED OCCUPANCY</b> 4 SHORT-TERM 2 LONG-TERM
<b>PARKING REQUIRED - PROPOSED (PER SB MUNI. CODE, TITLE 30)</b> 1.98 SQ. FT. @ 1500 = 1.32 CARS	<b>NOTE: THERE IS NO CHANGE TO EXISTING AUTOMOBILE OR BICYCLE PARKING CONFIGURATION</b>
<b>ACCESSORY USES (RETAIL SALES/ TASTING OFFICES)</b> 1,777 SQ. FT. @ 1500 = 1.18 CARS	
<b>TOTAL PARKING REQ'D PER PROPOSED OCCUPANCY</b> 17 CARS	
<b>PARKING PROVIDED - EXISTING +</b> 11 CARS	
<b>PARKING PROVIDED - PROPOSED =</b> 13 CARS	

## Under Separate/ Deferred Permit

**FIRE SPRINKLER DESIGN** (PROVIDE SPRINKLER SYSTEM THROUGHOUT PROJECT)

**KITCHEN HOOD FIRE SUPPRESSION SYSTEM**

## Parking Data

11 EXISTING PARKING SPACES TO REMAIN. SEE CALCS ON SHEET 1.10. INCLUDED IN THE 11 SPACES IS ONE VAN ACCESSIBLE ADA SPACE. 2 NEW PARKING SPACES PROVIDED.

SITE IS NON-CONFORMING TO PARKING AS ONLY 11 SPACES WERE PERMITTED EXISTING.

BICYCLE (3) IN-LONG-TERM SPACES PROVIDED

4 (E) SHORT-TERM BICYCLE SPACES TO REMAIN, 1 (N) SHORT-TERM PROVIDED

## Applicable Codes

This project shall comply with the following: California Building Code, 2019 Edition; The California Plumbing code, 2019 Edition; The California Electrical Code, 2019 Edition; The California Mechanical Code, 2019 Edition; The California Fire Code, 2019 Edition; The California Energy code, 2019 Edition, and all Amendments as adopted in Santa Barbara City Ordinance 9639, Santa Barbara Municipal Code 6446, Title 24, 2019 California Uniform Administrative Code and State Codes

## Vicinity Map

EXHIBIT A





## ABBREVIATIONS

6	AT	FIR	FLOOR	P	PLYWOOD
7	CORNER LINE	FR	FR	FR	FR
8	PENNY	FOC	FACE OF CONCRETE	FR	FR
9	PERPENDICULAR	FOM	FACE OF FINISH DOGCAUSE	FR	FR
10	ANGLE	FOP	FACE OF FINISH DOGCAUSE	FR	FR
11	ROCKBOLT	FOF	FACE OF FINISH DOGCAUSE	FR	FR
12	ASPHALTIC CONCRETE	FS	FACE OF FINISH DOGCAUSE	FR	FR
13	CONCRETE	FST	FACE OF FINISH DOGCAUSE	FR	FR
14	ALUMINUM	FT	FACE OF FINISH DOGCAUSE	FR	FR
15	ANODIZED ALUMINUM	GA	GALVANNEED SHEET	SHD	SHEDDING
16	BUILDING BLOCK	GP	GRAVEL	SHD	SHEDDING
17	LOOKING	GVA	GALVANNEED SHEET	SHD	SHEDDING
18	NONPAINING	HR	HIGH POWER	SM	METAL MESH
19	CATCH BASIN	HP	HIGH POWER	SMC	SPRUE
20	CAST IRON	HWC	HIGH POWER	SMC	SPRUE
21	CEILING JOIST	HT	HATING	SS	STAINLESS STEEL
22	CEILING	HTAC	HATING	SS	STAINLESS STEEL
23	CL	HWR	HOUR	STL	STEEL
24	CONCRETE MASONRY UNIT	HWRTN	HOUR	STL	STEEL
25	CONCRETE	IN	INVERT	TC	TOP OF CONCRETE
26	COLUMN	INV	INVERT	TCB	TOP OF CONCRETE
27	CONT	LAB	LAB	TCB	TOP OF CONCRETE
28	CONTRACTOR	LAD	LAB	TCB	TOP OF CONCRETE
29	COUNTERSINK	LADJ	LAB	TCB	TOP OF CONCRETE
30	DOUGLAS FIR	LH	LAB	TCB	TOP OF CONCRETE
31	DIAMETER	LJ	LAB	TCB	TOP OF CONCRETE
32	DOWN	MAS	MASONRY	UNL	UNLESS NOTED
33	DOWNSPOUT	MLT	METAL	UNL	UNLESS NOTED
34	DWG	MAM	MASONRY	UNL	UNLESS NOTED
35	DRAWING	MAX	MASONRY	UNL	UNLESS NOTED
36	DR	MCB	MASONRY	UNL	UNLESS NOTED
37	EXISTING	MEB	MASONRY	UNL	UNLESS NOTED
38	EACH	MECH	MASONRY	UNL	UNLESS NOTED
39	EXPANSION JOINT	MECH	MASONRY	UNL	UNLESS NOTED
40	ELEV	MFR	MANUFACTURER	VTR	VERTICAL THROUGH
41	EQUAL	MIS	MISCELLANEOUS	WST	WATER STOP
42	EQUAL	MIS	MISCELLANEOUS	WST	WATER STOP
43	EQUIP	NC	NOT IN CONTRACT	WS	WOOD SCREW
44	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
45	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
46	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
47	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
48	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
49	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
50	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
51	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
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73	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
74	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
75	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
76	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
77	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
78	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
79	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
80	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
81	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
82	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
83	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
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85	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
86	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
87	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
88	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
89	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
90	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
91	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
92	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
93	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
94	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
95	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
96	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
97	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
98	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP
99	FURNISHED BY OWNER	NO	NUMBER	WST	WATER STOP
100	FOR AIR UNIT	NO	NUMBER	WST	WATER STOP

## GENERAL FIRE SAFETY REQUIREMENTS

- KEY BOX: PROVIDE UPDATED KEYS FOR EXISTING BOX. A FIRE DEPARTMENT APPROVED KEY BOX SHALL BE PROVIDED AT THE MAIN ENTRANCE TO THE BUILDING ENTRANCE. THE BOX SHALL CONTAIN ALL KEYS NECESSARY TO ALLOW THE FIRE DEPARTMENT ACCESS TO ALL AREAS OF THE BUILDING OR TO THE TENANT SPACE.
- THE BOX SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND PLACED SO THE BOTTOM OF THE BOX IS 4 INCHES ABOVE THE ADJACENT GRADE. THE PROPOSED LOCATION OF THE BOX SHALL BE SHOWN ON YOUR PLANS.
- PORTABLE FIRE EXTINGUISHERS: EXTINGUISHERS SHALL BE PROVIDED ACCORDING TO OCCUPANCY TYPE AND SIZE AS FOLLOWS: A. 2.100 LB. CARBON DIOXIDE RATED IN SUFFICIENT QUANTITY TO TRAVEL DISTANCE DOES NOT EXCEED 75 FEET. B. ALL UNITS SHALL BE CLEARLY VISIBLE AND MOUNTED SO THE TOP OF THE UNIT IS NOT HIGHER THAN 60 INCHES ABOVE THE FLOOR. THE PROPOSED LOCATIONS OF ALL EXTINGUISHERS SHALL BE SHOWN ON YOUR PLANS.
- FIRE SUPPRESSION SYSTEMS: SPRINKLER SYSTEM INSTALLATIONS: A. A CALIFORNIA LICENSED C-16 CONTRACTOR SHALL DO ALL ALTERATIONS AND/OR ADDITIONS TO THE SPRINKLER SYSTEM. B. THE SPRINKLER SYSTEM SHALL BE BROUGHT UP TO CURRENT P.A.#1 STANDARDS FOR SEMI-RESTRAINT FOR ALL HANGARS AND GARAGES. C. THE SPRINKLER SYSTEM SHALL HAVE A SEAR TEST AND INSPECTION AS REQUIRED BY TITLE 19, CALIFORNIA CODE OF REGULATIONS, PERFORMED BY A CALIFORNIA LICENSED C-16 CONTRACTOR. THIS CERTIFICATION SHALL BE PROVIDED PRIOR TO FINAL OCCUPANCY CLEARANCE. D. PLANS AND CALCULATIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO THE START OF WORK. E. ANY FIRE SPRINKLER SYSTEM WORK STARTED WITHOUT APPROVED PLANS AND A PERMIT ON THE JOB SITE MAY RESULT IN THE ISSUANCE OF A "STOP WORK" ORDER.
4. FIRE DEPARTMENT CONNECTION: ALL NEWLY INSTALLED FIRE DEPARTMENT CONNECTIONS WILL BE REQUIRED TO INSTALL AN ON-BOARD CARP. THIS ALSO INCLUDES EXISTING CONNECTIONS THAT PERFORM WORK TO THE STRUCTURE THAT REQUIRES A BUILDING PERMIT OR ANY TENTAL PROCEEDING. (67-5 FIRE DEPARTMENT CONNECTION SIMC)
5. LIFE SAFETY REQUIREMENTS: THE OCCUPANT LOAD AS DETERMINED BY THE BUILDING OFFICIAL SHALL BE POSTED IN A CLEARLY VISIBLE LOCATION.
6. EXIT SIGNS: EXIT SIGNS ARE REQUIRED ABOVE ALL EXITS AND EXIT ACCESS. B. LOW LEVEL EXIT SIGNS: LOW LEVEL EXIT SIGNS ARE REQUIRED FOR THIS BUILDING AT ALL EXITS AND EXIT ACCESS. C. THE SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. D. THE SIGN SHALL BE INSTALLED SO THE BOTTOM OF THE SIGN IS NOT LESS THAN 6 INCHES ABOVE THE FLOOR. E. THE SIGN SHALL BE INSTALLED ON THE LATCH SIDE OF THE DOOR AND WITH 4 INCHES OF THE DOOR FRAME.

## SYMBOLS LEGEND

	DATEM POINT, WORK POINT		INTERIOR ELEVATION (DRAWING NUMBER, SHEET NUMBER)
	WINDOW TYPE		SECTION REFERENCE (DRAWING NUMBER, SHEET NUMBER)
	DOOR TYPE		KEYNOTE
	REVISION		ELEVATION REFERENCE (DRAWING NUMBER, SHEET NUMBER)
	REFERENCE ELEVATION		DETAIL REFERENCE (DRAWING NUMBER, SHEET NUMBER)
	REFERENCE, PLUMBING/FIT.		ROOM NAME/NUMBER
	REFERENCE, MECH. EQUIP.		EXISTING GRADE MARKER (SHEET NUMBER)
	ROOM NAME/NUMBER		NEW GRADE MARKER
	EXISTING GRADE MARKER (SHEET NUMBER)		MATERIAL NOTE
	NEW GRADE MARKER		WALL TYPE KEY

## DISABLED ACCESS NOTES

- ### A. ENTRANCES & EXITS
- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES. (118-2062.3)
  - CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. (118-403.3)
  - CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. (118-303.3)
- PUBLIC WAY AS DEFINED IN A STREET, ALLEY OR OTHER PARCEL OF LAND OPEN TO THE OUTSIDE AIR LEADING TO A STREET, THAT IS NOT BEING DEDICATED OR OTHERWISE PERMANENTLY APPROPRIATED TO THE PUBLIC FOR PUBLIC USE AND WHICH HAS A CLEAR WIDTH AND HEIGHT OF NOT LESS THAN 10 FEET (3048 MM). (1002.1)
  - ALL ENTRANCES AND EXTERIOR GROUND-FLOOR EXITS TO BUILDINGS AND FACILITIES SHALL COMPLY WITH SECTION 118-404.4. (118-204.1)
  - REVOLVING DOORS, REVOLVING GATES, AND TURNSTILES SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. (118-404.2.1)
  - WHERE RESTRICTED ENTRANCES ARE PROVIDED TO A BUILDING OR FACILITY, ALL RESTRICTED ENTRANCES TO THE BUILDING OR FACILITY SHALL COMPLY WITH SECTION 118-404.4. (118-206.4)
  - CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION. PAD, OR BACKING OR CUSHION PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL, LOUPE, TEXTURED LEVEL, CUT PILE, LEVEL CUT/NOUPE PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH (12.7 MM) MAXIMUM EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 118-303.2. (118-302.2)
  - OPENINGS IN FLOOR OR GATE SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH (12.7 MM) DIAMETER EXCEPT AS ALLOWED IN SECTIONS 118-407.4.1, 118-404.3, 118-404.4, 118-801.3 AND 118-810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (118-302.3)

### B. CORRIDORS & AISLES

  - THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES (1118 MM) MINIMUM. (118-4031.4.2)
  - AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH NOT LESS THAN 60 INCHES (1524 MM) SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET (60.96 M) MAXIMUM. PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES (1524 MM) MINIMUM OR 60 INCHES (1524 MM) MINIMUM, OR AN INTERSECTION OF TWO CORRIDORS OR AISLES WITH A CLEAR WIDTH OF NOT LESS THAN 60 INCHES (1524 MM) MINIMUM. THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES (1219 MM) MINIMUM BEYOND THE INTERSECTION. (118-403.3)
  - EXCEPT AS PROVIDED IN SECTIONS 118-403.2 AND 118-403.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. (118-403.1.4)
  - EVERY OCCUPIED PORTION OF ANY BUILDING, ROOM, OR SPACE USED FOR ASSEMBLY PURPOSES THAT CONTAINS SEATS, TABLES, DISPLAYS, SIMILAR FIXTURES OR EQUIPMENT SHALL BE PROVIDED WITH AISLES LEADING TO EXITS OR OTHER EGRESS FACILITIES IN ACCORDANCE WITH THIS SECTION. (1029.9)
  - THE CLEAR WIDTH FOR AISLES SHALL BE 36 INCHES (914 MM) MINIMUM IF SERVING ELEMENTS ON ONE SIDE, AND 44 INCHES (1118 MM) MINIMUM IF SERVING ELEMENTS ON BOTH SIDES. (118-403.1.4)

### B. RAMPS & WALKWAYS (OVER OR INTERIOR)

  - A RAMP IS DEFINED AS "A WALKING SURFACE THAT HAS A RUNNING SLOPE STEEPER THAN ONE UNIT IN 12 INCHES (25.4 MM) MAXIMUM." (118-404.2.1)
  - RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. (118-405.2)
  - THE RUNNING SLOPE OF A WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. (118-404.2)
  - THE CLEAR WIDTH OF A RAMP RUNS SHALL BE 44 INCHES (1219 MM) MINIMUM. (118-405.5)
  - THE CLEAR WIDTH OF RAMPS IN RESIDENTIAL USES SERVING AN OCCUPANT LOAD OF FIFTY OR LESS SHALL BE 36 INCHES (914 MM) MINIMUM BETWEEN HANDRAILS. (118-405.2.1)
  - RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 118-405.7. (118-405.7)
  - THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES (762 MM) MAXIMUM. (118-405.6)
  - TOP LANDINGS SHALL BE 60 INCHES (1524 MM) MINIMUM (118-405.7.2.1) A) BOTTOM LANDINGS SHALL EXTEND 72 INCHES (1829 MM) MINIMUM IN THE DIRECTION OF RAMP RUN. (118-405.7.2.1) B) BOTTOM LANDINGS SHALL EXTEND 72 INCHES (1829 MM) MINIMUM IN THE DIRECTION OF DOWNWARD TRAVEL FROM THE UPPER RAMP RUN. (118-405.7.4)
  - WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES SHALL BE PROVIDED AS REQUIRED IN SECTION 118-404.2.2. CLEARANCE SHALL BE PERMITTED TO BE REDUCED TO THE REQUIRED LANDING AREA, WHEN FULLY OPEN, SHALL NOT REDUCE THE REQUIRED RAMP LANDING WIDTH BY MORE THAN 12 INCHES (305 MM). DOORS, IN ANY POSITION, SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE RAMP LANDING TO LESS THAN 42 INCHES (1067 MM). (118-405.7.2)
  - SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. (118-405.7.1)
  - THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE LONGEST RAMP RUN LEADING TO THE LANDING. (118-405.7.2)
  - THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1524 MM) MINIMUM. (118-405.7.3)
  - RAMP RUNS SHALL HAVE HANDRAILS COMPLYING WITH SECTION 118-305. (118-405.8)
  - WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN 1:20, THEY SHALL COMPLY WITH SECTION 118-305. (118-405.8)
  - TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34 INCHES (864 MM) MINIMUM AND 38 INCHES (965 MM) MAXIMUM VERTICALLY ABOVE WALKING SURFACES. STAIR NOSINGS AND RAMP SURFACES SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES. STAIR NOSINGS, AND RAMP SURFACES (118-305.6)
  - RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES (305 MM) MINIMUM ABOVE THE TOP AND BOTTOM OF RAMP RUNS. A GUARD RAIL SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OR AN ADJACENT RAMP RUN. (118-305.6.1)
  - HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THE LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROTRUSIONS SHALL OCCUR 12 INCHES (305 MM) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. (118-305.6)
  - CLEARANCE BETWEEN HANDRAIL GRIPPING SURFACES AND ADJACENT SURFACES SHALL BE 1 1/2 INCHES (38.1 MM) MINIMUM. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS 3 INCHES (76.2 MM) MAXIMUM DEEP AND 18 INCHES (457 MM) MINIMUM CLEAR ABOVE THE TOP OF THE HANDRAIL. (118-305.6.2)
  - WHERE GRIPPING SURFACE COMPLY WITH SECTION 118-405.8.2.2 SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS. (118-405.8.5)
  - GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADJUSTED IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1007.1. (1015.2)
  - THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES (1219 MM) MINIMUM, WHEN REQUIRED BY ANY RESTRICTIONS, WALLS, BARRIERS OR OTHER EXISTING CONDITIONS. THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48 INCH (1219 MM) CLEAR SIDEWALK WIDTH WOULD BE AN UNREASONABLE HARSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES (914 MM). (118-405.8.1)
  - FLOOR OR GROUND SURFACE WITH REQUIRED MANEUVERING CLEARANCES SHALL COMPLY WITH SECTION 118-302. CHANGES IN LEVEL SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. (118-403.3)
  - MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH SECTION 118-404.2.4. CLEARANCE SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE. (118-404.2.3)
  - SWINGING DOORS AND GATES SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH TABLE 118-404.2.1. (118-404.2.1)

### C. FLOORS AND LEVELS

LEVEL AREA IS DEFINED AS "A FLOORED SURFACE THAT DOES NOT HAVE A SLOPE IN ANY DIRECTION EXCEEDING 1/4 INCH (6.4 MM) ONE FOOT (305 MM) FROM THE HORIZONTAL. (2.08 PERCENT GRADE)." (1002)

## DISABLED ACCESS NOTES

- AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH STORY AND MEZZANINE IN MULTI-STORY BUILDINGS AND FACILITIES. (118-2062.3)
  - CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. (118-403.3)
  - CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (12.7 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. (118-303.3)
  - CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR CUSHION PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL, LOUPE, TEXTURED LEVEL, CUT PILE, LEVEL CUT/NOUPE PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH (12.7 MM) MAXIMUM EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 118-303.2. (118-302.2)
  - OPENINGS IN FLOOR OR GATE SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH (12.7 MM) DIAMETER EXCEPT AS ALLOWED IN SECTIONS 118-407.4.1, 118-404.3, 118-404.4, 118-801.3 AND 118-810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. (118-302.3)
- ### C. CORRIDORS & AISLES
- THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES (1118 MM) MINIMUM. (118-4031.4.2)
  - AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH NOT LESS THAN 60 INCHES (1524 MM) SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET (60.96 M) MAXIMUM. PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES (1524 MM) MINIMUM OR 60 INCHES (1524 MM) MINIMUM, OR AN INTERSECTION OF TWO CORRIDORS OR AISLES WITH A CLEAR WIDTH OF NOT LESS THAN 60 INCHES (1524 MM) MINIMUM. THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES (1219 MM) MINIMUM BEYOND THE INTERSECTION. (118-403.3)
  - EXCEPT AS PROVIDED IN SECTIONS 118-403.2 AND 118-403.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES (914 MM) MINIMUM. (118-403.1.4)
  - EVERY OCCUPIED PORTION OF ANY BUILDING, ROOM, OR SPACE USED FOR ASSEMBLY PURPOSES THAT CONTAINS SEATS, TABLES, DISPLAYS, SIMILAR FIXTURES OR EQUIPMENT SHALL BE PROVIDED WITH AISLES LEADING TO EXITS OR OTHER EGRESS FACILITIES IN ACCORDANCE WITH THIS SECTION. (1029.9)
  - THE CLEAR WIDTH FOR AISLES SHALL BE 36 INCHES (914 MM) MINIMUM IF SERVING ELEMENTS ON ONE SIDE, AND 44 INCHES (1118 MM) MINIMUM IF SERVING ELEMENTS ON BOTH SIDES. (118-403.1.4)
- ### D. HAZARDS AND PROTECTIVE OBJECTS
- ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES (102 MM) IN A VERTICAL DIMENSION BETWEEN SIDEWALKS, OR OTHER PEDESTRIAN WAYS AND ADJACENT SURFACES OR FEATURES SHALL BE INDICATED BY WARNING CURBS AT LEAST 6 INCHES (152 MM) IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE. (118-303.3)
  - A WARNING CURB IS NOT REQUIRED WHEN A GUARD OR HANDRAIL IS PROVIDED WITH A GUIDE RAIL, CENTERED 2 INCHES (51 MM) MINIMUM AND 4 INCHES (102 MM) MAXIMUM ABOVE THE SURFACE OF THE WALK OR SIDEWALK. (118-303.3.4)
  - OBSTACLES OR OF BELOW FEET 6 INCHES (152 MM) IN HEIGHT AND PROJECTING MORE THAN 4 INCHES (102 MM) INTO THE EGRESS PATH SHALL BE CUT DOWN WITH MARKINGS NOT LESS THAN 1/4 INCH (6.4 MM) IN WIDTH COMPOSED OF A PATTERN OF ALTERNATING COLOR BANDS, OF LUMINOUS MATERIAL, OR CURVED OR BEVELED. BANDS NOT MORE THAN 2 INCHES (51 MM) THICK AND ANGLED AT AN ANGLE OF 0.75 RAD. (1025.2.5)
  - OBJECTS ARE PERMITTED TO PROTRUDE A DISTANCE OF 6 INCHES MAXIMUM ALONG THE FRONT OF THE WHEELCHAIR SPACE, WHERE LOCATED IN AREAS MINIMUM AND 72 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE OF THE WHEELCHAIR SPACE. OBJECTS ARE PERMITTED TO PROTRUDE A DISTANCE OF 27 INCHES MAXIMUM ABOVE THE FRONT OF THE WHEELCHAIR SPACE, WHERE LOCATED 27 INCHES ABOVE THE FLOOR OR GROUND SURFACE OF THE WHEELCHAIR SPACE. (118-102.4.4)
  - FREE-STANDING OBJECTS MOUNTED ON POSTS OR PLYONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES (305 MM) MAXIMUM WHEN LOCATED 27 INCHES (686 MM) MINIMUM AND 30 INCHES (762 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE A SIGN OR OTHER IDENTIFYING ELEMENT IS MOUNTED BETWEEN POSTS OR PLYONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PLYONS IS GREATER THAN 12 INCHES (305 MM), THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 INCHES (686 MM) MINIMUM OR 30 INCHES (762 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (118-307.4)
  - PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES. (118-307.5)
  - THE MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET 6 INCHES (2286 MM). (1002.3)
  - PROTRUDING OBJECTS ARE PERMITTED TO EXTEND ABOVE THE MINIMUM CEILING HEIGHT REQUIRED BY SECTION 1003.3 PROVIDED A MINIMUM HEADROOM OF 68 INCHES (1728 MM) SHALL BE PROVIDED FOR ANY WALKING SURFACE, INCLUDING WALLS, CORRIDORS, AISLES AND PASSAGeways. IN OTHER THAN VERTICAL CLEARANCE, 2 OCCUPANCIES, 50 PERCENT OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE PERMITTED TO BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS. (1003.1)
  - GROUND LEVEL CLEARANCE SHALL BE 80 INCHES (2032 MM) HIGH MINIMUM. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 INCHES (2032 MM) HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOCATED 27 INCHES (686 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND, WHERE A GUARD RAIL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OR AN ADJACENT RAMP RUN. (118-307.4)
  - 1.1 DETECTABLE DIRECTIONS: TEXTURE AT TRANSIT BOARDING PLATFORMS SHALL COMPLY WITH FIGURE 118-702.1 (118-

**DISABLED ACCESS NOTES**

- 8. MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 118-70.5.5 VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION. PREVENTING FURTHER REDUCTION OF THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE APPROPRIATE LETTER 'T' (118-703.5.5).
- 9. BRAILLE SHALL BE CONTRACTED (GRADE) AND 30 CHARACTERS WITH SECTIONS 118-703.1 AND 118-703.1.1 (3). BRAILLE DOT SHALL HAVE A DOMED OR ROUNDNED SHAPE AND SHALL COMPLY WITH TABLE 118-703.1.1.1. TOILET FACILITIES AND BATHING FACILITIES SHALL BE PROVIDED ON A STORY CONNECTED TO AN ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE. (118-713.1)
- 10. POLE-SUPPORTED PEDESTAL TRAFFIC CONTROL BUTTONS SHALL BE IDENTIFIED WITH COLOR CODING CONSISTING OF A TUBULOID RING, YELLOW BAND 2 INCHES (51 MM) IN WIDTH ENCLICING THE POLE, AND A 1-INCH-WIDE (25.4 MM) DARK BORDER BAND ABOVE AND BELOW THIS YELLOW BAND. COLOR CODING SHALL BE PLACED IMMEDIATELY ABOVE THE CONTROL BUTTON. CONTROL BUTTONS SHALL BE LOCATED NO HIGHER THAN 48 INCHES (1219 MM) ABOVE THE GROUND SURFACE ADJACENT TO THE POLE. (118-703.1.2.7)

**M. ELECTRICAL**

- 1. CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL COMPLY WITH SECTION 118-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. (118-308.1.1)
- 2. ELECTRICAL PARTS SHALL BE PLACED WITHIN ONE FOOT OR MORE OF THE REACH RANGES SPECIFIED IN SECTION 118-308. (118-308.3)
- 3. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTABLES SHALL COMPLY WITH SECTION 118-308 EXCEPT THE LOW REACH SHALL BE MEASURED TO THE BOTTOM OF THE OUTLET BOX AND THE HIGH REACH SHALL BE MEASURED TO THE TOP OF THE OUTLET BOX. (118-308.1.2)

**N. DRINKING FOUNTAINS**

- 1. NO FEWER THAN TWO DRINKING FOUNTAINS SHALL BE PROVIDED. ONE DRINKING FOUNTAIN SHALL COMPLY WITH SECTIONS 118-602.1 THROUGH 118-602.6 AND ONE DRINKING FOUNTAIN SHALL COMPLY WITH SECTIONS 118-602.7. (118-611.1) AS OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 36 INCHES (914 MM) MINIMUM AND 43 INCHES (1092 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. (118-602.7)
- 2. WHERE MORE THAN THE MINIMUM NUMBER OF DRINKING FOUNTAINS SPECIFIED IN SECTION 118-611.1 ARE PROVIDED, 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH SECTIONS 118-602.1 THROUGH 118-602.6, AND 50 PERCENT OF THE TOTAL NUMBER OF DRINKING FOUNTAINS PROVIDED SHALL COMPLY WITH SECTION 118-602.7. (118-611.1.3)
- 3. UNITS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 118-305 POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 118-306 SHALL BE PROVIDED. (118-602.2)
- 4. THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES (51 MM) HIGH MAXIMUM. (118-604.4)
- 5. A CLEAR FLOOR SPACE COMPLYING WITH SECTION 118-305, POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 118-306 SHALL BE PROVIDED. (118-604.2)
- 6. LAVATORIES, WHEN LOCATED ADJACENT TO A SIDE WALL OR PARTITION, SHALL BE A MINIMUM OF 18 INCHES (457 MM) TO THE CENTERLINE OF THE FIXTURE. (118-606.6)
- 7. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR OR GROUND AND 8 INCHES (229 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED TOE CLEARANCE AND SHALL COMPLY WITH SECTION 118-306.2. (118-306.2)
- 8. TOE CLEARANCE SHALL EXTEND 25 INCHES (635 MM) MAXIMUM UNDER AN ELEMENT. (118-306.2.2) WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17 INCHES (432 MM) MINIMUM UNDER THE ELEMENT. (118-306.2.3)
- 9. SPACE EXTENDING GREATER THAN 1 INCHES (25.4 MM) BEYOND THE AVAILABLE KNEE CLEARANCE AT 9 INCHES (229 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL NOT BE CONSIDERED TOE CLEARANCE. (118-306.2.4)
- 10. TOE CLEARANCE SHALL BE 30 INCHES (762 MM) MINIMUM. (118-306.2.5)
- 11. SPACE UNDER AN ELEMENT BETWEEN 9 INCHES (229 MM) AND 27 INCHES (686 MM) ABOVE THE FINISH FLOOR OR GROUND SHALL BE CONSIDERED KNEE CLEARANCE AND SHALL COMPLY WITH SECTION 118-306.1 (118-306.3.1)
- 12. KNEE CLEARANCE SHALL EXTEND 20 INCHES (508 MM) MAXIMUM UNDER AN ELEMENT AT 1 INCHES (25.4 MM) ABOVE THE FINISH FLOOR OR GROUND. (118-306.3.2)
- 13. WHERE KNEE CLEARANCE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11 INCHES (279 MM) DEEP MINIMUM AT 1 INCHES (25.4 MM) ABOVE THE FINISH FLOOR OR GROUND, AND 1 INCHES (25.4 MM) DEEP MINIMUM AT 17 INCHES (432 MM) ABOVE THE FINISH FLOOR OR GROUND. (118-306.3.3)
- 14. BETWEEN INCHES (229 MM) AND 27 INCHES (686 MM) ABOVE THE FINISH FLOOR OR GROUND, THE KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1/4 INCH (25.4 MM) IN DEPTH FOR EACH 6 INCHES (152.4 MM) IN HEIGHT. (118-306.3.4)
- 15. KNEE CLEARANCE SHALL BE 30 INCHES (762 MM) MINIMUM. (118-306.3.5)
- 16. ALL DRINKING FOUNTAINS SHALL EITHER BE LOCATED COMPLETELY WITH ALCOVES, POSITIONED COMPLETELY BETWEEN WING WALLS, OR OTHERWISE POSITIONED SO AS TO PROVIDE ACCESS INTO PEDESTRIAN STREAM. THE PROTECTED AREA WITHIN WHICH A DRINKING FOUNTAIN IS LOCATED SHALL BE 32 INCHES (813 MM) WIDE MINIMUM AND 19 INCHES (483 MM) DEEP MINIMUM, AND SHALL COMPLY WITH SECTION 118-305.7. UNLESS OTHERWISE SPECIFIED, WING WALLS OR BARRERS SHALL PROJECT HORIZONTALLY AT LEAST AS FAR AS THE DRINKING FOUNTAIN AND TO WITHIN 6 INCHES (152 MM) VERTICALLY FROM THE FLOOR OR GROUND SURFACE. (118-602.9)
- 17. OPERABLE PARTS SHALL COMPLY WITH SECTION 118-309. THE FLOW OF WATER SHALL BE ACTIVATED BY A MANUALLY OPERATED SYSTEM THAT IS FRONT MOUNTED OR SIDE MOUNTED AND LOCATED WITHIN 1 INCHES (25.4 MM) OF THE FRONT EDGE OF THE FOUNTAIN OR AN AUTOMATIC ELECTRICALLY CONTROLLED DEVICE. (118-602.3)
- 18. SPOUT OUTLETS SHALL BE 36 INCHES (914 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND. (118-602.4) A) THE SPOUT SHALL BE LOCATED 15 INCHES (381 MM) MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES (127 MM) MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING SURFERS. (118-602.5)
- 19. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES (102 MM) HIGH MINIMUM AND SHALL BE LOCATED 15 INCHES (381 MM) MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 30 INCHES (762 MM) FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM. (118-602.6)

**DISABLED ACCESS NOTES**

**Q. SANITARY FACILITIES (GENERAL)**

- 1. WHERE TOILET FACILITIES AND BATHING FACILITIES ARE PROVIDED, THEY SHALL COMPLY WITH SECTION 118-602.1 THROUGH 118-602.6 AND BATHING FACILITIES ARE PROVIDED AS FOLLOWS:
  - A) PERMITTED BY SECTION 118-206.2.3 EXCEPT NOT TO CONNECT STORES BY AN ACCESSIBLE ROUTE. TOILET FACILITIES AND BATHING FACILITIES SHALL BE PROVIDED ON A STORY CONNECTED TO AN ACCESSIBLE ROUTE TO AN ACCESSIBLE ENTRANCE. (118-713.1)
  - B) WHERE TOILET ROOMS ARE PROVIDED, EACH TOILET ROOM SHALL COMPLY WITH SECTION 118-603. WHERE BATHING ROOMS ARE PROVIDED, EACH BATHING ROOM SHALL COMPLY WITH SECTION 118-604.3
  - C) MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1016 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (889 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. (118-603.3)
  - D) COAT HOOKS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN SECTION 118-308. SHOVELS SHALL BE LOCATED 40 INCHES (1016 MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISH FLOOR. MEDICINE CABINETS SHALL BE LOCATED WITH A GRABBLE SHELF NO HIGHER THAN 48 INCHES (118.1 MM) MAXIMUM ABOVE THE FINISH FLOOR. (118-603.4)
  - E) WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES (1016 MM) MAXIMUM ABOVE THE FINISH FLOOR. (118-603.5)
  - F) THE WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM TO 19 INCHES (483 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION IF RIGHT ANGLING TO A CORNERED DOOR IN ITS CLOSED POSITION. (118-604.2.1) WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH. (118-604.2)
  - G) CLEARANCES AROUND WATER CLOSETS AND IN-TOILET COMPARTMENTS SHALL COMPLY WITH SECTION 118-604.3. (118-604.3)
  - H) CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1)
  - I) THE SEAT HEIGHT OF A WATER CLOSET ABOVE THE FINISH FLOOR SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM MEASURED TO THE TOP OF THE SEAT. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION. SEATS SHALL BE 2 INCHES (51 MM) HIGH MAXIMUM. (118-604.4)
  - J) WATER CLOSETS AND TOILET COMPARTMENTS FOR CHILDREN USE SHALL COMPLY WITH SECTION 118-604.5. (118-604.5)
- 11. WOMEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR. EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. (118-703.7.2.2)
- 12. MEN'S TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, 1/4 INCH (6.4 MM) THICK WITH SIDES 12 INCHES (305 MM) LONG AND A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. (118-703.7.2.3)
- 13. UNisex TOILET AND BATHING FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH (6.4 MM) THICK AND 12 INCHES (305 MM) IN DIAMETER WITH A 1/4 INCH (6.4 MM) THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON THE CIRCLE AND WITH THE 12 INCH (305 MM) DIAMETER, THE TRIANGLE AND CIRCLE SYMBOLS SHALL CONTRAST WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND. (118-703.7.2.4)
- 14. GEOMETRIC SYMBOLS SHALL BE CENTERED HORIZONTALLY ON THE DOOR AT A HEIGHT OF 58 INCHES (1473 MM) MINIMUM AND 60 INCHES (1524 MM) MAXIMUM ABOVE THE FINISH FLOOR MEASURED TO THE CENTER OF THE SYMBOL. (118-703.7.2.5)

**R. SINGLE ACCOMMODATION SANITARY FACILITIES**

- 1. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1)
- 2. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWINGING DOOR, A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1.1)
- 3. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A SIDE-OPENING DOOR, EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES (1524 MM) WIDE AND 60 INCHES (1524 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1.2)
- 4. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1)
- 5. OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH SECTION 118-309. (118-205.1) A) ACCESSIBLE PARTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 118-205.2 AND SHALL COMPLY WITH DIVISION 4. (118-206.1)
- 6. UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LAVATORY, AND NOT MORE THAN TWO WATER CLOSETS WITH ONE URINAL AND ONE WATER CLOSET AND ONE URINAL. UNISEX BATHING ROOMS SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHTUB, ONE LAVATORY, AND ONE WATER CLOSET. DOORS TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES. (118-212.1)

**Q. MULTIPLE ACCOMMODATION SANITARY FACILITIES**

- 1. A WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM TO 19 INCHES (483 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION IF RIGHT ANGLING TO A CORNERED DOOR IN ITS CLOSED POSITION. (118-604.2.1) WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH. (118-604.2) A) CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1)
- 2. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWINGING DOOR, A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1.1)
- 3. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A SIDE-OPENING DOOR, EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES (1524 MM) WIDE AND 60 INCHES (1524 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1.2)
- 4. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1)
- 5. OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH SECTION 118-309. (118-205.1) A) ACCESSIBLE PARTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 118-205.2 AND SHALL COMPLY WITH DIVISION 4. (118-206.1)
- 6. UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LAVATORY, AND NOT MORE THAN TWO WATER CLOSETS WITH ONE URINAL AND ONE WATER CLOSET AND ONE URINAL. UNISEX BATHING ROOMS SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHTUB, ONE LAVATORY, AND ONE WATER CLOSET. DOORS TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES. (118-212.1)

**DISABLED ACCESS NOTES**

- 3. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWINGING DOOR, A MINIMUM 60 INCHES (1524 MM) WIDE BY 36 INCHES (914 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1)
- 4. TOILET COMPARTMENT DOORS, INCLUDING DOOR HARDWARE, SHALL COMPLY WITH SECTION 118-309 EXCEPT THE PARTITION SHALL BE 42 INCHES (1067 MM) MINIMUM FROM THE PARTITION. CLEARANCE BETWEEN THE DOOR SIDE OF THE COMPARTMENT AND ANY OBSTRUCTION SHALL BE 48 INCHES (1219 MM) MINIMUM MEASURED PERPENDICULAR TO THE COMPARTMENT DOOR. CLOSED POSITION, DOORS SHALL BE LOCATED IN THE FRONT PARTITION OR IN THE SIDE WALL OR PARTITION FARTHEST FROM THE WATER CLOSET. WHERE LOCATED IN THE FRONT PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (102 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION. FARTHEST FROM THE WATER CLOSET, WHERE LOCATED IN THE SIDE WALL OR PARTITION, THE DOOR OPENING SHALL BE 4 INCHES (102 MM) MAXIMUM FROM THE FRONT PARTITION. THE DOOR SHALL BE SELF-CLOSING. A DOOR PULL COMPLYING WITH SECTION 118-404.7 SHALL BE PLACED ON BOTH SIDES OF THE DOOR NEAR THE LATCH. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FUTURE DOORS MAY SWING INTO THAT PORTION OF MANEUVERING SPACE WHICH DOES NOT EXCEED THE CLEARANCE REQUIRED AT A WATER CLOSET. (118-604.3.2)
- 5. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-UP STYLE, SLIDING OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST. (1127.2.1)
- 6. EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS TO THE CENTERLINE OF THE WATER CLOSET SHALL BE PROVIDED TO THE WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES, AND THE CLEARANCE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN 48 INCHES (1219 MM) AS MEASURED AT RIGHT ANGLES TO A CORNERED DOOR IN ITS CLOSED POSITION. (118-604.2.1)
- 7. WHERE TOILET COMPARTMENTS ARE PROVIDED, AT LEAST ONE TOILET COMPARTMENT SHALL COMPLY WITH SECTION 118-604.3.1.1. IN ADDITION TO THE COMPARTMENT REQUIRED TO COMPLY WITH SECTION 118-604.3.1, AT LEAST ONE COMPARTMENT SHALL COMPLY WITH SECTION 118-604.3.2
- 8. EXCEPT FOR DOOR-OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS TO THE CENTERLINE OF THE WATER CLOSET SHALL BE PROVIDED TO THE WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY PERSONS WITH DISABILITIES, AND THE CLEARANCE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL NOT BE LESS THAN 48 INCHES (1219 MM) AS MEASURED AT RIGHT ANGLES TO A CORNERED DOOR IN ITS CLOSED POSITION. (118-604.2.1)
- 9. A MINIMUM 100 INCH (2540 MM) CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR. (118-404.2.1)

**MULTIPLE ACCOMMODATION SANITARY FACILITIES GRAB BARS**

- 1. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH SECTION 118-609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSET TO THE WATER CLOSET AND ON THE REAR WALL WHERE SEPARATE GRAB BARS ARE REQUIRED ON ADJACENT WALLS AT A COMMON MOUNTING HEIGHT. 1/4 INCH (6.4 MM) THICK GRAB BARS MEETING THE DIMENSIONAL REQUIREMENTS OF SECTION 118-604.5 AND 118-604.5.5 SHALL BE PERMITTED. (118-604.5)
- 2. THE SIDE WALL GRAB BAR SHALL BE 42 INCHES (1067 MM) LONG MINIMUM, LOCATED 12 INCHES (305 MM) MAXIMUM FROM THE REAR WALL AND EXTENDING 54 INCHES (1371 MM) MINIMUM FROM THE REAR WALL WITH THE FRONT END POSITIONED 24 INCHES (610 MM) MINIMUM FROM THE WATER CLOSET. (118-604.5.1)
- 3. THE REAR WALL GRAB BAR SHALL BE 36 INCHES (914 MM) LONG MINIMUM AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 INCHES (305 MM) MINIMUM ON ONE SIDE AND 24 INCHES (610 MM) MINIMUM ON THE OTHER SIDE. (118-604.5.2)
- 4. GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCH (31.8 MM) MINIMUM AND 1 1/2 INCH (38.1 MM) MAXIMUM. GRAB BARS WITH SQUARE OR CIRCULAR CROSS SECTIONS SHALL HAVE A CROSS-SECTION DIMENSION OF 1/2 INCH (12.7 MM) MINIMUM AND A PERIMETER DIMENSION OF 4 INCHES (102 MM) MINIMUM AND 4 INCHES (102 MM) MAXIMUM. (118-609.2) B) THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1/2 INCH (12.7 MM) MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE END OF THE BAR SHALL BE 1/2 INCH (12.7 MM) MINIMUM. (118-609.3)
- 5. ALLOWABLE STRESSES SHALL NOT EXCEED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (113 N) IS APPLIED AT ANY POINT ON THE GRAB BAR. FASTENERS, MOUNTING DEVICES, OR SUPPORTING STRUCTURE. (118-609.4) A) GRAB BARS SHALL NOT ROTATE WITH THEIR FITTINGS. (118-609.6)
- 6. A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. (118-609.5)

**SANITARY FACILITY FIXTURES & ACCESSORIES**

- 1. WHERE TOWEL OR SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, OR OTHER ACCESSORIES ARE PROVIDED IN TOILET FACILITIES, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. ALL OPERABLE PARTS, INCLUDING COIN SLOTS, SHALL BE 40 INCHES (1016 MM) MAXIMUM ABOVE THE FINISH FLOOR. (118-603.5)
- 2. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1016 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (889 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. (118-603.3)
- 3. TOILET PAPER DISPENSERS SHALL COMPLY WITH SECTION 118-309 AND SHALL BE 1 INCHES (25.4 MM) MINIMUM FROM THE FINISH FLOOR. (118-309.2)
- 4. MIRRORS LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES (1016 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. MIRRORS NOT LOCATED ABOVE LAVATORIES OR COUNTERTOPS SHALL BE INSTALLED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 35 INCHES (889 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. (118-603.3)
- 5. OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH SECTION 118-309. (118-205.1) A) ACCESSIBLE PARTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 118-205.2 AND SHALL COMPLY WITH DIVISION 4. (118-206.1)
- 6. UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LAVATORY, AND NOT MORE THAN TWO WATER CLOSETS WITH ONE URINAL AND ONE WATER CLOSET AND ONE URINAL. UNISEX BATHING ROOMS SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHTUB, ONE LAVATORY, AND ONE WATER CLOSET. DOORS TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES. (118-212.1)

**Q. MULTIPLE ACCOMMODATION SANITARY FACILITIES**

- 1. A WATER CLOSET SHALL BE POSITIONED WITH A WALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM TO 19 INCHES (483 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION, EXCEPT THAT THE WATER CLOSET SHALL BE 17 INCHES (432 MM) MINIMUM AND 19 INCHES (483 MM) MAXIMUM FROM THE SIDE WALL OR PARTITION IF RIGHT ANGLING TO A CORNERED DOOR IN ITS CLOSED POSITION. (118-604.2.1) WATER CLOSETS SHALL BE ARRANGED FOR A LEFT-HAND OR RIGHT-HAND APPROACH. (118-604.2) A) CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1)
- 2. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH AN IN-SWINGING DOOR, A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1.1)
- 3. IN A WHEELCHAIR ACCESSIBLE COMPARTMENT WITH A SIDE-OPENING DOOR, EITHER IN-SWINGING OR OUT-SWINGING, A MINIMUM 60 INCHES (1524 MM) WIDE AND 60 INCHES (1524 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1.2)
- 4. CLEARANCE AROUND A WATER CLOSET SHALL BE 60 INCHES (1524 MM) MINIMUM MEASURED PERPENDICULAR FROM THE SIDE WALL AND 56 INCHES (1422 MM) MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL. A MINIMUM 60 INCHES (1524 MM) WIDE AND 48 INCHES (1219 MM) DEEP MANEUVERING SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. (118-604.3.1)
- 5. OPERABLE PARTS ON ACCESSIBLE ELEMENTS, ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH SECTION 118-309. (118-205.1) A) ACCESSIBLE PARTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 118-205.2 AND SHALL COMPLY WITH DIVISION 4. (118-206.1)
- 6. UNISEX TOILET ROOMS SHALL CONTAIN NOT MORE THAN ONE LAVATORY, AND NOT MORE THAN TWO WATER CLOSETS WITH ONE URINAL AND ONE WATER CLOSET AND ONE URINAL. UNISEX BATHING ROOMS SHALL CONTAIN ONE SHOWER OR ONE SHOWER AND ONE BATHTUB, ONE LAVATORY, AND ONE WATER CLOSET. DOORS TO UNISEX TOILET ROOMS AND UNISEX BATHING ROOMS SHALL HAVE PRIVACY LATCHES. (118-212.1)

**DISABLED ACCESS NOTES**

**11. NOTIFICATION APPLIANCES FOR THE HEARING IMPAIRED**

- 1. FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 8, SECTIONS 907.5.2.1 AND 907.5.2.2 (118-702.1)
- 2. AUDIBLE SIGNALS INTENDED FOR OPERATION IN THE PUBLIC MUSEUM SHALL HAVE A SOUND LEVEL OF NOT LESS THAN 75 DB(A) AT 1' OR MORE THAN 110 DB(A) AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. (C) 35 SEC-4.3.2.1)
- 3. AUDIBLE SIGNALS INTENDED FOR OPERATION IN THE PRIVATE MUSEUM SHALL HAVE A SOUND LEVEL OF NOT LESS THAN 45 DB(A) AT 1' OR MORE THAN 110 DB(A) AT THE MINIMUM HEARING DISTANCE FROM THE AUDIBLE APPLIANCE. (C) 35 SEC-4.3.3.1)
- 4. THE FLASH RATE SHALL NOT EXCEED 2 FLASHES PER SECOND NOR LESS THAN 1 FLASH EVERY SECOND THROUGHOUT THE LISTED VOLTAGE RANGE OF THE APPLIANCE. (NFPA 72 SEC-4.4.2)
- 5. THE LIGHT SOURCE COLOR SHALL BE CLEAR OR NOMINAL WHITE AND SHALL NOT EXCEED 1000 CANDELA EFFECTIVE INTENSITY. (NFPA 72 SEC-4.4.2.2)
- 6. WALL MOUNTED APPLIANCES SHALL BE MOUNTED SUCH THAT THE CENTERLINE IS NOT LESS THAN 80" AND NOT GREATER THAN 96" ABOVE THE FINISHED FLOOR. CEILING MOUNTED APPLIANCES SHALL BE INSTALLED PER TABLE 4.4.1.1 (NFPA 72 SEC-4.4.2)
- 7. NOTIFICATION APPLIANCES INSTALLED IN ROOMS SHALL BE SPACED AS FOLLOWS: (NFPA 72 SEC-4.4.1) (1) SPACING SHALL BE IN ACCORDANCE WITH FIGURE 4.4.1.1 AND TABLE 4.4.1.1 (C) AND (B). (2) THE SEPARATION BETWEEN APPLIANCES SHALL NOT EXCEED 100'. (NFPA 72 SEC-4.4.1.1)
- 8. A SINGLE VISIBLE NOTIFICATION APPLIANCE LOCATED ON OPPOSITE WALLS BY 8' OR GREATER, WHERE THERE ARE MORE THAN TWO APPLIANCES IN ANY FIELD OF VIEW, THEY SHALL BE SPACED A MINIMUM OF 50' FROM EACH OTHER. D) MORE THAN TWO VISIBLE NOTIFICATION APPLIANCES THAT FLASH IN SYNCHRONIZATION

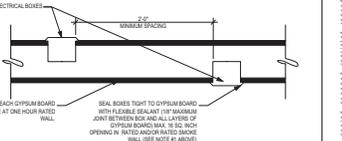
NOTE: WHERE A ROOM CONFIGURATION IS NOT SQUARE, THE SQUARE ROOM SIZE THAT ENTIRELY ENCOMPASSES THE ROOM OR SUBDIVIDES THE ROOM INTO MULTIPLE SQUARES SHALL BE USED.

- 8. NOTIFICATION APPLIANCES INSTALLED IN CORRIDORS SHALL BE SPACED AS FOLLOWS: (NFPA 72 SEC-4.4.1) (1) TABLE 4.4.2.1 SHALL APPLY TO CORRIDORS NOT EXCEEDING 20' IN WIDTH FOR CORRIDORS GREATER THAN 20' IN WIDTH REFER TO TABLE 4.4.1.1 (C) AND (B). (NFPA 72 SEC-4.4.2.1.2) B) VISIBLE APPLIANCES SHALL BE RATED NOT LESS THAN 15 CANDELA (NFPA 72 SEC-4.4.2.1.2) C) THE VISIBLE APPLIANCES SHALL BE LOCATED NO MORE THAN 15' FROM THE END OF THE CORRIDOR WITH A SEPARATION NO GREATER THAN 100' BETWEEN APPLIANCES. (NFPA 72 SEC-4.4.2.2) D) WHERE THERE IS AN INTERRUPTION OF THE CONCENTRATED VEINING PATH, SUCH AS A FIRE DOOR, AN ELEVATOR CHANGE, OR ANY OTHER OBSTRUCTION, THE AREA SHALL BE CONSIDERED AS A SEPARATE CORRIDOR. (NFPA 72 SEC-4.4.2.2)

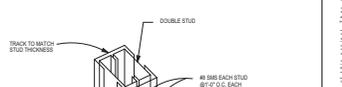
9. AN ELECTRICAL PLAN CHECK AND FIRE DETECT PLAN CHECK IS REQUIRED PRIOR TO INSTALLATION OF VISUAL NOTIFICATION APPLIANCES.

**JBOX IN RATED WALLS**

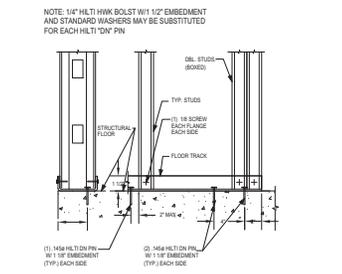
- NOTES:
  - 1. IN ALL RATED PARTITIONS, THE SURFACE AREA OF THE INDIVIDUAL METALLIC ELECTRICAL OUTLET BOXES SHALL NOT EXCEED 18 SQUARE INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQUARE INCHES PER 100 SQUARE FEET OF WALL SURFACE.
  - 2. COMPLY WITH REQUIREMENTS OF MOST CURRENT EDITION OF:
    - A. FIRE RESISTANCE DIRECTORY COLUMN 1, DESIGN INFORMATION SHEET, 1 WALL AND PARTITION ASSEMBLIES, NUMBER 6 METALLIC ELECTRICAL OUTLET BOXES; AND OPPOSITE SECTION 6-60 FIRE RESISTANCE DESIGN MANUAL, GENERAL EXPLANATORY NOTES.
    - B. BOXES LOCATED ON GYPSUM SIDES OF RATED AND/OR RATED SMOKER PARTITIONS SHALL BE IN SEPARATE STUD CUTOUTS AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES, REGARDLESS OF THE VERTICAL SEPARATION OF THE BOXES.
    - C. THIS DETAIL APPLIES TO METALLIC ELECTRICAL OUTLET BOXES USED FOR ELECTRICAL SWITCHES, ELECTRICAL RECEPTACLES, BACK BOXES, COMMUNICATION DEVICES, ETC.
    - D. METALLIC ELECTRICAL OUTLET BOXES NOT BE RECESSED INTO A WALL WITH A RATING GREATER THAN 2-HOURS.
    - E. RECESSED METALLIC BOXES LOCATED ON OPPOSITE SIDES OF RATED AND/OR RATED SMOKER PARTITIONS, REGARDLESS OF THEIR VERTICAL SEPARATION IN THE WALL, SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES MINIMUM.



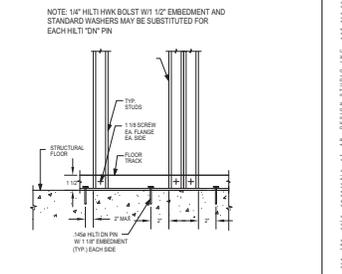
**TYPICAL LIGHTWEIGHT METAL MULTI STUD TO TRACK DETAIL**



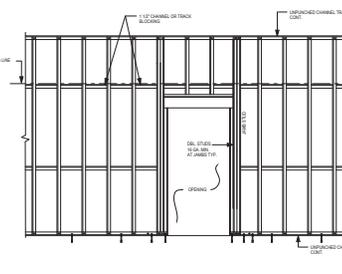
**TYPICAL LIGHTWEIGHT METAL BOTTOM TRACK ELEVATION**

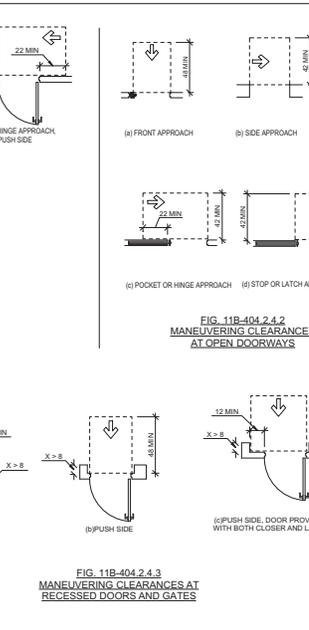
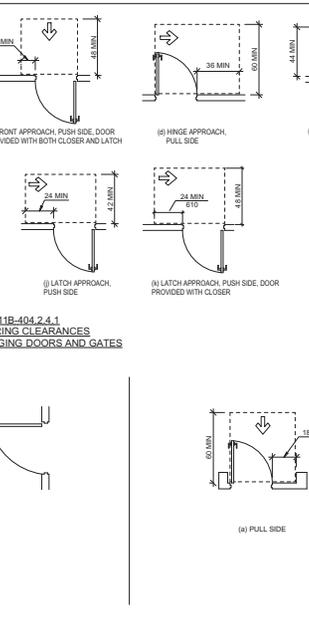
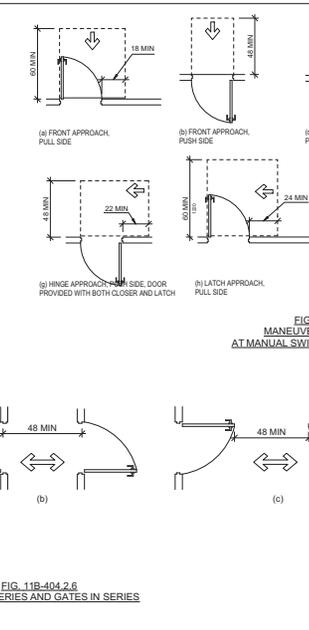
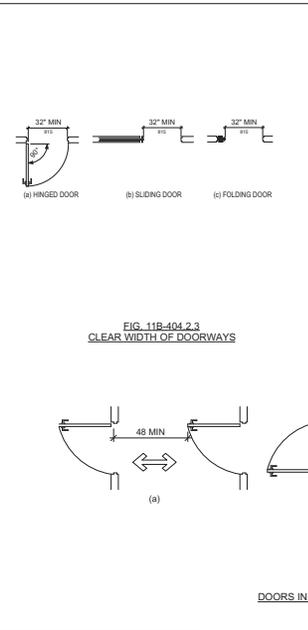
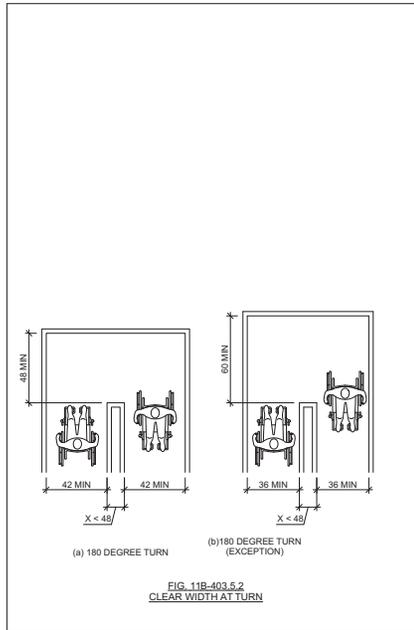


**TYPICAL LIGHTWEIGHT METAL FRAMING WALL ELEVATION**



**TYPICAL LIGHTWEIGHT METAL FRAMING WALL ELEVATION**





**AB**

**AB design studio, inc.**

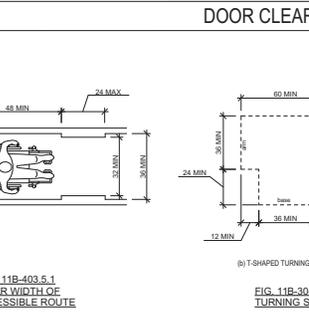
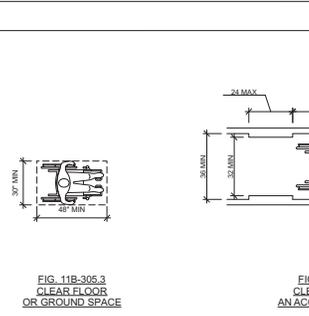
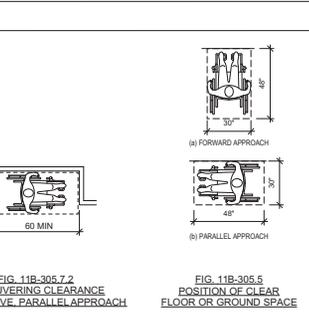
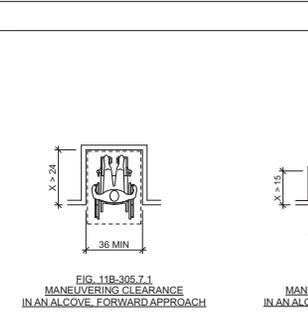
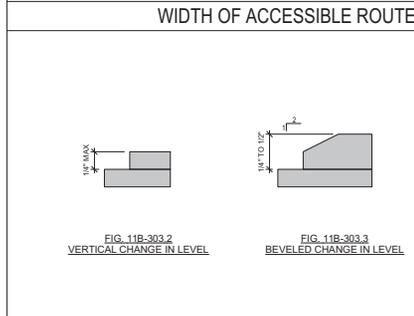
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CLAY ROBERT JAMES APRELL  
REGISTERED ARCHITECT  
STATE OF CALIFORNIA

PROJECT: 1900536

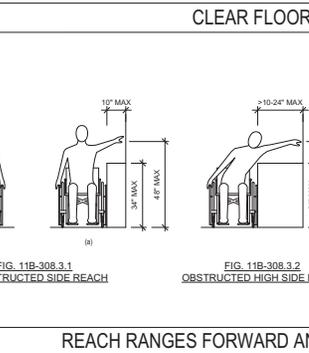
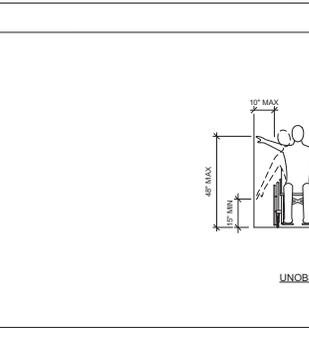
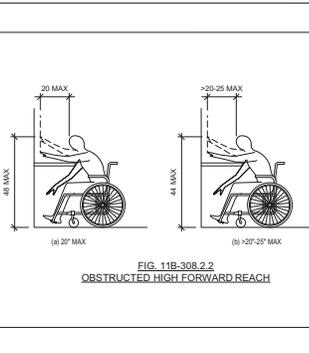
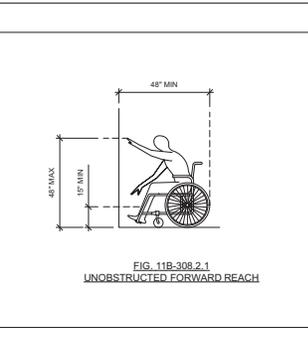
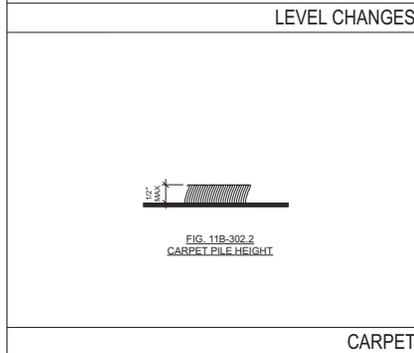
Cutler's Artisan Spirits

PROJECT ADDRESS: 418 N. Siquiquetas Street  
Santa Barbara, CA

OWNER CONTACT: Ian Cutler  
805-963-2100

PRINT DATE: 10/21/2021

BUILDING DEPT. PERMIT SET  
BAS PERMIT SET - RESUB 1  
BAS PERMIT SET - RESUB 2



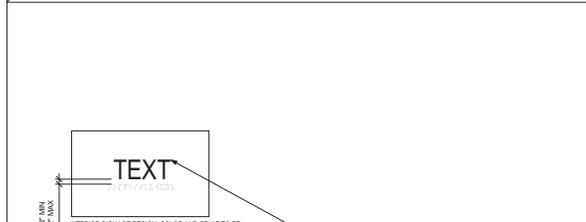
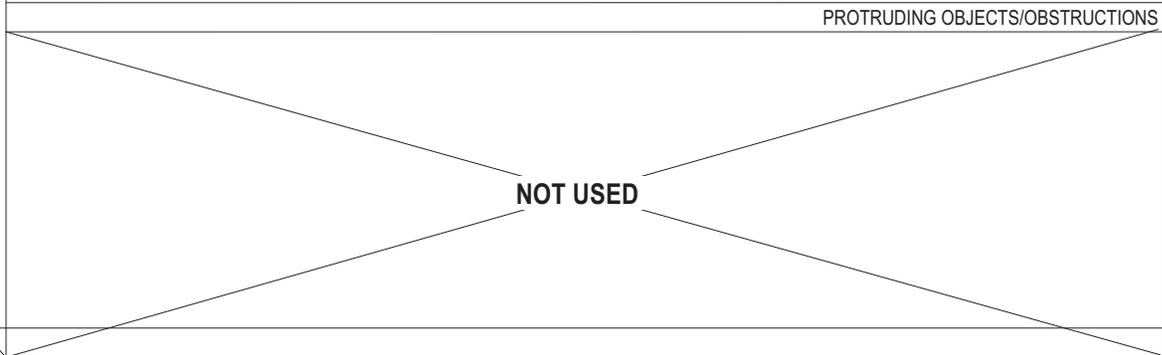
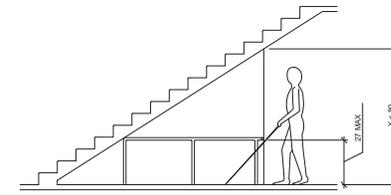
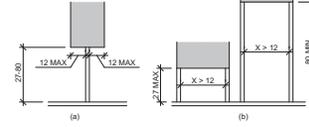
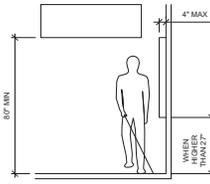
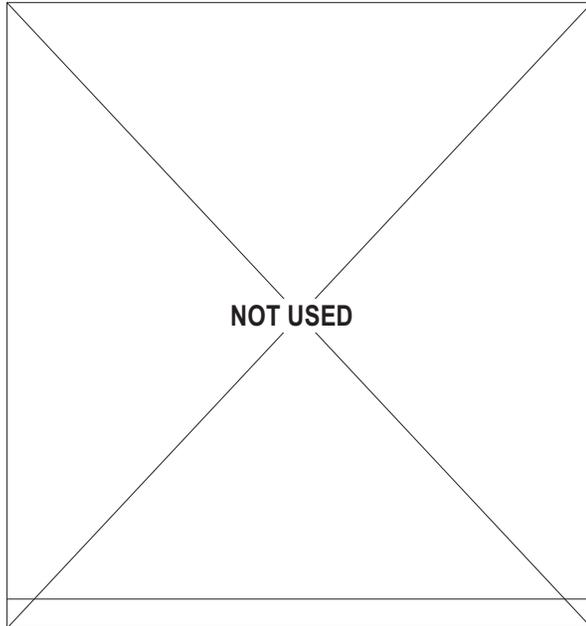
PROJECT: 1900536

Cutler's Artisan Spirits

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T.06  
ACCESSIBILITY STANDARD DETAILS  
DISCRETS



**TEXT**

INTERIOR SIGNAGE DESIGN, COLOR AND STYLE TO BE PROVIDED BY TENANT. DIAGRAM FOR MINIMUM ADA REQUIREMENTS. (11B-703.2.3)

HEIGHT TO FINISH FLOOR OR CEILING, FACE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
48 inches (1215 mm) to less than 60 inches (1524 mm)	Less than 12 inches (305 mm)	58 inch (1463 mm)
60 inches (1524 mm) and greater	2 inches (51 mm) and greater	58 inch (1463 mm) and 110 percent maximum of the height of the uppercase letter "Y". (11B-703.5.4)
Character Area 10 inches (254 mm) or less	Less than 18 inches (457 mm)	2 inches (51 mm)
Character Area 10 inches (254 mm) or less	18 inches (457 mm) and greater	2 inches (51 mm), plus 140 percent maximum of the height of the uppercase letter "Y". (11B-703.5.5)
Character Area 10 inches (254 mm) or less	Less than 21 inch (533 mm)	2 inches (51 mm)
Character Area 10 inches (254 mm) or less	21 inch (533 mm) and greater	2 inches (51 mm), plus 140 percent maximum of the height of the uppercase letter "Y". (11B-703.5.5)

**TABLE 11B-703.5.5  
VISUAL CHARACTER HEIGHT**

**FIGURE 11B-703.3.1  
BRaille MEASUREMENT**

FINISH AND CONTRAST: CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (11B-703.5.1)

PROPORTIONS: CHARACTERS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 80 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "Y". (11B-703.5.4)

CHARACTER HEIGHT: MINIMUM CHARACTER HEIGHT SHALL COMPLY WITH TABLE 11B-703.5.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "Y". (11B-703.5.5)

CHARACTER TYPE: RAISED CHARACTERS SHALL COMPLY WITH SECTION 11B-703.2 AND SHALL BE DUPLICATED IN BRaille COMPLYING WITH SECTION 11B-703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 11B-703.4.

CHARACTER SIZE: CHARACTER HEIGHT MEASURED VERTICALLY FROM BASELINE OF THE CHARACTER SHALL BE 5/8 INCH (15.875 MM) MINIMUM AND 2 INCHES (51 MM) MAXIMUM BASED ON HEIGHT OF THE UPPERCASE LETTER "Y". (11B-703.5.5)

CHARACTER PLACEMENT: TEXT SHALL BE PLACED IN A HORIZONTAL FORMAT (11B-703.2.9). BRaille SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT. SINGLE LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRaille SHALL BE PLACED BELOW THE ENTIRE TEXT. BRaille SHALL BE SEPARATED BY 3/8 INCH (9.525 MM) MINIMUM AND 1/2 INCH (12.7 MM) MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH (9.525 MM) MINIMUM FROM RAISED DECORATIVE AND ORNAMENTAL ELEMENTS. (11B-703.3.2)

BRaille: BRaille SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTIONS 11B-703.1 AND 11B-703.4 (11B-703.3). BRaille DOTS SHALL HAVE A CORNER OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 11B-703.3.1. THE INDICATOR OF AN UPPERCASE LETTER OR NUMBER SHALL ONLY BE USED ON THE FIRST CHARACTER OF AN UPPERCASE LETTER OR NUMBER. INDIVIDUAL LETTERS OF THE ALPHABET, NUMERALS, AND OTHER CHARACTERS SHALL BE PLACED IN THE FIRST COLUMN OF DOTS IN EACH CELL WITH 2/16 INCH (1.5875 MM) SPACE BETWEEN CELLS. MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. DOTS SHALL BE RAISED A MINIMUM OF 1/40 INCH (0.635 MM) ABOVE THE BACKGROUND.

NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED ON DOOR-MOUNTED SIGNAGE.

WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR CLEAR OF DOOR SWING.

DOOR-MOUNTED SIGNAGE

UPPER CASE CHARACTERS

LETTERING RAISED 1/32"

CONSPICUOUS-GRADE II BRaille

**ACCESSIBILITY MOUNTING HEIGHTS-RR**

CONTROL ELEVATIONS ARE COMPRISED OF: FINISH CEILING LEVEL (FCL), FINISH FLOOR LEVEL (FFL), TOP OF SLAB (TOS). ALL DIMENSIONS GIVEN ARE FROM FFL DATUM.

FINISH FLOOR MATERIAL IS ASSUMED TO BE 3/8" TO 1/2" GUE DOWN CARPET, FLOOR FINISH AND THICKNESS WILL VARY FROM LOCATION TO LOCATION. REFER TO PLANS AND DETAILS FOR SPECIFIC FLOORING INFORMATION.

NO ALLOWANCE HAS BEEN MADE FOR ANY DEPRESSIONS OR ELEVATIONS IN THE FLOOR SLAB. ELEVATION HEIGHTS SHOULD TAKE INTO ACCOUNT ANY VARIATIONS IN THE FLOOR SLAB.

CERTAIN ELEVATION DIMENSIONS ARE ASSOCIATED WITH CODE REQUIRED MAXIMUM OR MINIMUM MOUNTING HEIGHTS. SUCH DIMENSIONS SHOULD BE HELD OPPOSITE VARIATIONS IN THE SLAB. CODE DIMENSIONS ARE IN PARENTHESES WITH AN ASTERISK NEXT TO THE CRITICAL DIMENSION. E.G. (1")=15" MIN.

**FIGURE 11B-703.3.3  
BRaille MEASUREMENT**

**FIGURE 11B-703.3.1  
BRaille MEASUREMENT**

**FIGURE 11B-703.3.2  
BRaille MEASUREMENT**

**FIGURE 11B-703.3.4  
BRaille MEASUREMENT**

**FIGURE 11B-703.3.5  
BRaille MEASUREMENT**

**FIGURE 11B-703.3.6  
BRaille MEASUREMENT**

**FIGURE 11B-703.3.7  
BRaille MEASUREMENT**

**FIGURE 11B-703.3.8  
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**FIGURE 11B-703.3.9  
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**FIGURE 11B-703.3.10  
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**FIGURE 11B-703.3.11  
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**FIGURE 11B-703.3.12  
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**FIGURE 11B-703.3.13  
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**FIGURE 11B-703.3.14  
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**FIGURE 11B-703.3.15  
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**FIGURE 11B-703.3.16  
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**FIGURE 11B-703.3.17  
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**FIGURE 11B-703.3.18  
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**FIGURE 11B-703.3.19  
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**FIGURE 11B-703.3.20  
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**FIGURE 11B-703.3.32  
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**FIGURE 11B-703.3.40  
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**FIGURE 11B-703.3.51  
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**FIGURE 11B-703.3.287  
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**FIGURE 11B-703.3.288  
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**FIGURE 11B-703.3.289  
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**FIGURE 11B-703.3.290  
BRaille MEASUREMENT**

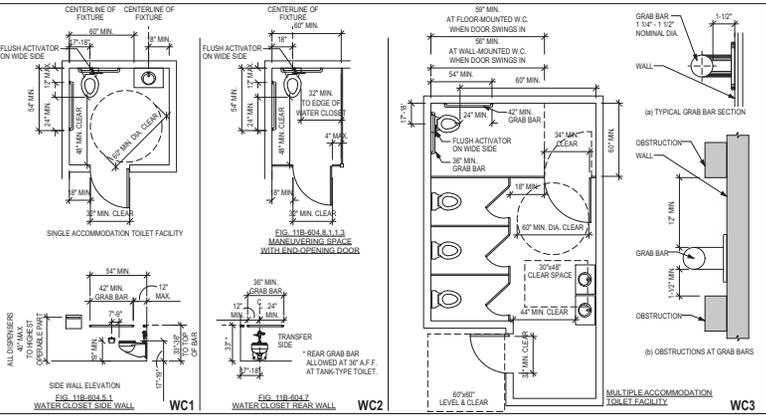
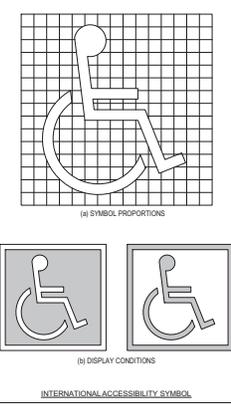
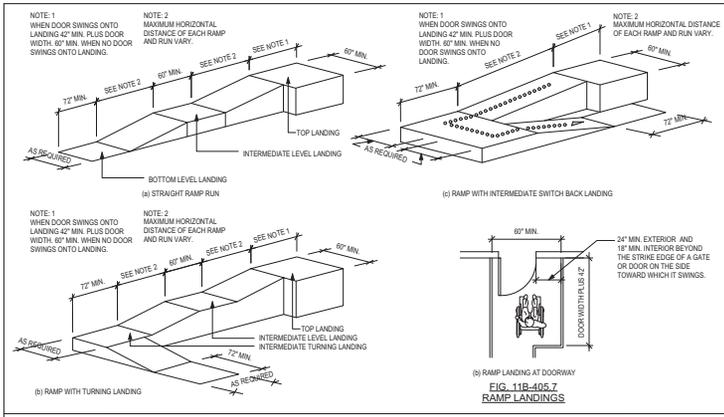
**FIGURE 11B-703.3.291  
BRaille MEASUREMENT**

**FIGURE 11B-703.3.292  
BRaille MEASUREMENT**

**FIGURE 11B-703.3.293  
BRaille MEASUREMENT**

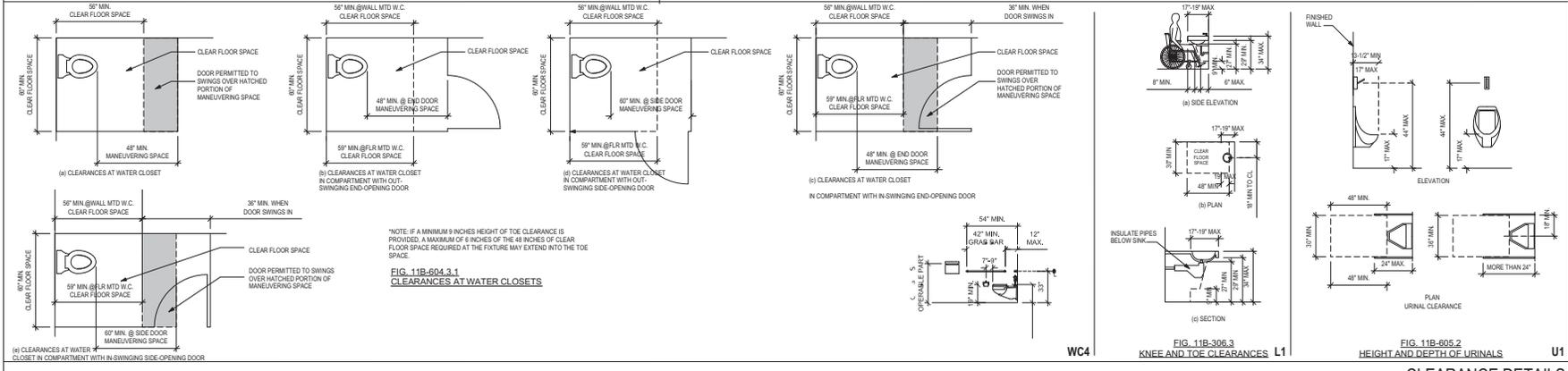
**FIGURE 11B-703.3.294  
BRaille MEASUREMENT**

**FIGURE 11B-7**

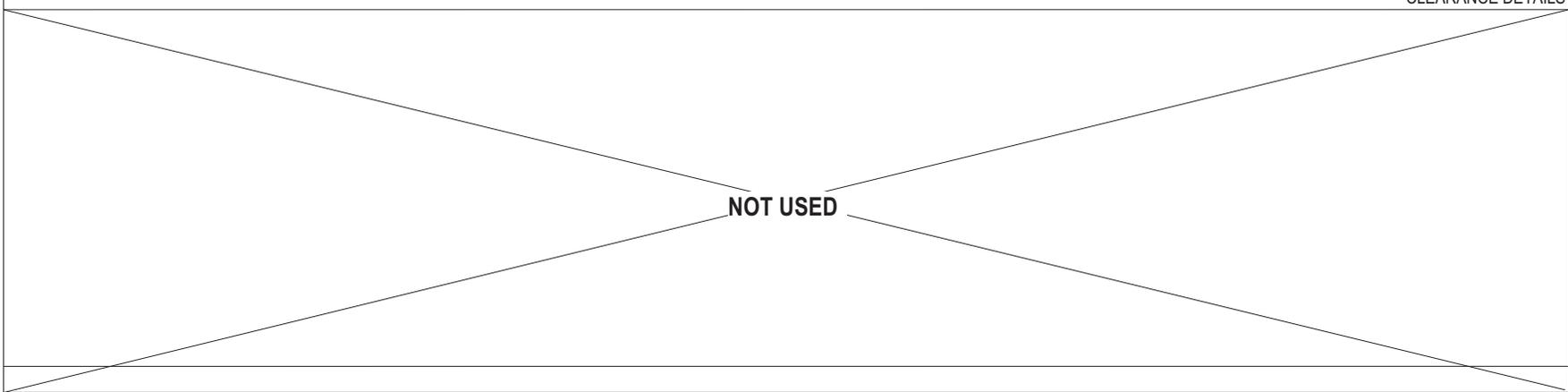


RAMP DIMENSIONS

ACCESSIBILITY AND TOILET DIMENSIONS



CLEARANCE DETAILS



**AB** design studio, inc.

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REGISTERED ARCHITECT  
CLAY ROBERT JAMES APFEL  
C 10000  
STATE OF CALIFORNIA

PROJECT: 1000106  
Cutler's Artisan Spirits

PROJECT ADDRESS: 418 N. Siquiquies Street  
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OWNER CONTACT: Ian Cutler  
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PRINT DATE: 10/21/2021

T.08  
ACCESSIBILITY STANDARD DETAILS - DIAGRAM



**DOOR NOTES**

1. THERE SHALL BE LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 4' AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 4' AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR THE CLEAR POSITION.
2. PROVIDE A SIGN ON OR NEAR THE EXISTING DOOR THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED (AN EXISTING SIGN).
3. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT" (CBC 1012.4).
4. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE APPROPRIATE WORDS "EXIT STAIR DOWN".
5. GATES SERVING THE MEANS OF EGRESS SYSTEM SHALL COMPLY PER CBC 1012.2, CBC 118-404.1. GATES USED AS A COMPONENT IN A MEANS OF EGRESS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF DOORS.
6. EXIT DOORS SHALL BE READY TO OPEN FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.
7. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 118-208.4. 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). OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 4 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE POSITIVE AND USABLE FROM BOTH SIDES (CBC 118-404.2.7). DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO OPERATE CHAPTER 11A OR CHAPTER 11B SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
8. LEVERS MUST BE CURVED AND SHALL RETURN TO WITHIN 1/2 INCH OF THE DOOR (CBC, SECTION 12.10.22 SUBSECTION F).
9. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE 5 POUNDS FOR BOTH EXTERIOR AND INTERIOR DOORS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS (CBC 118-404.2.9).
10. DOOR, GATES, AND SIDE LIGHTS ADJACENT TO DOORS OR GATES, CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 42 INCHES MAXIMUM ABOVE FINISH FLOOR (CBC 118-404.2.11).
11. AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES (CBC 118-703.1.1).
12. INDICATE THE LOCATION OF THE NEAREST ACCESSIBLE ENTRANCE IN ENTRANCES THAT DO NOT PROVIDE AN ACCESSIBLE ENTRANCE (CBC 118-703.1.6).
13. AT AN EXIT WHICH SERVES A REQUIRED ACCESSIBLE SPACE BUT NOT PROVIDING AN APPROVED ACCESSIBLE MEANS OF EGRESS, SIGNAGE SHALL BE INSTALLED INDICATING THE LOCATION OF ACCESSIBLE MEANS OF EGRESS (CBC 1007.10).
14. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
15. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24" PAST THE STROKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND MINIMUM OF 18" PAST THE STROKE EDGE FOR INTERIOR DOORS.
16. PROVIDE FLOOR MOUNTED STOPS ON ALL INTERIOR DOORS (EXCEPT CLOSET DOORS).
17. ALL EGRESS DOOR OPERATIONS SHALL ALSO COMPLY WITH SECTION 1007.1 AND 1007.10.12.
18. DOORS SERVING A GROUP A OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE.

**GENERAL NOTES**

1. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL (CBC 1012).
2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (CBC 1012.2)
3. EGRESS DOORS SHALL BE READY TO OPEN FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
4. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
5. EMERGENCY ELECTRICAL SYSTEM SHALL BE POWERED BY BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR THAT WILL AUTOMATICALLY ILLUMINATE THE MEANS OF EGRESS FOR A DURATION OF NOT LESS THAN 90 MINUTES.
6. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
  - a) AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
  - b) CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - c) EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - d) INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1008.1. IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
  - e) EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
7. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE NORMAL ILLUMINATION THAT AT LEAST AN AREA OF 1 FOOT-CANDLE (1 LUX) AND A MINIMUM AT ANY POINT OF 1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.8 FOOT-CANDLE (8 LUX) AT THE END OF THE EMERGENCY LIGHTING THE EXTERIOR. A MINIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 49 TO 1 SHALL NOT BE EXCEEDED.
8. EVERY ROOM OR SPACE WHICH IS USED FOR ASSEMBLY, CLASSROOM, DINING, DRINKING OR SIMILAR PURPOSES SHALL HAVE THE OCCUPANT LOAD OF 50 OR MORE SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED IN A CONSPICUOUS PLACE NEAR THE MAIN EXIT (CBC 1004.9).

**REQUIRED EXITS**

REQUIRED EXITS SHALL COMPLY WITH TITLE 24 AND SHALL INCLUDE LEVER-TYPE HARDWARE, PANIC BARS, PUSH PULL ACTIVATING BARS OR THE ABILITY TO GRASP THE OPENING HARDWARE WITHOUT TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

DOOR HARDWARE SHALL COMPLY WITH THE CALIFORNIA REFERENCED STANDARDS CODE (CBC), SECTION 10-10-202, AS ADOPTED BY THE STATE FIRE MARSHAL FOR ALL OCCURRENCES. LEVER HANDLES SHALL COMPLY WITH SUBSECTION (I) LEVERS MUST BE CURVED AND SHALL RETURN TO WITHIN 1/2" OF THE DOOR.

FLOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" IS BELIEVED AT A MAX. GRADIENT OF 1/2" (1/4" MAX. VERT. EDGE IS ALLOWABLE @ THE THRESHOLD).

CBC 118-404.2.10 BOTTOM 18" OF DOOR (INCL. THOSE @ TRASH ENCLOSURES) EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNTEXTURED SURFACE TO ALLOW DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

IF THE DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 1 SECOND TO MOVE TO A POSITION 12 DEGREES FROM THE LATCH, MEASURED BY THE LEADING EDGE OF THE DOOR. (CBC 118-404.2.11)

**TACTILE EXIT SIGNAGE**

- NOT AN EXIT
- EXIT
- EXIT POINT OF TRAVEL
- EXIT ROUTE
- STARTS UP (NOT AN EXIT)

**EXIT OCCUP. SIGNAGE**

- EXIT OCCUP. SIGNAGE
- ILLUMINATED EXIT
- PERPENDICULAR WALL MOUNTED EXIT SIGNAGE

**OTHER SIGNAGE**

- NOTE: EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE (30 LUX). INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 202. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1.5 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM THE ELECTRICAL CODE. UNIT EQUIPMENT OR ON-SITE GENERATOR SET AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. MEANS OF EGRESS ILLUMINATION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT THE FLOOR LEVEL, ALONG ENTIRE PATH OF TRAVEL, (MEANS OF EGRESS).
- NOTE: PROVIDE EMERGENCY EXIT LIGHTING THROUGHOUT PER CBC SECTION 1004. REFER TO PLAN FOR LOCATIONS. MINIMUM FOOT-CANDLE AT FLOOR LEVEL. POWER SUPPLY SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM. SUCH EMERGENCY SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ELECTRICAL CODE.

**MIN. PLUMBING FIXTURE COUNT**

GROUP F1 (1000 LOAD FACTOR) PLUMBING LOAD OCCUPANCY  
TOTAL AREA (EXCLUDING ACCESSORY AREAS SUCH AS HALLWAYS, RAMP, RESTROOMS)  
7705 SF (2095 x 4 OCC.)

GROUP A (1000 LOAD FACTOR) PLUMBING LOAD OCCUPANCY  
TOTAL AREA (EXCLUDING ACCESSORY AREAS SUCH AS HALLWAYS, RAMP, RESTROOMS)  
8670 + 11 OCC.

TOTAL OCCUPANCY 5 + 19 = 23  
OCCUPANCY FOR EACH GENDER = 12 MALE, 12 FEMALE

MIN. PLUMBING FACILITIES PER CBC 422.1	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
MALE W.C.	1	1	1	1
FEMALE W.C.	1	1	1	1
MALE LAV.	1	1	1	1

**code analysis**

**OCCUPANCY CALCS.**

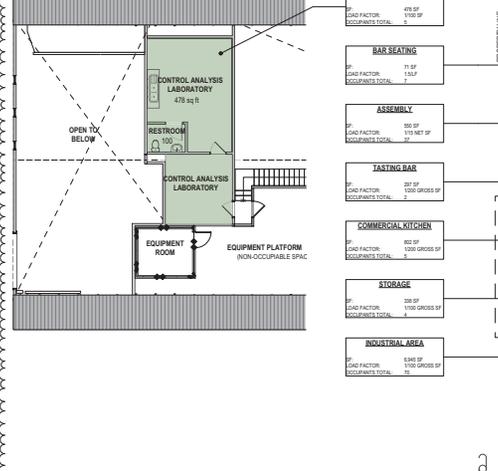
COLOR	USE	LOAD FACTOR	SF	OCCUPANCY
ASSEMBLY (115 NET SF)	ASSEMBLY AREA	1.0	550	37
BAR SEATING (1.56 SF)	BAR SEATING	1.0	71	7
STORAGE (1100 GROSS SF)	STORAGE	1.0	338	4
TASTING BAR (1000 GROSS SF)	TASTING BAR	1.0	297	2
COMMERCIAL KITCHEN (1000 GROSS SF)	COMMERCIAL KITCHEN	1.0	802	5
INDUSTRIAL AREA (1710 GROSS SF)	INDUSTRIAL AREA	1.0	6,845	70
MEZ. OFFICE (1710 GROSS SF)	MEZ. OFFICE	1.0	478	5
RESTROOMS (NOT COUNTED)	RESTROOMS	1.0	150	-
TOTAL OCCUPANCY (INTERIOR)			9,587	130

**FIRE SEPARATION REQ'S (PER CBC 2019)**

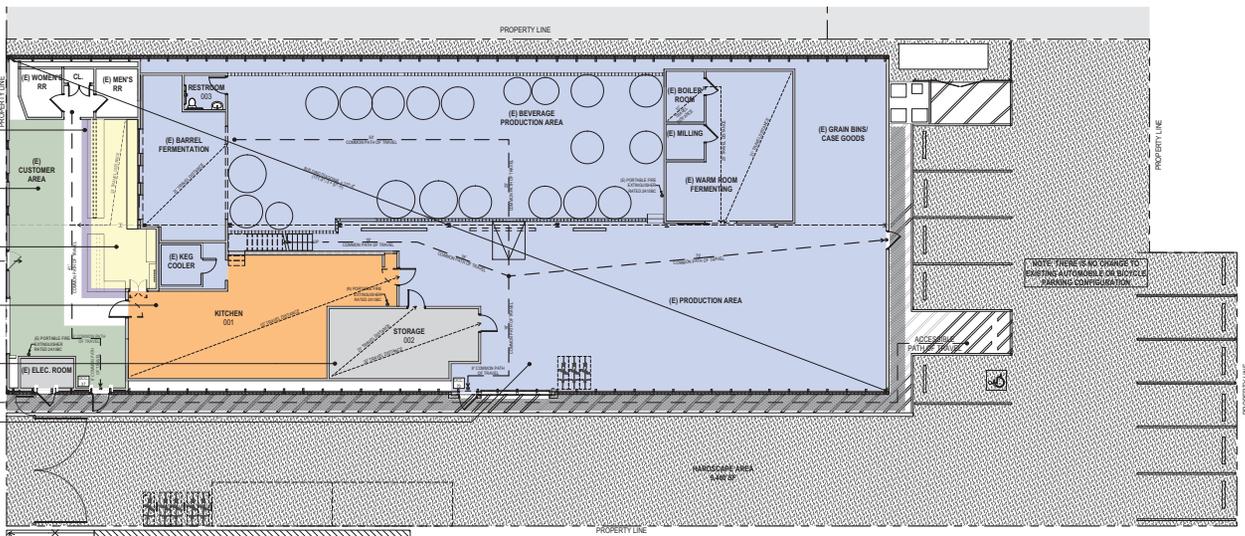
EXISTING (F TO B)	2 HR RATED SEPARATION REQ'D NO SEPARATION REQ'D									
	MEZ	IND	COM	BAR	ASSEMBLY	RESTROOM	MEZ	IND	COM	BAR
MEZ	1	1	1	1	1	1	1	1	1	1
IND	1	1	1	1	1	1	1	1	1	1
COM	1	1	1	1	1	1	1	1	1	1
BAR	1	1	1	1	1	1	1	1	1	1
ASSEMBLY	1	1	1	1	1	1	1	1	1	1
RESTROOM	1	1	1	1	1	1	1	1	1	1

MEZ = MEZZANINE, IND = INDUSTRIAL, COM = COMMERCIAL, BAR = BAR SEATING, ASSEMBLY = ASSEMBLY AREA, RESTROOM = RESTROOM

**MEZZANINE OCCUPANCY PLAN**



MEZZANINE OCCUPANCY PLAN  
SCALE: 3/32" = 1'-0"



GROUND FLOOR OCCUPANCY PLAN  
SCALE: 3/32" = 1'-0"



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**NOTE: THIS PERFORMANCE STANDARD PERMIT (PSP) SUBMITTAL IS IN CONJUNCTION WITH BLD2020-02825 & BLD2021-01330**



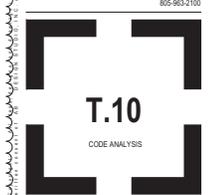
17.93.21  
17.93.21  
PSP SUBMITTAL  
PSP RE-SUBMITTAL 1

**PRINT DATE: 10/21/2021**

**PROJECT: 1000516**  
Cutler's Artisan Spirits

**PROJECT ADDRESS:** 418 N. Siquemans Street  
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# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Instructions:  
This checklist is to be used on an individual project basis and may be modified by the applicant to meet the needs of their specific project. The applicant shall strike out those sections that are not applicable to their project and indicate the location where this information is located. The applicant and property owner assume all responsibility associated with the use of this document.

Y	NA	SECTION	Y	NA	SECTION	Y	NA	SECTION																																																																																																																																							
		<b>CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL</b>																																																																																																																																													
		<b>301.1 SCOPE.</b> Buildings shall be designed to include the green building measures also included in the applicable checklists contained in this code. Voluntary green building measures are specified as mandatory 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.																																																																																																																																													
		<b>301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG]</b> The provisions of individual sections of Chapter 3 apply to newly constructed buildings, buildings adding additional 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above for occupancies within the authority of California Building Standards Commission. Code sections relating to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.																																																																																																																																													
		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 banner will be used.																																																																																																																																													
		<b>301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:</b> Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 11013.1, shall have no nonresidential plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 11011.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of nonresidential plumbing fixtures, and duties and responsibilities for ensuring compliance.																																																																																																																																													
		<b>301.3.2 Waste Diversion.</b> The requirements of Section 5.406 shall be required for additions and alterations whenever a permit is required for work.																																																																																																																																													
		<b>301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (See GBSC)</b> <b>301.5 HEALTH FACILITIES. (See GBSC)</b>																																																																																																																																													
		<b>SECTION 302 MIXED OCCUPANCY BUILDINGS</b>																																																																																																																																													
		<b>302.1 MIXED OCCUPANCY BUILDINGS.</b> In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.																																																																																																																																													
		<b>SECTION 303 PHASED PROJECTS</b>																																																																																																																																													
		<b>303.1 PHASED PROJECTS.</b> For all buildings and others constructed for future tenant improvements, only those measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.																																																																																																																																													
		<b>303.1.1 Initial Tenant Improvements.</b> 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 Section 301.3 nonresidential additions and alterations.																																																																																																																																													
		<b>ABBREVIATION DEFINITIONS:</b> HCD Department of Housing and Community Development BSC California Building Standards Commission USA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise TR This Rise AA Additions and Alterations N New																																																																																																																																													
		<b>CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES</b>																																																																																																																																													
		<b>DIVISION 5.1 PLANNING AND DESIGN</b>																																																																																																																																													
		<b>SECTION 5.101 GENERAL</b>																																																																																																																																													
		<b>5.101.1 SCOPE</b> 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 environmental quality of the site and respect the integrity of adjacent properties.																																																																																																																																													
		<b>SECTION 5.102 DEFINITIONS</b>																																																																																																																																													
		<b>5.102.1 DEFINITIONS</b> The following terms are defined in Chapter 2 (and are included here for reference)																																																																																																																																													
		<b>CUTOFF LUMINAIRES.</b> Luminaires whose light distribution is such that the candle per 1000 lamp lumens does not numerically exceed 25 (25 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.																																																																																																																																													
		<b>LOW-EMISSION AND FUEL EFFICIENT VEHICLES.</b> Eligible vehicles are limited to the following: 1. Zero-emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero-emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CHS fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1661 and 1662. 2. High-efficiency vehicles, regulated by U.S. EPA, bearing High Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.																																																																																																																																													
		<b>NEIGHBORHOOD ELECTRIC VEHICLE (NEV).</b> A motor vehicle that meets the definition of "low-speed vehicle" either in Section 5.0.2 of the Vehicle Code or 462PSP17.500 (as amended July 1, 2009), and is certified to zero-emission vehicle standards.																																																																																																																																													
		<b>TENANT-OCCUPANTS.</b> Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.																																																																																																																																													
		<b>VANPOOL VEHICLE.</b> Eligible vehicles are limited to any motor vehicle, other than a motor truck or tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit, non-revenue transportation of adults for the purpose of ride-sharing. Note: See Vehicle Code, Division 1, Section 668																																																																																																																																													
		<b>ZEV.</b> Any vehicle certified to zero-emission standards.																																																																																																																																													
		<b>SECTION 5.106 SITE DEVELOPMENT</b>																																																																																																																																													
		<b>5.106.1 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND.</b> Newly constructed projects and additions which disturb less than one acre of land, and are not part of a large commercial site development or cable project, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures: <b>5.106.1.1 Local Management.</b> Comply with a BMPs standard storm water management and/or erosion control ordinance. <b>5.106.1.2 Best Management Practices (BMPs).</b> 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 of 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. f. Protection of storm drain inlets (gravel bags or catch basin inserts). g. Perimeter sediment control (silt fence, silt fence, fiber rolls). h. Sediment trap or sediment basin to retain sediment on site. i. Stabilized construction exits. j. 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. Washing of equipment. b. Material handling and waste management. c. Building materials storage management. d. Management of washout areas (concrete, paints, stucco, etc.). e. Control of vehicle/equipment leakage to contractor's staging area. f. Vehicle and equipment cleaning performed off site. g. Spill prevention and control. h. Other housekeeping BMPs acceptable to the enforcing agency.																																																																																																																																													
		<b>5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND.</b> Comply with all locally enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, and (2) disturb less than one acre of land but are part of a larger development site. 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 Act (NPDES) General Permit for Stormwater Discharge Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (or its project in the Lake Tahoe Hydrologic Unit). The NPDES permits require post-construction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of post-construction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conservation design measures. Stormwater volume that cannot be addressed through 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/construction/stormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.																																																																																																																																													
		<b>5.106.4 BICYCLE PARKING. [BSC-CG]</b> Comply with Sections 5.106.4.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter. <b>5.106.4.1.1 Short-term bicycle parking.</b> If the new project or an addition or alteration is anticipated to generate visitor parking (including permanently anchored bicycle racks within 200 feet of the visitor's entrance, readily visible to passers by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one bicycle capacity per 100 sq ft of new visitor motorized vehicle parking spaces. Exception: Additions or alterations which add nine or less visitor motorized parking spaces. <b>5.106.4.1.2 Long-term bicycle parking.</b> For new buildings with tenant spaces that have 10 or more tenant-occupied, provide secure bicycle parking for 9 percent of the tenant-occupied vehicle parking spaces with a minimum of one bicycle parking facility. <b>5.106.4.1.3</b> For additions or alterations that add 10 or more tenant-occupied vehicle parking spaces, provide secure bicycle parking for 9 percent of the tenant-occupied vehicle parking spaces being added, with a minimum of one bicycle parking facility. <b>5.106.4.1.4</b> For new all buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupied vehicle parking spaces with a minimum of one bicycle parking facility. <b>5.106.4.1.5</b> Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be constructed from the street side, and must 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 Bicycles Advocates. <b>5.106.4.2 Bicycles parking. [DSA-88]</b> For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2. <b>5.106.4.2.1 Student bicycle parking.</b> Provide permanently anchored bicycle racks conveniently accessed with a minimum of four nearby bicycle parking spaces per 100 students. <b>5.106.4.2.2 Staff bicycle parking.</b> Provide permanent, secure bicycle parking conveniently accessed with a minimum of four nearby bicycle parking spaces per 100 staff. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area 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. <b>5.106.4.2.3</b> Designated parking for clean air vehicles. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and capex-free vehicles, as follows: <b>TABLE 5.106.5.2 - PARKING</b> <table border="1"><thead><tr><th>TOTAL NUMBER OF PARKING SPACES</th><th>NUMBER OF REQUIRED SPACES</th></tr></thead><tbody><tr><td>0-9</td><td>0</td></tr><tr><td>10-25</td><td>1</td></tr><tr><td>26-50</td><td>3</td></tr><tr><td>51-75</td><td>6</td></tr><tr><td>76-100</td><td>8</td></tr><tr><td>101-150</td><td>11</td></tr><tr><td>151-200</td><td>16</td></tr><tr><td>201 AND OVER</td><td>AT LEAST 8% OF TOTAL</td></tr></tbody></table> <b>5.106.5.1 Parking stall marking.</b> Paint, in the paint used for stall strip, the following characters such that the lower edge of the last word aligns with the end of the stall strip and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL. VE. Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. <b>5.106.5.2 Electric vehicle (EV) charging. [N]</b> Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows: <b>5.106.5.3.1 Single charging space requirements. [N]</b> When only a single charging space is required per Table 5.106.5.3.1, a roadway is required to be installed at the line of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following: 1. The type and location of the EVSE. 2. A listed roadway capable of accommodating a 208/240-volt dedicated branch circuit. 3. The roadway shall not be less than trade size 1". 4. The roadway shall originate at a service panel or a subpanel serving the area, and shall terminate in a close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent. 5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE. <b>5.106.5.3.2 Multiple charging space requirements. [N]</b> When multiple charging spaces are required per Table 5.106.5.3.2, a roadway is required to be installed at the line of construction and shall be installed in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following: 1. The type and location of the EVSE. 2. The roadway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in a close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent. 3. Plan design shall be based upon 40-ampere minimum branch circuit. 4. Electrical calculations shall substantiate the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated ampereage. 5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE. <b>5.106.5.3.3 EV charging space calculations. [N]</b> Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE. Exception: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions: 1. Where there is insufficient electrical supply. 2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure construction, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project. <b>TABLE 5.106.5.3.3</b> <table border="1"><thead><tr><th>TOTAL NUMBER OF PARKING SPACES</th><th>NUMBER OF REQUIRED SPACES</th></tr></thead><tbody><tr><td>0-9</td><td>0</td></tr><tr><td>10-25</td><td>1</td></tr><tr><td>26-50</td><td>2</td></tr><tr><td>51-75</td><td>4</td></tr><tr><td>76-100</td><td>6</td></tr><tr><td>101-150</td><td>7</td></tr><tr><td>151-200</td><td>10</td></tr><tr><td>201 AND OVER</td><td>6% of total<sup>1</sup></td></tr></tbody></table> 1. Calculation for spaces shall be rounded up to the nearest whole number. <b>5.106.5.3.4 [N] Identification.</b> The service panel or subpanel(s) circuit directory shall identify the reserved outdoor protective device space(s) for electrically charging an EV CAPABLE. The roadway installation location shall be permanently and visibly marked as "EV CAPABLE". <b>5.106.5.3.5 [N] Future charging spaces</b> quality as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles. <b>5.106.8 LIGHT POLLUTION REDUCTION. [N]</b> Outdoor lighting systems shall be designed and installed to comply with the following: 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 2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); 3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 1302.2.A and 1302.2.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 (unless expressly pursued in Section 101.7, whichever is more stringent). Exceptions: [N] 1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code. 2. Emergency lighting. 3. Building meeting the requirements in Table 1407.8 of the California Energy Code, Part 8. 4. Custom lighting fixtures as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction. Note: [N] 1. See also California Building Code, Chapter 12, Section 1205.5 for college campus lighting requirements for parking facilities and walkways. 2. Refer to Chapter 4 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 1302.2.A and 1302.2.B. 3. Refer to the California Building Code for requirements for additions and alterations. <b>TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS :</b> <table border="1"><thead><tr><th>ALLOWABLE RATING</th><th>LIGHTING ZONE L2D</th><th>LIGHTING ZONE L1</th><th>LIGHTING ZONE L2</th><th>LIGHTING ZONE L2L</th><th>LIGHTING ZONE L2S</th><th>LIGHTING ZONE L2A</th></tr></thead><tbody><tr><td>MAXIMUM ALLOWABLE BACKLIGHT RATING:</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Luminaire greater than 2 mounting heights (MH) from property line</td><td>N/A</td><td>No Limit</td><td>No Limit</td><td>No Limit</td><td>No Limit</td><td>No Limit</td></tr><tr><td>Luminaire back hemisphere is 1-2 MH from property line</td><td>N/A</td><td>B2</td><td>B3</td><td>B4</td><td>B4</td><td>B4</td></tr><tr><td>Luminaire back hemisphere is 0.5-1 MH from property line</td><td>N/A</td><td>B1</td><td>B2</td><td>B3</td><td>B3</td><td>B3</td></tr><tr><td>Luminaire back hemisphere is less than 0.5 MH from property line</td><td>N/A</td><td>B0</td><td>B0</td><td>B1</td><td>B2</td><td>B2</td></tr><tr><td>MAXIMUM ALLOWABLE UPLIGHT RATING (U)</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>For area lighting -</td><td>N/A</td><td>U0</td><td>U0</td><td>U0</td><td>U0</td><td>U0</td></tr><tr><td>For an off outdoor lighting including decorative luminaires</td><td>N/A</td><td>U1</td><td>U2</td><td>U3</td><td>UR</td><td>UR</td></tr><tr><td>MAXIMUM ALLOWABLE GLARE RATING (G)</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Luminaire greater than 2 MH from property line</td><td>N/A</td><td>G1</td><td>G2</td><td>G3</td><td>G4</td><td>G4</td></tr><tr><td>Luminaire front hemisphere is 1-2 MH from property line</td><td>N/A</td><td>G0</td><td>G1</td><td>G1</td><td>G2</td><td>G2</td></tr><tr><td>Luminaire front hemisphere is 0.5-1 MH from property line</td><td>N/A</td><td>G0</td><td>G0</td><td>G1</td><td>G1</td><td>G1</td></tr><tr><td>Luminaire back hemisphere is less than 0.5 MH from property line</td><td>N/A</td><td>G0</td><td>G0</td><td>G0</td><td>G1</td><td>G1</td></tr></tbody></table> 1. Unless Lighting Zones 0 and 1 are not applicable, refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code. 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 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 compliance with this section. 3. If the nearest property line is less than or equal to two mounting heights back the back hemisphere of the luminaire distribution, the applicable reduced backlight rating shall be met. 4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet L-value limits for "all other outdoor lighting". 5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met. <b>5.106.10 GRADING AND PAVING.</b> Construction plans shall include how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water runoff, but are not limited to, the following: 1. Swales. 2. Water collection and disposal systems. 3. French drains. 4. Water retention gardens. 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge. Exception: Additions and alterations not altering the drainage path.	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES	0-9	0	10-25	1	26-50	3	51-75	6	76-100	8	101-150	11	151-200	16	201 AND OVER	AT LEAST 8% OF TOTAL	TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES	0-9	0	10-25	1	26-50	2	51-75	4	76-100	6	101-150	7	151-200	10	201 AND OVER	6% of total <sup>1</sup>	ALLOWABLE RATING	LIGHTING ZONE L2D	LIGHTING ZONE L1	LIGHTING ZONE L2	LIGHTING ZONE L2L	LIGHTING ZONE L2S	LIGHTING ZONE L2A	MAXIMUM ALLOWABLE BACKLIGHT RATING:							Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4	B4	Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3	B3	Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2	B2	MAXIMUM ALLOWABLE UPLIGHT RATING (U)							For area lighting -	N/A	U0	U0	U0	U0	U0	For an off outdoor lighting including decorative luminaires	N/A	U1	U2	U3	UR	UR	MAXIMUM ALLOWABLE GLARE RATING (G)							Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4	G4	Luminaire front hemisphere is 1-2 MH from property line	N/A	G0	G1	G1	G2	G2	Luminaire front hemisphere is 0.5-1 MH from property line	N/A	G0	G0	G1	G1	G1	Luminaire back hemisphere is less than 0.5 MH from property line	N/A	G0	G0	G0	G1	G1											
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		<b>5.106.12 SHADE TREES [DSA-88].</b> Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6. <b>5.106.12.1 Surface parking areas.</b> Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years. Exception: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table AS.106.11.2.2 Appendix AS; are not included in the total area calculation. <b>5.106.12.2 Landscape areas.</b> Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years. Exception: Playfields for organized sport activities are not included in the total area calculation. <b>5.106.12.3 Hardscape areas.</b> Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years. Exception: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table AS.106.11.2.2 Appendix AS, are not included in the total area calculation.																																																																																																																																													
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		<b>5.201.1 SCOPE [BSC-CG].</b> California Energy Code (D5A-S5) For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.																																																																																																																																													
		<b>DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION</b>																																																																																																																																													
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		<b>5.301.1 SCOPE.</b> The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.																																																																																																																																													
		<b>SECTION 5.302 DEFINITIONS</b>																																																																																																																																													
		<b>5.302.1 Definitions.</b> The following terms are defined in Chapter 2 (and are included here for reference) <b>EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETA) [D5A-S5]</b> An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major subfactors on the amount of water that needs to be applied to the landscape. <b>FOOTPRINT AREA (D5A-S5).</b> The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as patios, covered walkways, exterior decks, etc. <b>METERING FAUCET.</b> A self-closing faucet that dispenses a specific volume of water for each activation cycle. The volume or cycle duration can be fixed or adjustable. <b>GRAYWATER.</b> Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been subjected by any toilet discharge, has not been affected by infection, contamination, or unhealthy biologic wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operations. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers. <b>MODEL WATER EFFICIENT LANDSCAPE ORNAMENT (MWELO).</b> The California ordinance regulating landscape design, installation and maintenance that ensure commercial, multifamily and other developments installed landscape greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters. <b>MODEL WATER EFFICIENT LANDSCAPE ORNAMENT (MWELO) [H2C]</b> The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO. <b>POTABLE WATER.</b> Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in California Plumbing Code, Part 6. <b>POTABLE WATER [H2C]</b> 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 Watering Jurisdiction. <b>RECYCLED WATER.</b> Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur Water Code Section 13050 (n). Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to be used for the water again. <b>SUBMETER.</b> A meter installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter. <b>WATER BUDGET.</b> Is the estimated total landscape irrigation water use which does not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO). <b>SECTION 5.303 INDOOR WATER USE</b> <b>5.303.1 METERS.</b> Separate submeters or metering devices shall be installed for the uses described in Sections 5.303.1.1 and 5.303.1.2. <b>5.303.1.1 Buildings in excess of 50,000 square feet.</b> Separate submeters shall be installed as follows: 1. For each individual leased, rented or other tenant spaces within the building projected to consume more than 100 gallons (380 Liters), 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 occupants are unfeasible, for water supplied to the following sub-systems: a. Make-up water for cooling towers where flow through is greater than 500 gpm (30 L/s). b. Make-up water for evaporative coolers greater than 6 gpm (3.8 L/s). c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW). <b>5.303.1.2 New construction.</b> A separate submeter or metering device shall be provided for any tenant within a building or within an addition that is projected to consume more than 1,000 gallons/day. <b>5.303.2 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: <b>5.303.2.1 Water Closures.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tankless water closets are 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 flushes and one full flush. <b>5.303.2.2 Urinals.</b> Urinals shall be installed as follows: <b>5.303.2.2.1 Wall-mounted Urinals.</b> The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. <b>5.303.2.2.2 Floor-mounted Urinals.</b> The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush. <b>5.303.3.3 Showers. [BSC-CG]</b> <b>5.303.3.3.1 Single showerhead.</b> Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute (GPM) at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. <b>5.303.3.3.2 Multiple showerheads serving one shower.</b> 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 the user to limit the flow rate to a maximum of 1.8 gallons per minute. Note: A hand-held shower shall be considered a showerhead.																																																																																																																																													



# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2020, Includes August 2019 Supplement)

Y	NA	REASON	SECTION	Y	NA	REASON	SECTION
			<b>5.303.3.4 Faucets and fountains.</b>				<b>SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT</b>
			<b>5.303.3.4.1 Nonresidential Lavatory faucets.</b> Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.				<b>5.407.1 WEATHER PROTECTION.</b> 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.
			<b>5.303.3.4.2 Kitchen faucets.</b> 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.				<b>5.407.2 MOISTURE CONTROL.</b> Employ moisture control measures by the following methods.
			<b>5.303.3.4.3 Wash fountains.</b> Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 [in] space (inches) at 60 psi.				<b>5.407.2.1 Sprinklers.</b> Design and maintain landscape irrigation systems to prevent spray on structures.
			<b>5.303.3.4.4 Metering faucets.</b> Metering faucets shall not deliver more than 0.20 gallons per cycle.				<b>5.407.2.2 Entries and openings.</b> Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:
			<b>5.303.3.4.5 Metering faucets for wash fountains.</b> Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [in] space (inches) at 60 psi.				<b>5.407.2.2.1 Exterior door protection.</b> 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:
			<b>5.303.3.4.6 Metering faucets for wash fountains.</b> Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [in] space (inches) at 60 psi.				<b>5.407.2.2.2 Flashing.</b> Install flashings integrated with a drainage plane.
			Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.				
			<b>5.303.4 COMMERCIAL KITCHEN EQUIPMENT.</b>				<b>SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</b>
			<b>5.303.4.1 Food Waste Disposers.</b> Disposers shall either modulate the use of water to not more than 1 gpm when the disposer is not in use (not only grinding food waste into liquid) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 9 gpm of water.				<b>5.408.1 CONSTRUCTION WASTE MANAGEMENT.</b> 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.
			Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.				<b>5.408.1.1 Construction waste management plan.</b> Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:
			<b>5.303.5 AREAS OF ADDITION OR ALTERATION.</b> For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Sections 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.				1. Identify 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.
			<b>5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.</b> 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.				2. Determine if construction and demolition waste materials will be sorted on-site (pneumatically or bulk mixed (single stream)).
							3. Specify where construction and demolition waste materials collected will be taken.
							4. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
			<b>SECTION 5.304 OUTDOOR WATER USE</b>				<b>5.408.1.2 Waste Management Company.</b> 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.
			<b>5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.</b> 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.				Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company that is a construction waste management plan that:
			Note:				1. Environmental and health requirements.
			The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.				2. Building sustainable goals.
			MWELO and supporting documents, including a water budget calculator, are available at: <a href="https://www.water.ca.gov/">https://www.water.ca.gov/</a> .				3. Indoor environmental health requirements.
			<b>5.304.2 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.</b> For public schools and community colleges, landscape areas as described in Sections 5.304.1.1 and 5.304.2.2 shall comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) complying with Section 49.04 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with the allowed water allowance for special landscape areas (SLA) of 5.00 inches.				4. Project program, including facility functions and hours of operation, and need for after hours operation.
			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. Equipment and systems specifications.
							6. Building operating and maintenance (O&M) personnel expectations.
			<b>5.304.3 Newly constructed landscapes.</b> New construction projects with an aggregate landscape area equal to or greater than 1,000 square feet.				<b>5.410.2.2 Basis of Design (BOD).</b> [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 cover the following systems:
			<b>5.304.4 Rehabilitated landscapes.</b> Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.				1. Renewable energy systems.
							2. Landscape irrigation systems.
							3. Water reuse system.
							<b>5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR).</b> [N] The expectations and requirements of the building appropriate to the phase shall be documented before the design phase of the project begins. This documentation shall include the following:
							1. General project information.
							2. Commissioning goals.
							3. Systems to be commissioned. Plans to test systems and components shall include: <ul style="list-style-type: none"> <li>a. An explanation of the original design intent.</li> <li>b. Equipment and systems to be tested, including the extent of tests.</li> <li>c. Functions to be tested.</li> <li>d. Conditions under which the test shall be performed.</li> <li>e. Measurable criteria for acceptable performance.</li> </ul>
							4. Commissioning team information.
							5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.
							<b>5.410.2.3 Functional performance testing.</b> [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 made.
							<b>5.410.2.4 Documentation and training.</b> [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.
							<b>5.410.2.5 Systems manual.</b> [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following: <ul style="list-style-type: none"> <li>1. Site information, including facility description, history and current requirements.</li> <li>2. Site contact information.</li> <li>3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.</li> <li>4. Major systems.</li> <li>5. Site equipment inventory and maintenance notes.</li> <li>6. A copy of verifications required by the enforcing agency or site visits.</li> <li>7. Other resources and documentation, if applicable.</li> </ul>
							<b>5.410.2.6 Systems operations training.</b> [N] A program for training of the appropriate maintenance staff for each equipment type and/or system that will be developed and documented in the commissioning report and shall include the following: <ul style="list-style-type: none"> <li>1. System/equipment overview (what it is, what it does and what other systems and/or equipment it interfaces).</li> <li>2. Review and demonstration of servicing/preventive maintenance.</li> <li>3. Review of the information in the Systems Manual.</li> <li>4. Review of the record drawings on the system/equipment.</li> </ul>
							<b>5.410.2.7 Commissioning report.</b> [N] A report of commissioning process activities undertaken through the design and construction phase of the building project shall be completed and provided to the owner or representative.
							<b>5.410.4 TESTING AND ADJUSTING.</b> 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.
							<b>5.410.4.2 (Reserved)</b>
							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 120.9 for commissioning requirements and Sections 120.6, 130.4, and 140.9(b) for additional testing requirements of specific systems.
							<b>5.410.4.3 HVAC balancing.</b> 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: <ul style="list-style-type: none"> <li>1. Renewable energy systems.</li> <li>2. Landscape irrigation systems.</li> <li>3. Water reuse systems.</li> </ul>
							<b>5.410.4.3.1 HVAC balancing.</b> 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 Standard: National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Board National Standard: Air Conditioning and Heating Contractors' Association; and ASHRAE 90.1-2010.
							<b>5.410.4.4 Inspections and reports.</b> Include a copy of all inspection verifications and reports required by the enforcing agency.
							<b>5.410.4.5 Inspections and reports.</b> Include a copy of all inspection verifications and reports required by the enforcing agency.
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# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

## NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2020, Includes August 2019 Supplement)

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5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

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

- 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 SCQM/CAD Rule 1108 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1108 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.

- 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.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT<sup>1</sup>

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

1. IF AN ADHESIVE IS USED TO BOND DISPARATE 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 1108.

[www.aqs.ca.gov/docs/030201/MLR1108.PDF](http://www.aqs.ca.gov/docs/030201/MLR1108.PDF)

TABLE 5.504.4.2 - SEALANT VOC LIMIT

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
<b>SEALANT PRIMERS</b>	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1108.

**5.504.4.3 Paints and coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARI Architectural Coatings Suggested Control Measures, as shown in Table 5.504.4.3, unless more stringent limits apply. The VOC content level for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.30 and 4.37 of the 2007 California Air Resources Board Suggested Control Measures, and the corresponding Flat, Nonflat or Nonflat High Gloss VOC limit in Table 5.504.4.3 shall apply.

**5.504.4.3.1 Aerosol paints and coatings.** Aerosol paints and coatings shall comply with the PM10 limits for ROC in Section 94522(b)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (c)(3) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation Rule 46.

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sup>1</sup>

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

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

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

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

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

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

**5.504.4.4 Carpet systems.** All carpet installed in the building interior shall meet at least one of the testing and product requirements:

- Carpet and Rug Institute's Green Label Plus Program.
- Compliant with the VOC-emission limits and testing requirements specified in 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 1.1, February 2010 (also known as CDPH Standard Method V.1.1 or Specification 01350).
- NSF ANSI 140 at the Gold level or higher.
- Scientific Certifications Systems Sustainable Choice, or
- Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

**5.504.4.4.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program.

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

**5.504.4.5 Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARI's Air Toxics Control Measure (ATCM) for Composite Wood (17 CFR 92120 et seq.). These materials not exempt under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

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

- Product certifications and specifications.
- Chain of custody certificates.
- Product labels and invoices as meeting the California Air Resources Board Product registration see (CCR, Title 17, Section 93101, et seq.).
- Exterior goods products marked as meeting the PG-1 or PG-2 standards of the Engineered Wood Association, the Australian AS/NZS 2099 or European EN33:35 standards.
- Other methods acceptable to the enforcing agency.

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TABLE 5.504.4.5 - FORMALDEHYDE LIMITS

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

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

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1335, FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 92100 THROUGH 92102.

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

**5.504.4.6 Resilient flooring systems.** For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

- Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
- Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
- Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
- Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

**5.504.4.6.1 Verification of compliance.** Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

**5.504.5 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 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of this value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

**5.504.5.1 Labeling.** Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

**5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.** Where outdoor areas are provided for smoking, 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, county, or county, California Air Resources Board, or the University of California, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

### SECTION 5.505 INDOOR MOISTURE CONTROL

**5.505.1 INDOOR HUMIDITY CONTROL.** Buildings shall meet or exceed the provisions of California Building Code, CCB, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.607.2.4.

### SECTION 5.506 INDOOR AIR QUALITY

**5.506.1 OUTSIDE AIR DELIVERY.** For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 1201.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division I, Chapter 4 of CCR, Title 8.

**5.506.2 CARBON DIOXIDE (CO<sub>2</sub>) MONITORING.** For buildings or additions equipped with demand control ventilation, CO<sub>2</sub> sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 1203.9(4).

### SECTION 5.507 ENVIRONMENTAL COMFORT

**5.507.1 ACOUSTICAL CONTROL.** Employ building assemblies and components with Sound Transmission Class (STC) 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 enforcing authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: (DSA-85) For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

**5.507.1.1 Exterior noise transmission, prescriptive method.** Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition exterior 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 walling of a minimum STC rating of 40 or OITC 30 in the following locations:

- Within the 65 CNEL noise contour of an airport.
- Exceptions:
- Land or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICLUZ) plan.
  - Land 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 Ln noise contour of a freeway or expressway, railroad, industrial source or fuel-pipeline source as determined by the Noise Element of the General Plan.

**5.507.1.1.1 Noise exposure where noise contours are not readily available.** Buildings exposed to a noise level of 65 dB L<sub>eq</sub> 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 walling of a minimum STC of 40 (or OITC 30).

**5.507.1.2 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 exterior 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-1H) of 50 dBA in occupied areas during any hour of operation.

**5.507.4.1 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 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 spaces and public spaces shall have an STC of at least 50.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: [www.tdsnoise.org/PDF/CasesStudies/sic\\_noise.pdf](http://www.tdsnoise.org/PDF/CasesStudies/sic_noise.pdf).

### SECTION 5.508 OUTDOOR AIR QUALITY

**5.508.1 Outdoor Air Intake.** Buildings with mechanical installations of HVAC, refrigeration and fire suppression 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 contain CFCs.

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

**5.508.2 Supplemental refrigerant leak reduction.** New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 6000 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.

**5.508.1.1 Outdoor Air Intake.** Buildings with mechanical installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

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 non-ozone-depleting refrigerants that include ammonia, carbon dioxide (CO<sub>2</sub>), and potentially other refrigerants.

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Instructions:  
This checklist is to be used on an individual project basis and may be modified by the applicant to meet the needs of their specific project. The applicant shall strike out those sections that are not applicable to their project and indicate the location of where this information is located. The applicant and property owner assume all responsibility associated with the use of this document.

**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 shall with an outside diameter (OD) less than 1/4" flared tubing connectors 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 shall with a minimum 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-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 0.1.

**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 multiling seal coated with industrial sealant suitable for use with refrigerants and ligated in accordance with manufacturer's recommendations.

**5.508.2.1.4 Elbows.** Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

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

**5.508.2.2.1 Pressure relief valves.** For vessels containing high-GWP refrigerant, a rupture disc shall be provided at 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 piping 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 permitted for use.

**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 levers.** Chain levers to fit over 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 operation.

**5.508.2.3 Refrigerated service cases.** Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils constructed 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 that 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 charging.

**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.

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

**5.508.2.5.3 Allowable pressure change.** The system shall stand, unaltered, for 24 hours with no more than a 1/4 one pound pressure change from 300 psig, measured with the same gauge.

**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 out to at least 1000 microns (+/- 10 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 minutes.

**5.508.2.6.3 Third vacuum.** Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

### CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

#### 702 QUALIFICATIONS

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

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- 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 a standard publisher;
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors;
- Societal certification of a third party accreditation training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

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

[BSC-CQ] 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 directly 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 of 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 inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial compliance. 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 checked.



CONTEXT PHOTO 11



CONTEXT PHOTO 8



CONTEXT PHOTO 5



CONTEXT PHOTO 2



CONTEXT PHOTO 10



CONTEXT PHOTO 7



CONTEXT PHOTO 4



CONTEXT PHOTO 1



CONTEXT PHOTO 9



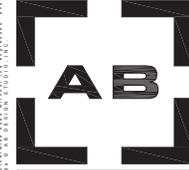
CONTEXT PHOTO 6



CONTEXT PHOTO 3



SITE AERIAL



**AB design studio, inc.**

REGISTERED ARCHITECTS AND REGISTERED ENGINEERS  
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**Project team**

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**NOTE: THIS PERFORMANCE STANDARD PERMIT (PSP) CONJUNCTION IS IN CONJUNCTION WITH BLD2020-02825 & BLD2021-01330**



Submittals / Revisions

PRINT DATE: 10/21/2021

10.20.21 PSP SUBMITTAL

10.21.21 PSP RE-SUBMITTAL 1

**Project Info**

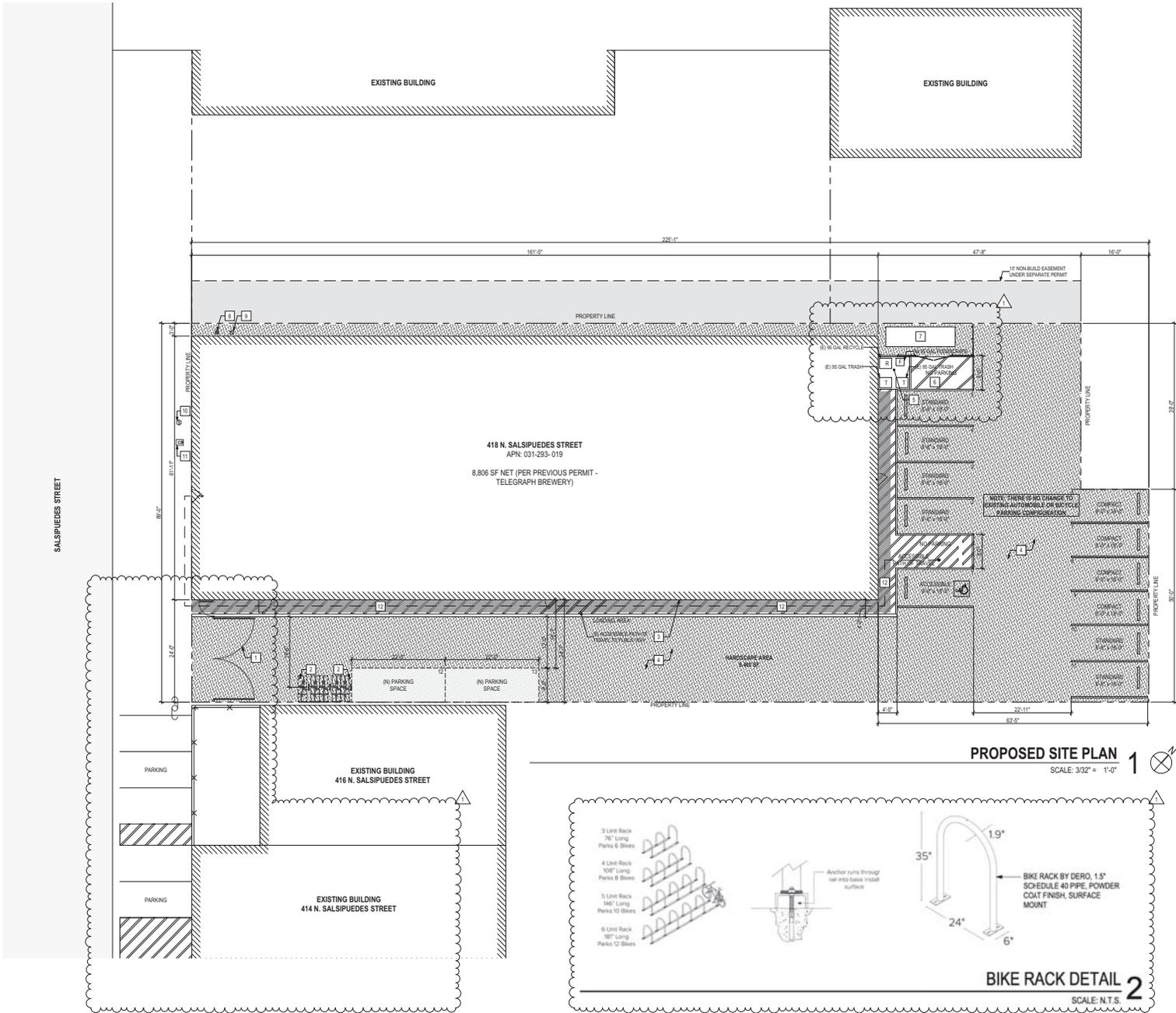
PROJECT: 190506  
Cutler's Artisan Spirits

PROJECT ADDRESS: 418 N. Siquedra Street  
Santa Barbara, CA

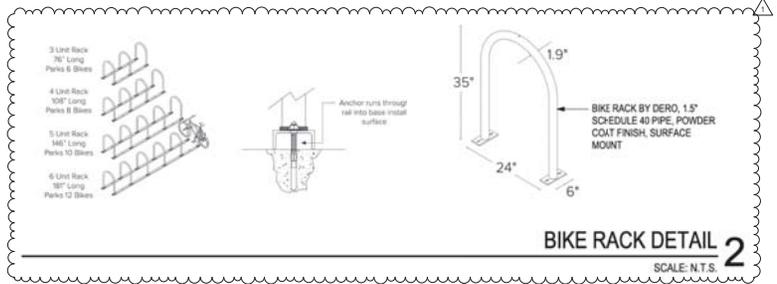
OWNER CONTACT: Ian Cutler  
805-963-2100

**G.01**

CONTEXT PHOTOS



**PROPOSED SITE PLAN 1**  
SCALE: 3/32" = 1'-0"



**BIKE RACK DETAIL 2**  
SCALE: N.T.S.

**site plan keynotes**

- 1 DRIVEWAY GATE TO REMAIN OPEN DURING BUSINESS HOURS
- 2 (E) 2" DIAMETER BOLLARDS
- 3 (E) BICYCLE STORAGE FOR 2 BICYCLES
- 4 (E) ASPHALT DRIVEWAY
- 5 (E) CONTAINER STORAGE AREA: NO MAJOR CHANGES IN SERVING ASIDE FROM THE ADDITION OF THE FOODSCRAPS CART
- 6 (E) GRADE AT REFUSE / RECYCLE BINS DOES NOT EXCEED 2%
- 7 (E) MECHANICAL SERVICE PAD
- 8 GAS METER LOCATION
- 9 EMERGENCY SHUT-OFFS
- 10 SEWER CLEANOUT
- 11 WATER METER
- 12 30" WIDE DETECTABLE WARNINGS



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**NOTE: THIS PERFORMANCE STANDARD PERMIT (PSP) SUBMITTAL IS IN CONJUNCTION WITH BLD2020-02825 & BLD2021-01330**



**PRINT DATE: 10/21/2021**

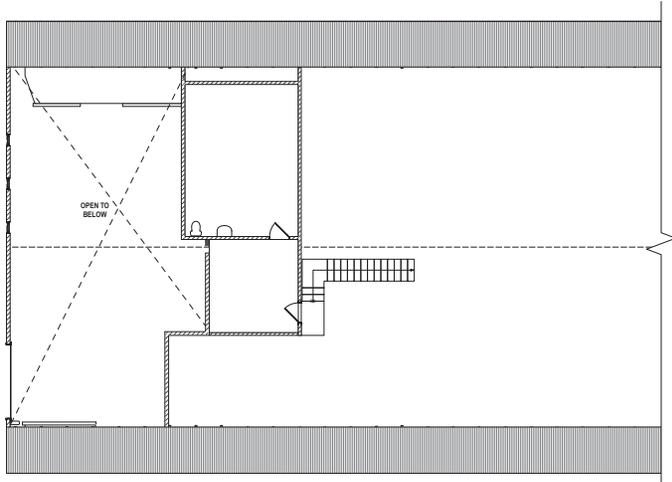
17.09.21 PSP SUBMITTAL  
18.11.21 PSP RE-SUBMITTAL 1

**general notes**

- 1. SEE SHEET T-10 FOR PARKING CALCULATIONS
- 2. SEE SHEET T-08 FOR ADDITIONAL INFORMATION ON ACCESSIBLE VAN PARKING SPOT AND SIGNAGE REQUIREMENTS
- 3. PROVIDE WHEEL STOP AT ALL PARKING SPOTS
- 4. ACCESSIBLE PATH OF TRAVEL MUST MAINTAIN MINIMUM 4 FOOT WIDE, 2% SLOPE IN THE DIRECTION OF TRAVEL, MAX. AND 2% CROSS SLOPE MAX.
- 5. NO PROPOSED GRADING CHANGES OR CHANGE OF MATERIAL
- 6. ALL EXISTING GRADES TO REMAIN
- 7. DETECTABLE WARNING SURFACES SHALL BE YELLOW CONFORMING TO 19.5.3.0328 OF FEDERAL STANDARD 1910C. [CBC, SEC. 11B-705.1.1.3]
- 8. 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, SEC. 11B-705.1.1.3]
- 9. ONLY APPROVED DSA-AG DETECTABLE WARNING PRODUCTS AND ORIENTATIONAL SURFACES SHALL BE INSTALLED AS PROVIDED IN THE CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 24 PART 1, CHAPTER 6, ARTICLE 2.3 AND 4. [CBC, SEC. 11B-705.3]

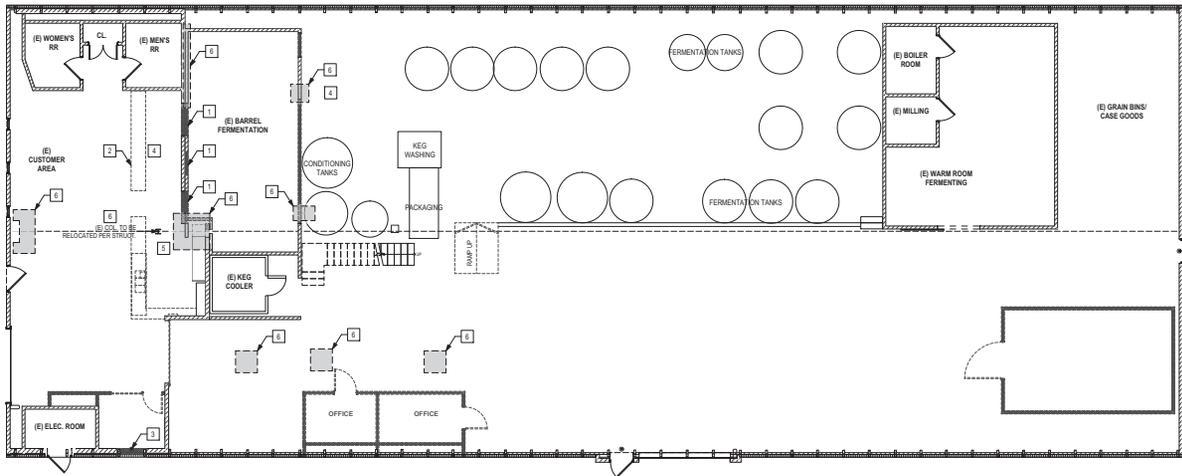
**Project Info**  
PROJECT: 1900156  
**Cutler's Artisan Spirits**  
PROJECT ADDRESS: 418 N. Salsipuedes Street  
Santa Barbara, CA  
OWNER CONTACT: Ian Cutler  
805-963-2100





DEMOLITION MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0" 2



DEMOLITION GROUND FLOOR PLAN

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

emo plan keynotes

- 1 NEW WINDOW OPENING
- 2 EXISTING BAR TO BE REMOVED
- 3 DEMO WALL TO PROVIDE NEW ACCESSIBLE EXTERIOR ENTRY
- 4 SAW CUT SLAB AS NEEDED TO ACCOMMODATE WORK ON PLUMBING SHEETS
- 5 COLUMN TO BE REMOVED, SEE STRUCTURAL DRAWINGS
- 6 PAD FOOTINGS & FOUNDATION WORK REQUIRED PER STRUCTURAL DRAWINGS

general notes

1. REFER TO SHEETS T-02 FOR DEMO NOTES
2. ALL WORK TO REMAIN UNLESS OTHERWISE NOTED
3. CONTACT ARCHITECT IF BUILDING DIFFERS FROM PLANS. ADDITIONAL DEMO AS REQUIRED TO ACCOMMODATE PROPOSED WORK.
4. PROVIDE SHORING AS REQUIRED

NOTE: THE EXISTING AU/PARKING

demo legend

EXISTING CONSTRUCTION TO BE DEMOLISHED



EXISTING CONSTRUCTION TO REMAIN



AB design studio, inc.

422 E. HALEY STREET  
 SANTA BARBARA, CA 93101

project team

STRUCTURAL ENGINEER:

HUME ENGINEERS  
 P.O. BOX 15238  
 SAN LUIS OBISPO, CA 93406  
 TONY NIXON  
 T: (805) 543-6311

MECHANICAL ENGINEER:

MEC  
 1616 ANACAPA STREET  
 SANTA BARBARA, CA 93101  
 TOM HUGHES  
 T: (805) 957-4832

ELECTRICAL ENGINEER:

JMP/E  
 627 OLIVE STREET  
 SANTA BARBARA, CA 93101  
 ANNIE REIS  
 T: (805) 569-9216

NOTE: THIS PERFORMANCE STANDARD PERMIT (PSP) SUBMITTAL IS IN CONJUNCTION WITH BLD2020-02825 & BLD2021-01330



submittals / revisions

PRINT DATE: 10/21/2021

17.09.21 PSP SUBMITTAL

18.12.21 PSP RE-SUBMITTAL 1

project info

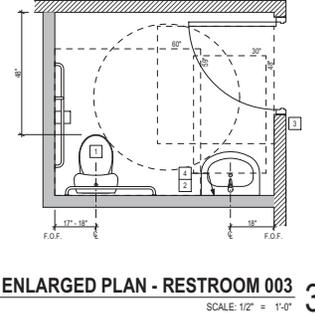
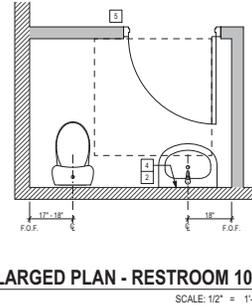
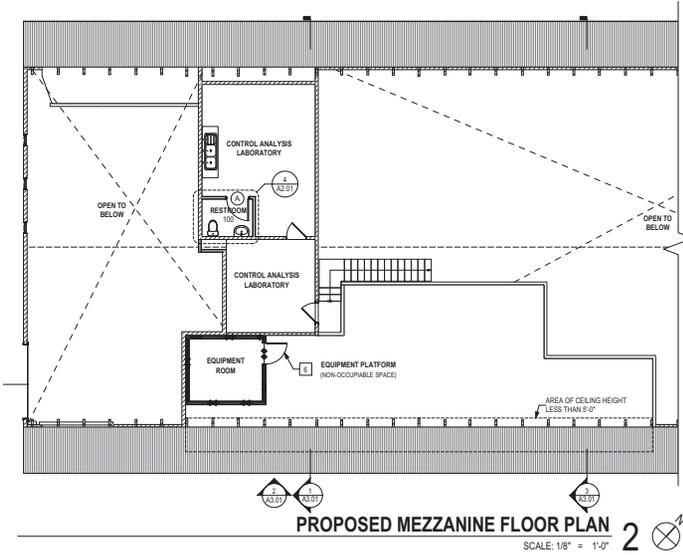
PROJECT: 180535

Cutler's Artisan Spirits

PROJECT ADDRESS: 418 N. Siquiquetas Street Santa Barbara, CA

OWNER CONTACT: Jon Cutler 805-963-2100





**Floor plan keynotes**

- SEE W/CHIT TAB FOR MOUNTING HEIGHTS, ACCESSORIES & GRAB BAR REQUIREMENTS
- RESTROOM FINISH: FLOOR TILE WITH COVE BASE WALL TILE UP TO 48" MIN.
- UNISEX RESTROOM SIGNAGE, SEE T.09 "DOOR-MOUNTED SIGNAGE" DETAIL
- MIRROR TO BE MOUNTED @ 40" TO BOTTOM OF REFLECTIVE SURFACE
- DOOR MOUNTED UNISEX RESTROOM SIGNAGE WITH NON-ACCESSIBLE SIGN
- 90 MINUTE RATED ACCESS HATCH
- NEW TRENCH DRAIN PER PLUMBING DRAWINGS
- WIDEN OPENING PER STRUCTURAL
- BAR DIE WALL, SEE FOOD SERVICE DRAWINGS FOR MORE INFO
- WOOD VINYL FLOORING, OWNER PROVIDED CONTRACTOR INSTALLED
- MILLWORK & FURNITURE, OWNER PROVIDED CONTRACTOR INSTALLED

- general notes**
- Min. clearance noted is required finish dimension. contractor to verify wall finishes and equipment prior to construction.
  - T-rails for general notes, dimensions, clearances, requirements, etc. See K-sheets for finishes
  - Locations and classifications of extinguishers shall be in accordance with CFC 909 and California Code of Regulations (CCR), Title 19.
  - 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 Section 3315.1.
  - Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 13. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 36.
  - Address identification shall be provided for all new and existing buildings in a location that is plainly visible and legible from the street or road fronting the property. Where access is by way of a private road and the building address cannot be viewed from the public way, an approved sign or means shall be used to identify the structure. Premises identification shall conform to CFC Section 501.2; CFC 305.
  - Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CFC Table 803.11 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be properly treated by a product or process approved by the State Fire Marshal with appropriate documentation provided to the City.
  - Key boxes shall be provided for all high-rise buildings, pool enclosures, gates in the path of freighter travel to structures, secured parking levels, doors giving access to shared spaces and/or announcements, and any other structures or areas where access to an area is restricted and shall be installed per CFC 506.
  - Dumpsters and trash containers exceeding 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof areas unless protected by an approved sprinkler system or located in a Type I or IIA structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be fire-resistive or limited-combustible materials or similarly protected or separated. CFC 304.3
  - Exit, exit signs, fire alarm sirens, hose cabinets, fire extinguisher locations, and standpipe connections shall be concealed by curtains, mirrors, or other decorative material.
  - Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City and CFC 308.
  - Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City and CFC 308.
  - The egress path shall remain free and clear of all obstructions at all times. No storage is permitted in any egress paths.



**AB design studio, inc.**  
422 E. HALEY STREET  
SANTA BARBARA, CA 93101

**Project team**  
STRUCTURAL ENGINEER: HUME ENGINEERS  
MECHANICAL ENGINEER: M.E.C. CLAY ROBERT JAMES AURELI  
ELECTRICAL ENGINEER: J.M.P.E. ANILIS, R.E.I.B.

**NOTE: THIS PERFORMANCE STANDARD PERMIT (PSP) SUBMITTAL IS IN CONJUNCTION WITH BLD2020-02825 & BLD2021-01330**



**PRINT DATE: 10/21/2021**

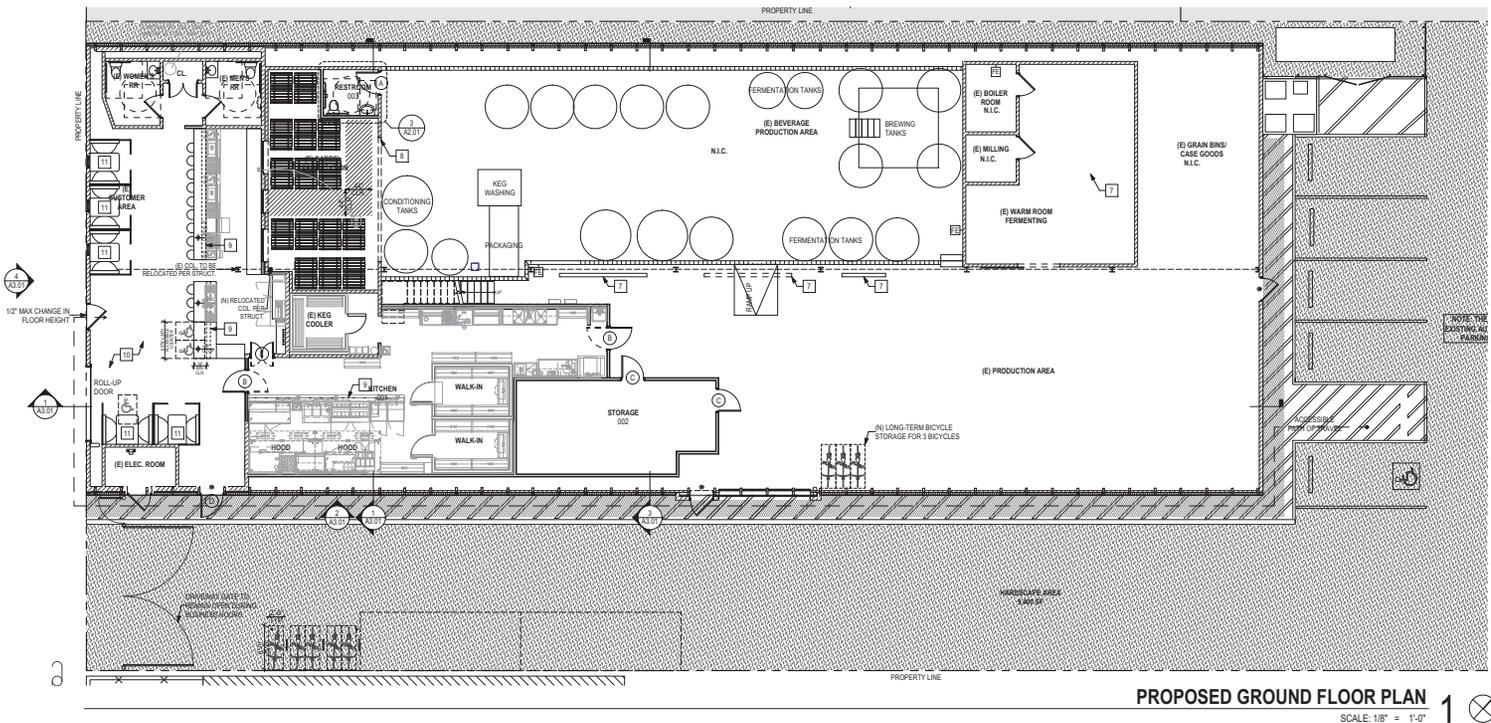
**symbol legend**

⊙	SEE A00.00 FOR WALL TYPES
⊗	SEE A00.00 FOR DOOR TYPES
⊗	SEE A00.00 FOR WINDOW TYPES
⊗	SEE A00.00 FOR PLUMBING/EQUIPMENT TYPES
⊕	DATUM
⊕	ELEVATION
⊕	PUBLIC LAVATORY 5 GPM MAX SEE LAV CLEARANCE DETAIL L1.T.08
⊕	TOILET 1.28 GPF MAX

**door types**

A	(N) 7'-0" x 7'-0" SOLID CORE WOOD DOOR AND FRAME. PROVIDE SCHLAGE OR SIM. LEVER TYPE LOCKSET
B	(N) 7'-0" x 7'-0" ELIASON KITCHEN SWING DOOR
C	(N) 7'-0" x 7'-0" METAL DOOR AND FRAME. PROVIDE SCHLAGE OR SIM. LEVER TYPE LOCKSET
D	(N) 7'-0" x 7'-0" METAL DOOR AND FRAME TO MATCH EXISTING EXTERIOR DOOR. PROVIDE SCHLAGE OR SIM. LEVER TYPE LOCKSET

**NOTE: ALL DOORS SHALL COMPLY WITH THE PROVISIONS OF CBC 11B-404. SEE CLEARANCE REQUIREMENTS ON T.09 AND DOOR SIGNAGE REQUIREMENTS ON T.07**



**Project info**  
PROJECT: 100056  
Cutler's Artisan Spirits  
PROJECT ADDRESS: 418 N. Siquemias Street Santa Barbara, CA  
OWNER CONTACT: Jan Cutler 805-963-2100





EXISTING CONDITIONS PHOTO 3

PROPOSED EXTERIOR ELEVATION 2  
SCALE: 1/4" = 1'-0"

BUILDING SECTION A 1  
SCALE: 1/8" = 1'-0"



**AB design studio, inc.**

422 E. HALEY STREET  
SANTA BARBARA, CA 93101

2224 BARRY AVE. STE 100  
LOS ANGELES, CA 90044

**Project team**

**STRUCTURAL ENGINEER:**

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**MECHANICAL ENGINEER:**

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**ELECTRICAL ENGINEER:**

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**NOTE: THIS PERFORMANCE STANDARD PERMIT (PSP) SUBMITTAL IS IN CONJUNCTION WITH BLD2020-02825 & BLD2021-01330**



**Submittals / Revisions**

**PRINT DATE: 10/21/2021**

10.20.21 PSP SUBMITTAL

10.21.21 PSP RE-SUBMITTAL 1

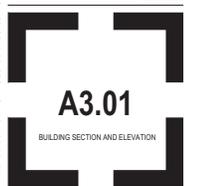
**Project Info**

PROJECT: 180536

Cutler's Artisan Spirits

PROJECT ADDRESS: 418 N. Salspuedes Street Santa Barbara, CA

OWNER CONTACT: Ian Cutler 805-963-2100





## PERFORMANCE STANDARD PERMIT :: APPLICANT LETTER

<b>DATE:</b>	07/19/2021	<b>PROJECT:</b>	19005.00 Cutler's Artisan Spirits
<b>TO:</b>	Planning Division City of Santa Barbara 630 Garden Street Santa Barbara, CA 93101	<b>PROJECT ADDRESS:</b>	418 N. Salsipuedes Santa Barbara, CA 93101
<b>FROM:</b>	AB design studio Eric Behr, Principal Architect	<b>DELIVERY METHOD:</b>	Electronic Upload

Dear Planning Staff and Staff Hearing Officer,

The following letter is to supplement the proposed drawing set for this Project Application. For reference, this project is located within the **"M-1 Manufacturing Industrial"** zone, defined in the City Zoning Ordinance as follows:

*M-1 Manufacturing Industrial. The M-1 Zone is intended to provide area for a diverse range of industrial uses, including manufacturing and processing, research and development, fabrication, equipment and service yards, and wholesaling. Retail, office, and other nonresidential uses may be allowed as accessory uses to industrial uses.*

**1. EXISTING BUILDING / TENANT SPACE INFORMATION**

The existing building / tenant space (8,806 net sf) is an existing nonconforming *Mixed-Use Building*, with General / Large Scale Beverage Manufacturing (7,029 net sf) and Office space (617 net sf) in the rear (East) side of the building, and Retail / Tasting Area (1,160 net sf) in the front (West) side of the building.

*It is important to note that the existing nonconforming Tasting Area, which exceeds 10% of the overall building floor area was permitted.*

**2. PROJECT DESCRIPTION**

Firstly, note that under a separate application currently submitted and within the City Review Process (BLD2021-01330), the proposed project consists primarily of an interior Tenant Improvement to the existing Quonset Hut building, maintaining the existing front Retail / Tasting Area, as well as the existing mezzanine Office. The Project proposes to convert previously permitted Brewery Production area into Distillery Production area (no change of Planning Use, to remain "General / Large Scale Food & Beverage Manufacturing"). The building footprint shall remain unchanged (no new floor area / square footage proposed). This application also proposes to convert 802 sf of the existing beverage Production Area into new wholesale Commercial Kitchen floor area, meant to support the distillery process with equipment for making and testing out different ingredients to make new infusions. In addition the Kitchen's primary intended use is for wholesale food manufacturing (i.e. packaged sauces, sausages, etc.). This wholesale Commercial Kitchen has been supported by City Planning, given it's an allowable use within the M-I Zone.

*The reason a Performance Standard Permit application is being pursued is to request allowance for the wholesale Commercial Kitchen to have a direct connection to the existing front Retail / Tasting Area, in order to serve small plates on-site to customers. Note this is consistent with what the previous tenant (Telegraph Brewing) achieved through the use of outside Food Truck vendors. The allowance of serving small food plates to customers would constitute this floor area as an "Eating and Drinking Establishment," which is allowed within this zone as an Accessory Use (see item 5. Accessory Use below).*



.Note the separate application (BLD2021-01330) also proposed minor exterior alterations to include the following:

- one (1) new exterior door for accessible entry into the front Tasting Room from the accessible parking space in the back of the building
- Parking modifications (see item 3. *Parking Analysis* below)

### 3. **PARKING ANALYSIS**

The previously permitted “Telegraph” Brewery mixed-use tenant space utilized existing nonconforming parking to provide 11 parking spaces in place of the 28 spaces required per the Ordinance parking requirements.

This project proposes to utilize the same existing nonconforming parking by maintaining the 11 existing nonconforming parking spaces (with minor reconfiguration to provide a compliant accessible path of travel), along with adding two (2) new parallel parking spaces to support the area being converted from Brewery Production to Commercial Kitchen due to higher parking load factor (1/250 sf for Kitchen, as opposed to 1/500 sf for beverage production), in compliance with City Ordinance parking requirements. This was reviewed and supported by City Planning staff (Allison DeBusk) during a prior *Planner Consult* application, and further supported in the plan review letter per BLD2021-01330.

Lastly, the previously permitted project was required to install new bike parking spaces, though it appears these were never installed, and thus will be installed as part of this project.

### 4. **REQUIRED FINDINGS**

#### **30.255.060 Required Findings**

*A Performance Standard Permit shall only be approved if the Staff Hearing Officer makes all of the following findings.*

- A. The proposed use is allowed with a Performance Standard Permit within the applicable zone district and complies with all specific requirements for the Performance Standard Permit, as well as other applicable provisions of this Title and all other titles of the Municipal Code; **Applicant:** The proposed use complies with all stipulations listed.*
- B. The proposed use and development will not be adverse to the public health, safety, or general welfare of the community, nor materially detrimental to surrounding properties or improvements; **Applicant:** The proposed use is not a fundamental change to the use of the space. Given the customer-serving area of the proposed project remains the same as the previously permitted Tasting Area, there is no proposed increase in Occupancy, thus no increase in user-demand. The project also proposes to increase on-site parking, which will serve as a benefit to the property. In addition the proposed use is consistent with the previously-permitted tenant (Telegraph Brewery), who operated as an eating and drinking establishment through the use of outside food truck services in addition to sales of on-site beer. The proposed use will increase public safety by maintaining a higher level of control in the chain-of-custody of food being served, compared to the previous tenant. Also, Food Trucks frequently run engines and generators to create power which adds to air pollution and occupy parking spaces, which would otherwise be available to the public. With the proposed changes, customers wanting to purchase small plates will not need to approach an outside food vendor located in the parking lot or on the street, where active vehicles are in motion, which can be a safety concern. Not only will the proposed use not be adverse to public health, safety, and welfare of the community, it will substantially benefit it compared to the previous tenant’s use.*
- C. The site is physically suitable for the type, density, and intensity of use being proposed, including access and utilities; **Applicant:** Similar to item B above, the proposed use is consistent with the previously permitted tenant (Telegraph Brewery), and thus is not proposing a fundamental change to the use of the space. Thus this site is suitable for a similar use as what was previously permitted, and the proposed project will not result in an increase in density nor intensity of use. Access will remain the same as existing, with the bonus of an additional two new on-site parking spaces.*
- D. The total area of the site and the setbacks of all facilities from property and street lines are of sufficient magnitude in view of the character of the land and of the proposed development that significant*



detrimental impact on surrounding properties is avoided. **Applicant:** No new building area / development proposed. Existing building footprint to remain; maintaining existing setbacks

## 5. **ACCESSORY USE**

As outlined in item 2. *Project Description* above, the proposed Commercial Kitchen use is allowed within the M-1 Manufacturing Industrial zone as an "Accessory Use." The information below outlines the definition and requirements of the Accessory Use within the City Zoning Ordinance, with notes as to how the proposed project complies.

### **30.185.030 Accessory Uses.**

A. *Defined.* An accessory use shall be secondary to a primary use on a lot and shall be allowed only in conjunction with a principal use or building to which it relates under the same regulations as the primary use in any zone, and subject to all of the following:

1. Accessory uses shall be related to and serve the purpose of the primary use. **Applicant:** As outlined above, the proposed accessory use of the Commercial Kitchen is meant to support the distillery and wholesale food manufacturing. The proposed accessory use is related to the primary manufacturing use by providing the consumer with a comfortable safe atmosphere to experience the food and beverages being manufactured on-site.
2. Accessory uses shall be incidental and subordinate to the primary use, which can be demonstrated by elements including, but not limited to: the floor area devoted to the use, the economic importance of the use, or the number of customers/visitors generated by the use. **Applicant:** Manufacturing and wholesale of Distilled spirits and prepackaged foods is and will remain, by far, the primary function of economic importance. Note the project does *not* propose any increase in the floor area for customer access, thus not contributing to any increase in number of customers/visitors. The proposed size of the Commercial Kitchen is demonstrably subordinate to the overall beverage production area.
3. Accessory uses and structures are also subject to the development and site regulations found in Chapter 30.140, *General Site Regulations*. **Applicant:** The proposed project complies with Chapter 30.140, *General Site Regulations*.

B. *Additional Requirements for Accessory Nonresidential Uses.*

1. **Size.** Unless otherwise allowed in this Title, the aggregate floor area of nonresidential accessory uses per building, structure, or tenant space is limited as follows:
  - c. Building, structure, or tenant space floor area of more than 3,000 square feet: Maximum 600 square feet or 10% of the building, structure, or tenant space, whichever is greater. **Applicant:** It is due to this stipulation the proposed project requires a Performance Standard Permit (as allowed within item d. below), due to the proposed increase in the nonconforming floor area compared to what was previously permitted.
  - d. **Additional square footage may be permitted pursuant to approval of a Performance Standard Permit.**
2. **Separation.** Accessory uses shall be physically separated from the primary use by a full-height wall or other permanently affixed physical barrier. **Applicant:** The existing tenant space provided a full-height wall dividing the front Tasting Area from the back Brewery Production area. This project proposes to maintain this physical separation, while also proposing walls entirely surrounding the proposed Commercial Kitchen floor area. Access will be provided via proposed doors.
3. **Parking.** See Paragraph 30.175.040.B.4, *Parking for Accessory Uses*. In their approval of a Performance Standard Permit for additional square footage, the Review Authority may require additional parking be provided for the accessory use. **Applicant:** As outlined in item 3. *Parking Analysis* above, the project proposes to add two (2) additional parking spaces to support the Commercial Kitchen floor area proposed and supported under BLD2021-01330..

## 6. **SUMMARY**

As outlined in the information above, the proposed project meets the requirements necessary for granting approval of the Performance Standard Permit.



In addition to meeting the stipulations required for the granting of this PSP permit, it's worth further elaborating on why we believe the proposed Project should be allowed within this property.

Given the previously permitted tenant (Telegraph Brewery) was granted nonconforming uses (Retail / Tasting and Office areas) in excess of the size allowed by "Accessory Uses," the property is already nonconforming with *Manufacturing Industrial Use*, thus the mold has already been broken, so to speak. This project does not propose anything that would fundamentally alter how the space was already being used and experienced. As mentioned, Telegraph very frequently utilized the services of a Food Truck to offer food to the customers visiting the Tasting Area, which not only made available the same services to customers that our project's proposed Kitchen would provide, but the food truck would take away street parking while in service. And depending on where the food truck was based out of, the income from the food sales may not have contributed tax revenue to Santa Barbara County (if located out of Ventura County, for example). Thus our proposed use of the Commercial Kitchen should improve how the facility functions for the neighborhood, compared to the prior tenant.

It is also worth reiterating that the project's proposed "Kitchen" is unique -- not like a typical restaurant kitchen. The future tenant intends to use the equipment for manufacturing purposes preparing and testing out different ingredients to be used as new infusions in his distillation process, as well as prepare food items for wholesale use (i.e. sauces, sausages, etc.). He hopes to use the kitchen to also service a small menu of items for consumption on site, much like a food truck would. We can have the future tenant (Ian Cutler, cc'd here) provide a more detailed written summary of his envisioned purpose of the food production area, if helpful.

We thank you for your review and consideration of our PSP application.

Sincerely,

Eric Behr  
Principal Architect

## SBMC Chapter 30.185.030

### Accessory Uses

#### 30.185.030 Accessory Uses.

A. **Defined.** An accessory use shall be secondary to a primary use on a lot and shall be allowed only in conjunction with a principal use or building to which it relates under the same regulations as the primary use in any zone, and subject to all of the following:

1. Accessory uses shall be related to and serve the purpose of the primary use.
2. Accessory uses shall be incidental and subordinate to the primary use, which can be demonstrated by elements including, but not limited to: the floor area devoted to the use, the economic importance of the use, or the number of customers/visitors generated by the use.
3. Accessory uses and structures are also subject to the development and site regulations found in Chapter 30.140, General Site Regulations.

#### B. Additional Requirements for Accessory Nonresidential Uses.

1. **Size.** Unless otherwise allowed in this Title, the aggregate floor area of nonresidential accessory uses per building, structure, or tenant space is limited as follows:

- a. Building, structure, or tenant space floor area of 1,000 square feet or less: Maximum 25% of the building, structure, or tenant space;
- b. Building, structure, or tenant space floor area of 1,001 to 3,000 square feet: Maximum 250 square feet or 15% of the building, structure, or tenant space, whichever is greater; and
- c. Building, structure, or tenant space floor area of more than 3,000 square feet: Maximum 600 square feet or 10% of the building, structure, or tenant space, whichever is greater.
- d. Additional square footage may be permitted pursuant to approval of a Performance Standard Permit.

2. **Separation.** Accessory uses shall be physically separated from the primary use by a full-height wall or other permanently affixed physical barrier.

3. **Parking.** See Paragraph 30.175.040.B.4, Parking for Accessory Uses. In their approval of a Performance Standard Permit for additional square footage, the Review Authority may require additional parking be provided for the accessory use.



# City of Santa Barbara

## STAFF HEARING OFFICER MINUTES JANUARY 26, 2022

9:00 A.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**STAFF:**

Ellen Kokinda, Staff Hearing Officer/Planning Analyst  
Kathleen Goo, Commission Secretary

---

### **CALL TO ORDER**

Ms. Kokinda called the meeting to order at 9:00 a.m.

### **STAFF PRESENT**

Ellen Kokinda, Staff Hearing Officer/Planning Analyst  
Allison De Busk, Senior Planner  
Tony Ruggieri, City TV Production Supervisor  
Robert Dostalek, Associate Planner  
Kelly Brodison, Associate Planner  
William Russell, Assistant Planner  
Kathleen Goo, Commission Secretary

### **I. PRELIMINARY MATTERS**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.  
No requests.
- B. Announcements and appeals.  
No announcements.
- C. Comments from members of the public pertaining to items not on this agenda.  
No public comment.

## II. PROJECTS

**ACTUAL TIME: 9:02 A.M.**

### A. 2824 SERENA ROAD

Assessor's Parcel Number: 051-212-009

Zoning Designation: RS-7.5/RSS

Application Number: PLN2021-00369

Applicant / Owner: Jarrett Gorin / Kathleen Kleine Living Trust

Proposal for a new 104-square-foot addition to the existing single unit residence. The project also includes 280 square feet of new deck, the conversion of the existing garage into a Junior Accessory Dwelling Unit (JADU), a new enclosed staircase, and a new one-car uncovered parking space.\*\* (See Exhibits A and B.)

The discretionary application under the jurisdiction of the Staff Hearing Officer required for this project is an Interior Setback Modification to allow alterations and encroachment into the northwestern interior setback (SBMC Table 30.20.030.A and SBMC §30.250.020).

*\*\*The conversion of the garage to a JADU, the enclosed staircase, and the proposed uncovered parking space do not require discretionary approval by the Staff Hearing Officer and are subject to the standards in SBMC 30.185.040 (ADU Ordinance).*

Staff has determined that the project is categorically exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) which allows for alterations and additions for existing facilities and 15305 (Minor Alterations in Land Use Limitations) which is applicable to the requested Zoning Modification.

Robert Dostalek, Associate Planner, gave the Staff presentation and recommendation.

Jarrett Gorin, Applicant, gave the Applicant presentation.

Public comment opened at 9:13 a.m., and as no one wished to speak, and no public comment was submitted, it closed.

Ms. Kokinda announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood.

#### **ACTION:**

**Assigned Resolution No. 002-22**

Approved the Interior Setback Modification, making the findings as outlined in the Staff Report dated January 20, 2022.

Said approval is subject to the conditions as outlined in the Staff Report dated January 20, 2022, and as revised at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

**ACTUAL TIME: 9:23 A.M.****B. 418 N. SALSIPUEDES ST**

Assessor's Parcel Number: 031-293-019

Zoning Designation: M-I (Manufacturing Industrial)

Application Number: PLN2021-00380

Applicant / Owner: Helen Bea Bin Kang, AB Design Studio / James D. Andros

The 19,597 square foot lot is currently developed with an 8,806 square foot Quonset hut building operating as a beverage manufacturer with an approximately 617 square foot office space and a 1,160 square foot wine tasting area.

The proposed project consists of an interior tenant improvement to convert an approved industrial kitchen to a commercial kitchen. The project would maintain the existing front Retail / Tasting Area, as well as the existing beverage manufacturing use and mezzanine office. With this project, the total accessory use floor area within the building would increase to 2,440 square feet. Refer to Exhibits A and B for Project Plans and Applicant Letter, respectively.

The discretionary application required for this project is a Performance Standard Permit for accessory uses to allow a portion of the existing building to be converted to commercial floor area (SBMC §30.30.020, §30.185.030 and Chapter 30.255).

Kelly Brodison, Associate Planner, gave the Staff presentation and recommendation.

Clay Aurell, Architect, and Eric Behr, Lead Project Manager from AB Design Studio, gave the Applicant presentation.

Public comment opened at 9:59 a.m., and no public comment was submitted.

The following individual spoke:

1. Ian Cutler

Public comment closed at 10:03 a.m.

Ms. Kokinda announced that she read the Staff Report for the proposed project and also visited the site and surrounding neighborhood, and acknowledged the required findings to be made. In addition, she acknowledged the efforts to preserve manufacturing uses when updating the Title 30 Zoning ordinance responding to the requested Performance Standard Permit request.

**ACTION:****Assigned Resolution No. 003-22**

Denied the Performance Standard Permit (PSP), concurring with the findings and determinations as outlined and assessed by staff in the Staff Report dated January 19, 2022, and as further clarified at the hearing.

The ten calendar day appeal period to the Planning Commission was announced, and that the action is subject to suspension for review by the Planning Commission.

**III. ADJOURNMENT**

Ms. Kokinda adjourned the meeting at 10:22 a.m.

Submitted by,

---

Kathleen Goo, Commission Secretary



# City of Santa Barbara California

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 003-22  
418 N. SALSIPUEDES STREET  
PERFORMANCE STANDARD PERMIT (PSP)  
JANUARY 26, 2022

418 N. SALSIPUEDES STREET, ZONE: M-I (MANUFACTURING INDUSTRIAL),  
GENERAL PLAN DESIGNATION: INDUSTRIAL, APN: 031-293-019, PLN2021-00380,  
APPLICANT/OWNER: HELEN BEA BIN KANG, AB DESIGN STUDIO / JAMES D. ANDROS

The 19,597 square foot lot is currently developed with an 8,806 square foot Quonset hut building operating as a beverage manufacturer with an approximately 617 square foot office space and a 1,160 square foot wine tasting area.

The proposed project consists of an interior tenant improvement to convert an approved industrial kitchen to a commercial kitchen. The project would maintain the existing front Retail / Tasting Area, as well as the existing beverage manufacturing use and mezzanine office. With this project, the total accessory use floor area within the building would increase to 2,440 square feet. Refer to Exhibits A and B for Project Plans and Applicant Letter, respectively.

The discretionary application required for this project is a Performance Standard Permit for accessory uses to allow a portion of the existing building to be converted to commercial floor area (SBMC §30.30.020, §30.185.030 and Chapter 30.255).

**WHEREAS**, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

**WHEREAS**, one person appeared to speak in favor of the application, and no one appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, January 19, 2022.
2. Site Plans
3. Ian Cutler, Owner of Project/Business, Santa Barbara, CA.

**NOW, THEREFORE BE IT RESOLVED** that the City Staff Hearing Officer:

I. Denied the subject application, making the following findings and determinations:

**PERFORMANCE STANDARD PERMIT**

The proposed use and development will be adverse to the general welfare of the community because the increased floor area of accessory uses will negatively impact the City's industrial uses. The General Plan serves to protect industrial uses. As part of the adoption of Title 30 (the New Zoning Ordinance), additional measures were added to the M-I zone to help preserve industrial uses in the City. The Zoning Ordinance accommodates property owners by allowing

a limited amount of square footage to be used as accessory uses if they are compatible with the existing industrial use and not detrimental to surrounding properties.

By allowing the accessory uses within this existing industrial building to be further increased, in this case to a commercial kitchen, the City's industrial and manufacturing floor area, which are necessary components of a successful community, would be reduced, which would contribute to the deterioration of the City's valuable industrial and manufacturing uses.

Additionally, the project site is currently nonconforming to parking, and creating an Eating and Drinking Establishment on site will increase the parking demand, which could have negative impacts on surrounding on-street parking and businesses.

This motion was passed and adopted on the 26<sup>th</sup> day of January, 2022 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

  
\_\_\_\_\_  
Kathleen Goo, Commission Secretary

  
\_\_\_\_\_  
Date

**PLEASE BE ADVISED:**

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission within ten (10) days after the date the action was taken by the Staff Hearing Officer.
2. If the scope of work exceeds the extent described in the **Performance Standard Permit (PSP)** request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
4. **PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit.** The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
5. **NOTICE OF APPROVAL TIME LIMITS:** The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire three (3) years from the date of the approval, per SBMC §30.205.120, unless:
  - a. A building permit for the construction authorized by the approval is issued within thirty six months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;

- b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
  - i. an Issuance of a Certificate of Occupancy for the use, or;
  - ii. one (1) year from granting the approval.

